

Bates Tree Farm

157 (+/-) GIS Acres

Barnwell County, South Carolina

Priced at \$785,000 (\$5,000/acre)

Bates 1	110.6 (+/-) GIS acres	\$553,000 (\$5,000/acre)
Bates 2	46.4 (+/-) GIS acres	\$232,000 (\$5,000/acre)

For Showings

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Additional Information may be seen at www.wisebatten.com

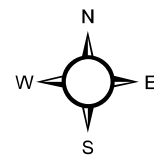
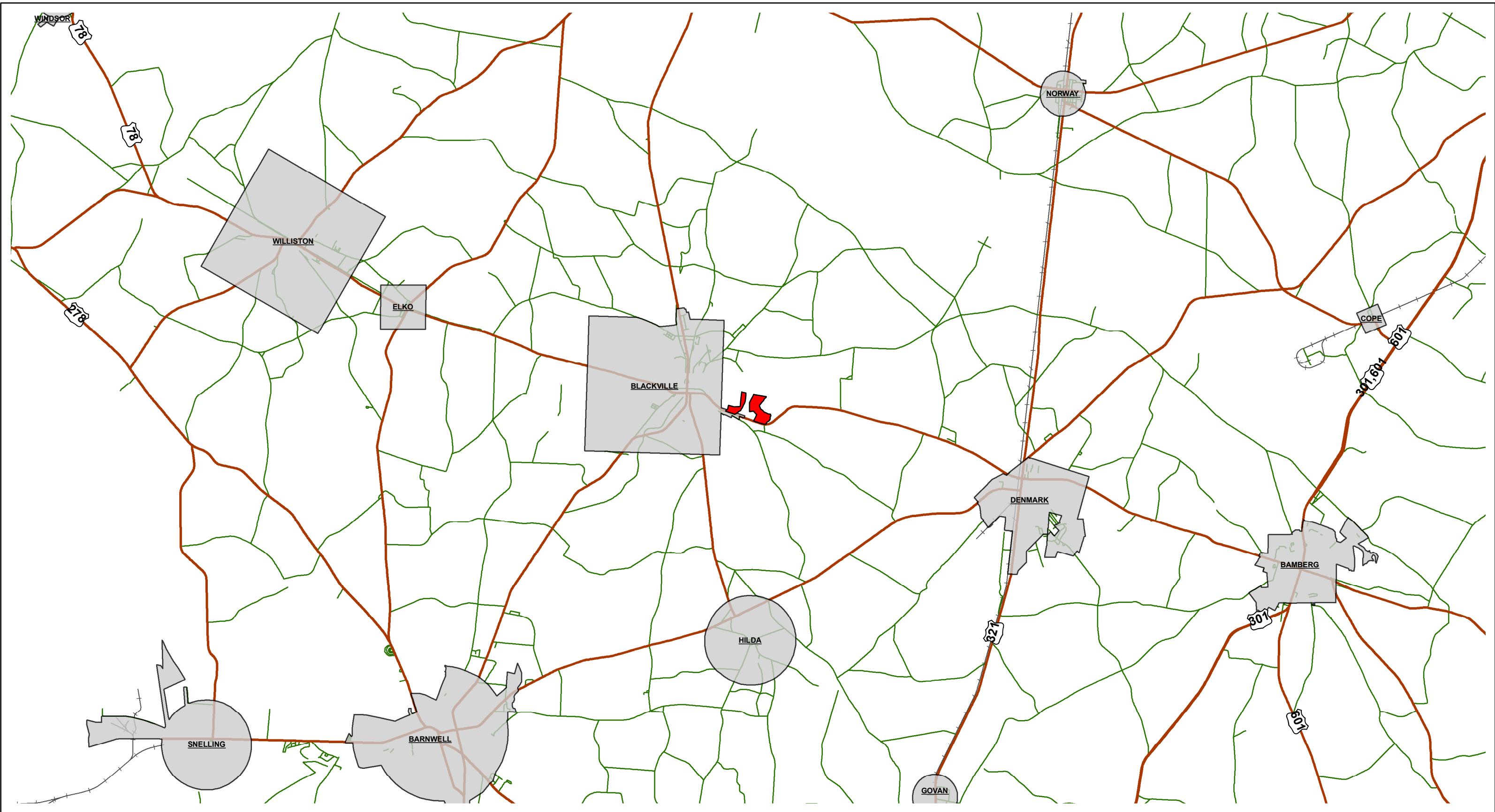
Notes:

1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.



Bates Tree Farm – Property Highlights

- 157 +/- acres in Barnwell County, South Carolina
- Well-stocked with varying ages of merchantable pine and hardwood timber
- Game rich area with excellent hunting opportunities for trophy deer and wild turkeys
- No conservation easements
- Located less than an hour from both downtown Columbia and Aiken, SC



Legend

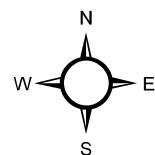
- Primary
- Secondary
- +— Railroad
- MN Bates Tract 1 & 2 Location
- SC Municipal Area



Location Map
 MN Bates Tract 1 & 2
 157.0 +/- GIS Acres
 Barnwell County, SC
 Date: 2/5/2026

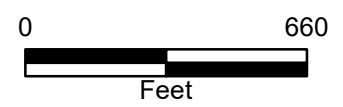


MN Bates 2 - Stand Data			
Stand Type	Stand	Sub-Stand	Acres
E-ROW	1	1	0.9
Cultivated Field	2	1	2.8
Pine Hardwood Upland	3	1	6.4
Planted Loblolly	4	1	6.9
Planted Loblolly	4	2	29.5
Total Acreage			46.4



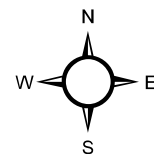
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- MN Bates I
- MN Bates II

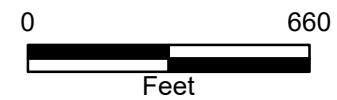


MN Bates 1 - Stand Data			
Stand Type	Stand	Sub-Stand	Acres
E-ROW	1	1	2.1
Borrow Pit	2	1	0.6
Hardwood Flat	3	1	6.1
Planted Loblolly Pine	4	1	13.5
Planted Loblolly Pine	4	2	88.3
Total Acreage			110.6

Stand Map
 MN Bates Tract 1 & 2
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 2025 Aerial Photography



Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaB	Blanton sand, 0 to 6 percent slopes	85	6.1	3.89%
Cd	Goldsboro loamy sand	90	1.2	0.76%
LaB	Lakeland sand, 0 to 6 percent slopes	75	11.7	7.45%
Lu	Lumbee loamy sand	94	23.0	14.65%
Mc	McColl loam	87	12.6	8.03%
Pu	Plummer loamy sand	91	4.9	3.12%
Re	Rembert loam	90	97.5	62.10%
Site Index Representative of Loblolly Pine			157.0	100.00%



Soils Map
 MN Bates Tract 1 & 2
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