

# Buck Road Farm

512.52 (+/-) Plat Acres

Barnwell County, South Carolina

Priced at \$2,818,860 (\$5,500/acre)

This property is not encumbered by a conservation easement

## For Showings

Bill Mixon (803) 842-4602 [bill@wisebatten.com](mailto:bill@wisebatten.com)  
Mary Beth Crapse (803) 625-4256 [marybeth@wisebatten.com](mailto:marybeth@wisebatten.com)

Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

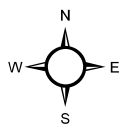
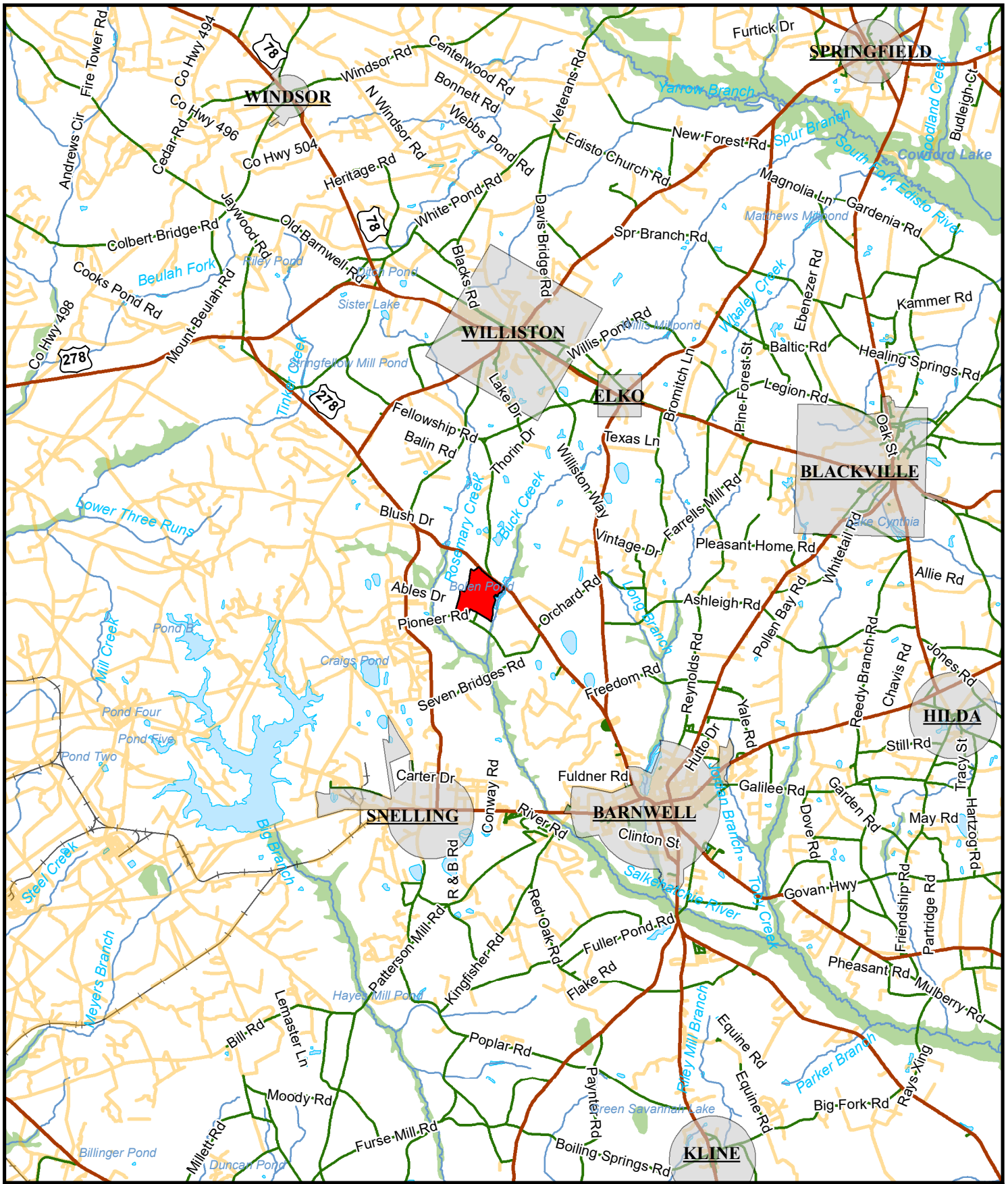
## Notes:

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

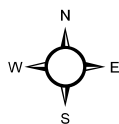
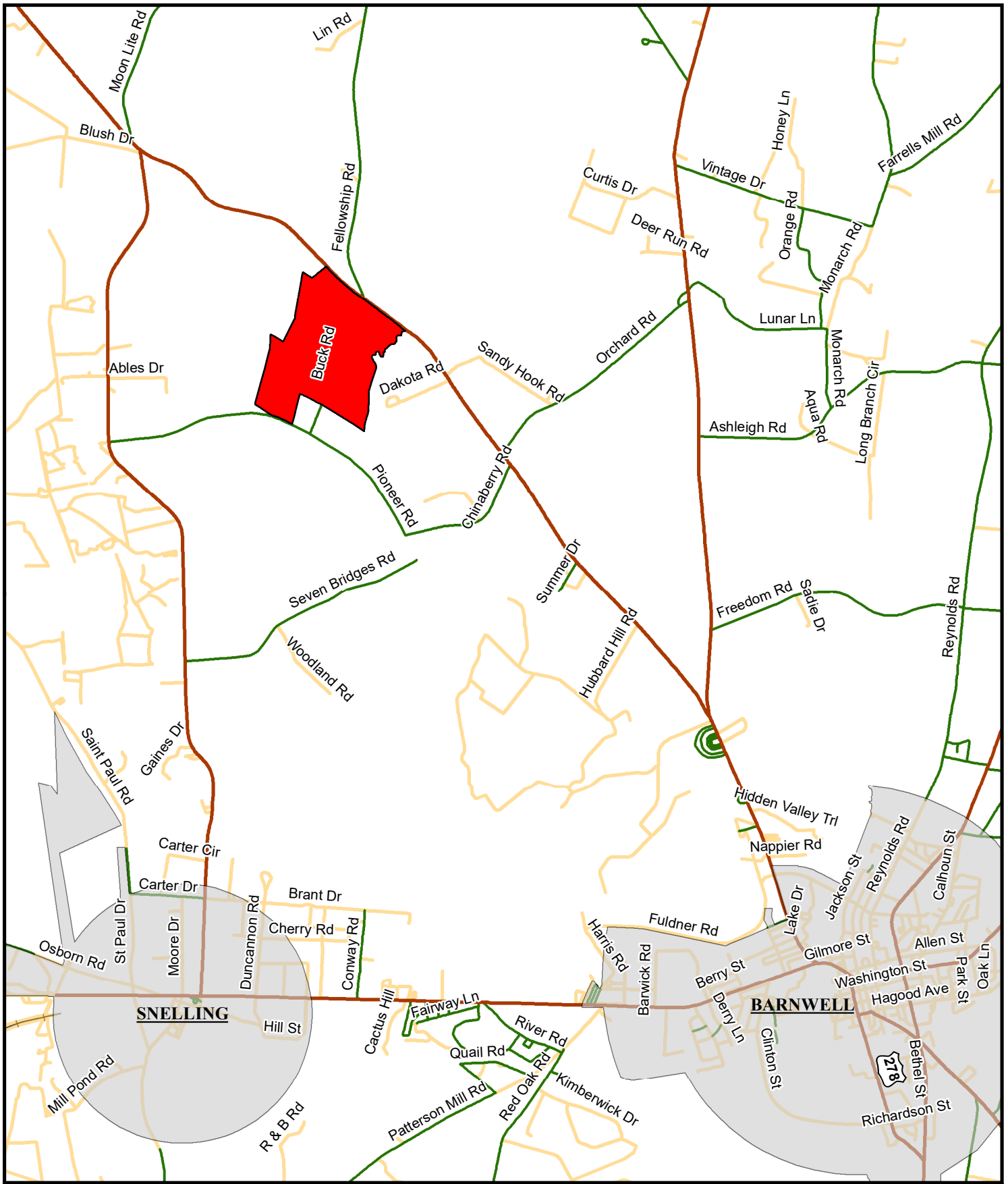


## Buck Road Farm – Property Highlights

- Almost 4,000 feet of road frontage along Hwy 278
- Frontage on Pioneer Road
- Well stocked with varying ages of pine
- Quality road system
- Game rich area known for turkey and deer hunting
- Quality soils
- No conservation easements
- 25.3 +/- miles from Downtown Aiken, SC
- 38.7 +/- miles from Downtown Augusta, GA
- 60.1 +/- miles from Downtown Columbia, SC



Location Map  
 Buck Road Farm  
 512.5 +/- Plat Acres  
 511.1 +/- GIS Acres  
 Barnwell County, SC  
 Date: 6/24/2025



Location Map  
 Buck Road Farm  
 512.5 +/- Plat Acres  
 511.1 +/- GIS Acres  
 Barnwell County, SC  
 Date: 6/24/2025

Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Pine Hardwood Upland	-	1.9
2	Hardwood Flat	-	4.8
3	Food Plot	-	2.2
4	Hedgerow	-	15.8
5	Planted Loblolly	2010	76.2
6	Planted Loblolly	2015	72.3
7	Planted Loblolly	2016	79.8
8	Planted Loblolly	2020	35.4
9	Planted Loblolly	2022	84.5
10	Planted Loblolly	2025	138.3
Total Acreage			511.1

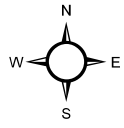
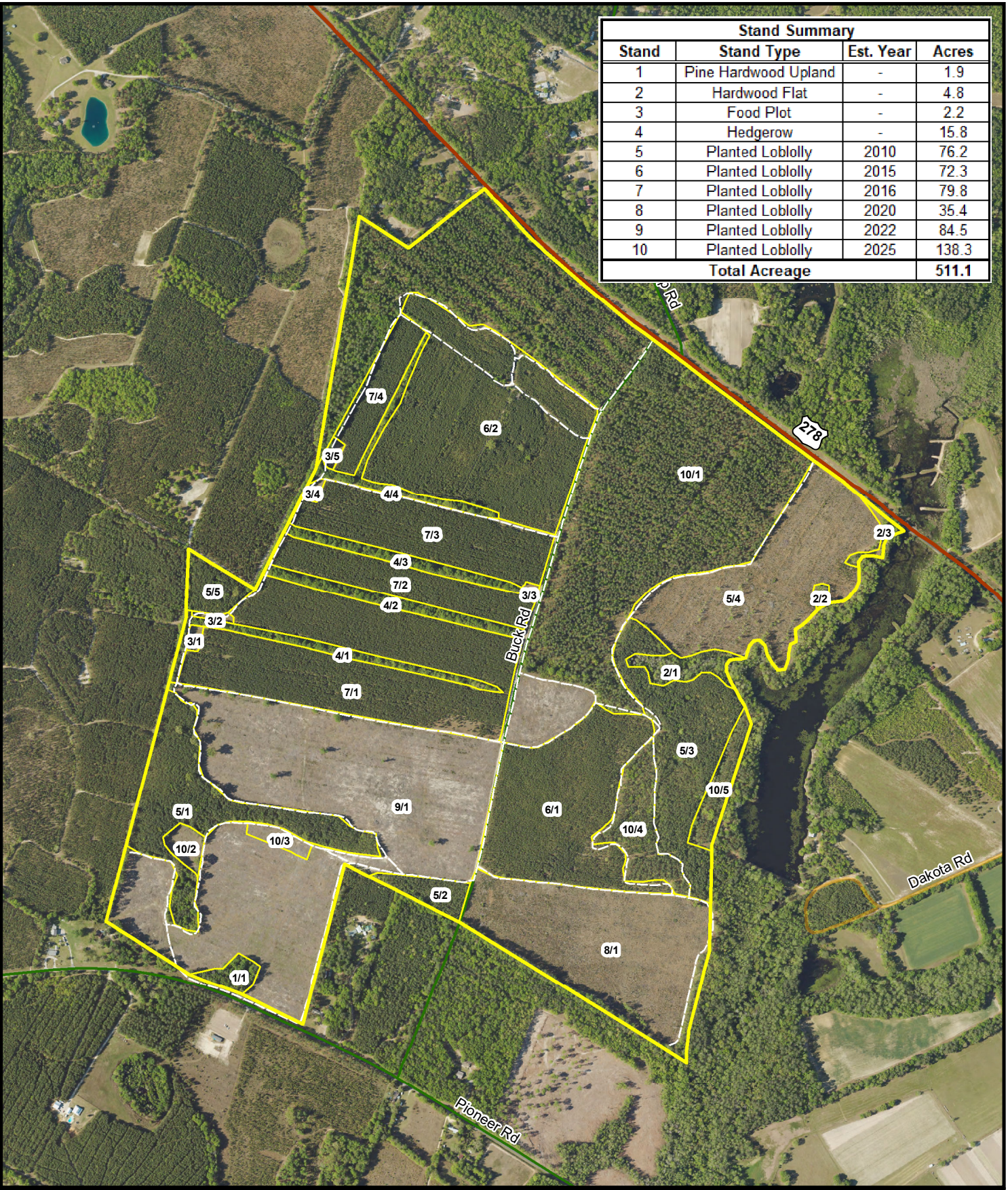
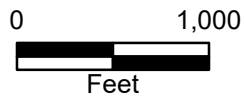
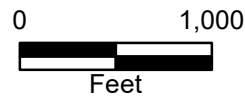
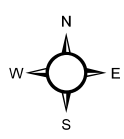
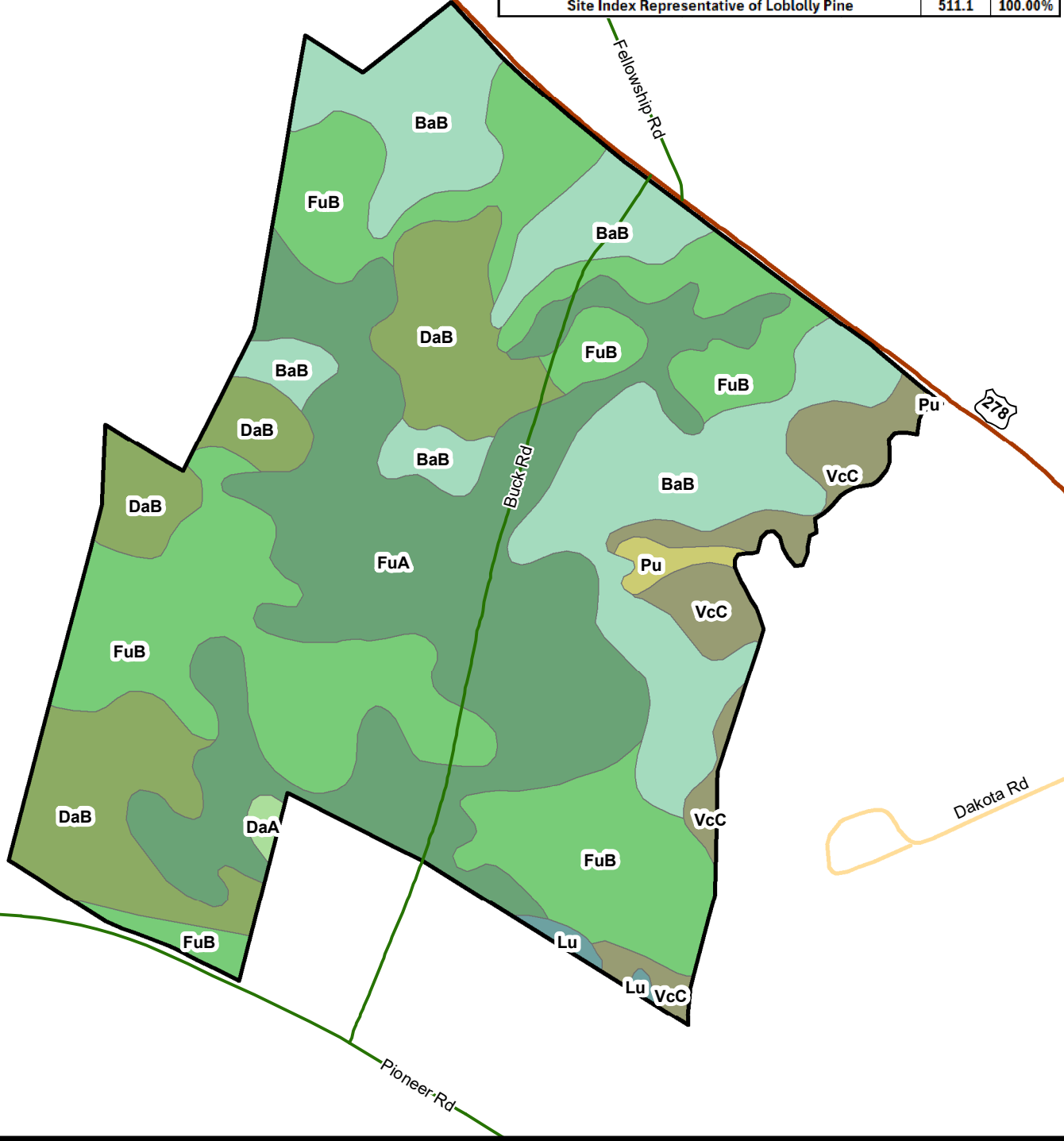


Exhibit A



Stand Map  
 Buck Rd Farm  
 512.522 +/- Plat Acres  
 Barnwell County, SC  
 Date: 6/11/2025

Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaB	Blanton sand	85	107.7	21.07%
DaA	Norfolk loamy sand	84	1.6	0.31%
DaB	Barnwell loamy sand	76	72.2	14.13%
FuA	Wagram sand	82	145.3	28.43%
FuB	Wagram sand	85	151.1	29.56%
Lu	Lumbee loamy sand	94	2.1	0.41%
Pu	Plummer loamy sand	91	3.6	0.70%
VcC	Neeses loamy sand	86	27.5	5.38%
Site Index Representative of Loblolly Pine			511.1	100.00%



Soils Map  
 Buck Road Farm  
 512.5 +/- Plat Acres  
 511.1 +/- GIS Acres  
 Barnwell County, SC  
 Date: 6/24/2025

FILE NO. BAT5955

HEIRS OF JULIAN WALL  
TMS 034-00-00-034

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	5858.31'	902.85'	901.96'	S 50° 15' 18" E

COURSE	BEARING	DISTANCE
L-1	N 66° 18' 00" W	441.30'
L-2	N 69° 03' 17" W	352.32'
L-3	N 73° 07' 11" W	60.42'
L-4	N 02° 19' 53" E	446.59'
L-5	S 55° 52' 19" E	372.53'
L-6	S 58° 13' 22" E	185.45'
L-7	S 45° 46' 58" E	435.11'
L-8	S 43° 29' 39" W	61.65'
L-9	S 36° 16' 31" W	61.43'
L-10	S 19° 30' 02" W	96.40'
L-11	S 32° 41' 21" W	37.46'
L-12	S 69° 29' 47" W	86.52'
L-13	S 35° 49' 48" W	61.04'
L-14	S 01° 08' 38" W	100.49'
L-15	S 23° 03' 29" E	65.03'
L-16	S 35° 14' 33" W	247.75'
L-17	N 64° 01' 25" W	74.60'
L-18	S 73° 34' 04" W	62.73'
L-19	S 39° 31' 38" W	129.02'
L-20	S 13° 26' 56" E	126.15'
L-21	S 60° 37' 25" W	83.78'
L-22	S 31° 25' 49" W	281.41'
L-23	S 65° 11' 03" W	11.29'
L-24	N 75° 08' 39" W	72.40'
L-25	N 30° 03' 19" W	184.95'
L-26	N 51° 24' 45" W	37.08'
L-27	N 82° 57' 55" W	59.59'
L-28	S 34° 57' 33" W	106.57'
L-29	S 37° 16' 08" W	59.48'
L-30	S 61° 53' 40" W	107.97'
L-31	S 03° 34' 05" E	145.86'
L-32	S 29° 31' 45" E	256.96'
L-33	S 49° 59' 26" E	49.48'
L-34	N 74° 24' 01" E	414.99'
L-35	S 25° 21' 03" E	627.84'
L-36	S 49° 59' 09" W	25.31'
L-37	N 54° 40' 38" W	465.86'
L-38	N 53° 00' 14" W	336.84' CHORD
L-39	N 25° 23' 22" W	312.91' TIE

**PLAT of SURVEY**

PREPARED FOR

**LURAY LEGACY GROUP, LLC**

LOCATED IN THE COUNTY OF BARNWELL, STATE OF SOUTH CAROLINA AS SHOWN HEREON.

SURVEYED BY W. J. WEBB MAY 8, 2023.

KENNETH C. SWEENEY  
TMS 034-00-00-001

HANNA & HANNA  
TMS 034-00-00-007

HANNA & HANNA  
TMS 034-00-00-008

BENJAMIN QUEEN  
TMS 034-00-00-014

HERALD FULLERTON  
TMS 034-00-00-038

JOSEPH WENSEL, ET AL.  
TMS 034-00-00-031

DAVID G. WILLIAMS  
TMS 034-00-00-032

CHARLES WOOD, JR.  
TMS 035-00-00-051

**TRACT A**  
**512.522 ACRES**

- TMS 034-00-00-009
- TMS 034-00-00-012
- TMS 034-00-00-013
- TMS 034-00-00-030

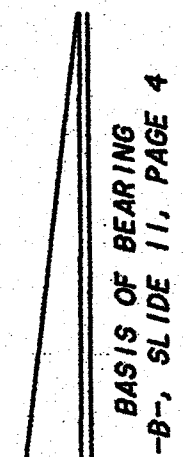
**TRACT B**  
**3.24 ACRES**

TMS 051-00-00-116

TIMOTHY M. BOLEN, ET AL.  
TMS 051-00-00-095

TIMOTHY M. BOLEN, ET AL.  
TMS 051-00-00-099

TIMOTHY M. BOLEN, ET AL.  
TMS 051-00-00-096



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*W. J. Webb*

W. J. WEBB, P.L.S. NO. 19021  
10141 DUNBARTON BLVD.  
BARNWELL, SC 29812  
TELEPHONE 803-259-5144

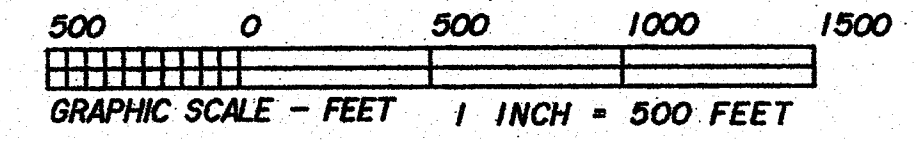
EXHIBIT A

Barnwell County  
Planning Commission  
(Access Verification Only)

6/6/23  
(Date)  
*Timothy M. Bolen*  
Administrator/Building Inspector

2023000990  
PLAT/CABINE  
RECORDING FEES \$25.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00  
PRESENTED & RECORDED:  
06-07-2023 10:06 AM  
RHONDA D MCELVEEN  
REGISTER OF DEEDS  
BARNWELL COUNTY, SC  
BK: SLIDE 2023  
PG: 41

LEGEND  
IRON PIN FOUND IPF ●  
IRON PIN SET IPS ○  
ADJ. PROP. LINE ———  
COMPUTED POINT NCTD △



# Barnwell County ONLINE TAX PAYMENT

Notice #: 010142243

Status: Paid

Date Paid: 12/31/24

Issue Date: 10/16/24

Total Paid: \$8.88

## Tax Information

<b>Name:</b>	LURAY LEGACY GROUP LLC		
<b>Tax Year:</b>	2024		
<b>District/Levy:</b>	29F / 487.28		
<b>City/Levy:</b>	/		
<b>Total Appraisal:</b>	522		
<b>Total Assessed:</b>	20		
<b>Assessment Ratio:</b>	<b>Land Appraisal:</b>	<b>Building Appraisal:</b>	
4%	522	0	

## Property Information

<b>Record Type:</b>	Real Estate
<b>Map Number:</b>	051-00-00-116
<b>Acres:</b>	3.24
<b>Description:</b>	SPT051-00-00-059ETAL BUCK CREEHWY 278 FELLOWSHIP TRACT B

## Taxes

<b>County Tax:</b>	\$9.75
<b>City Tax:</b>	\$0.00
<b>Fees:</b>	\$0.00
<b>Residential Exemption:</b>	\$0.00
<b>Homestead Exemption:</b>	\$0.00
<b>Other Exemptions:</b>	\$0.00
<b>Local Option Credit:</b>	\$0.87
<b>Total Taxes:</b>	\$8.88

# Barnwell County ONLINE TAX PAYMENT

Notice #: 010139243

Status: Paid

Date Paid: 12/31/24

Issue Date: 10/16/24

Total Paid: \$18.00

## Tax Information

<b>Name:</b>	LURAY LEGACY GROUP LLC		
<b>Tax Year:</b>	2024		
<b>District/Levy:</b>	29F / 487.28		
<b>City/Levy:</b>	/		
<b>Total Appraisal:</b>	895		
<b>Total Assessed:</b>	40		
<b>Assessment Ratio:</b>	<b>Land Appraisal:</b>	<b>Building Appraisal:</b>	
4%	895	0	

## Property Information

<b>Record Type:</b>	Real Estate
<b>Map Number:</b>	034-00-00-012
<b>Acres:</b>	4.20
<b>Description:</b>	TRACT A

## Taxes

<b>County Tax:</b>	\$19.49
<b>City Tax:</b>	\$0.00
<b>Fees:</b>	\$0.00
<b>Residential Exemption:</b>	\$0.00
<b>Homestead Exemption:</b>	\$0.00
<b>Other Exemptions:</b>	\$0.00
<b>Local Option Credit:</b>	\$1.49
<b>Total Taxes:</b>	\$18.00

# Barnwell County ONLINE TAX PAYMENT

Notice #: 010141243

Status: Paid

Date Paid: 12/31/24

Issue Date: 10/16/24

Total Paid: \$58.08

## Tax Information

<b>Name:</b>	LURAY LEGACY GROUP LLC		
<b>Tax Year:</b>	2024		
<b>District/Levy:</b>	29F / 487.28		
<b>City/Levy:</b>	/		
<b>Total Appraisal:</b>	3,168		
<b>Total Assessed:</b>	130		
<b>Assessment Ratio:</b>	<b>Land Appraisal:</b>	<b>Building Appraisal:</b>	
4%	3,168	0	

## Property Information

<b>Record Type:</b>	Real Estate
<b>Map Number:</b>	034-00-00-030
<b>Acres:</b>	25.48
<b>Description:</b>	SPT034-00-00-013S-6-167 BUCK CREEK TRACT A

## Taxes

<b>County Tax:</b>	\$63.35
<b>City Tax:</b>	\$0.00
<b>Fees:</b>	\$0.00
<b>Residential Exemption:</b>	\$0.00
<b>Homestead Exemption:</b>	\$0.00
<b>Other Exemptions:</b>	\$0.00
<b>Local Option Credit:</b>	\$5.27
<b>Total Taxes:</b>	\$58.08

# Barnwell County ONLINE TAX PAYMENT

Notice #: 010140243

Status: Paid

Date Paid: 12/31/24

Issue Date: 10/16/24

Total Paid: \$93.45

## Tax Information

<b>Name:</b>	LURAY LEGACY GROUP LLC		
<b>Tax Year:</b>	2024		
<b>District/Levy:</b>	29F / 487.28		
<b>City/Levy:</b>	/		
<b>Total Appraisal:</b>	5,335		
<b>Total Assessed:</b>	210		
<b>Assessment Ratio:</b>	<b>Land Appraisal:</b>	<b>Building Appraisal:</b>	
4%	5,335	0	

## Property Information

<b>Record Type:</b>	Real Estate
<b>Map Number:</b>	034-00-00-013
<b>Acres:</b>	25.49
<b>Description:</b>	BUCK CREEKS-6-167 TRACT A

## Taxes

<b>County Tax:</b>	\$102.33
<b>City Tax:</b>	\$0.00
<b>Fees:</b>	\$0.00
<b>Residential Exemption:</b>	\$0.00
<b>Homestead Exemption:</b>	\$0.00
<b>Other Exemptions:</b>	\$0.00
<b>Local Option Credit:</b>	\$8.88
<b>Total Taxes:</b>	\$93.45

# Barnwell County ONLINE TAX PAYMENT

Notice #: 010138243

Status: Paid

Date Paid: 12/31/24

Issue Date: 10/16/24

Total Paid: \$1,172.23

## Tax Information

<b>Name:</b>	LURAY LEGACY GROUP LLC		
<b>Tax Year:</b>	2024		
<b>District/Levy:</b>	29F / 487.28		
<b>City/Levy:</b>	/		
<b>Total Appraisal:</b>	65,700		
<b>Total Assessed:</b>	2,630		
<b>Assessment Ratio:</b>	<b>Land Appraisal:</b>	<b>Building Appraisal:</b>	
4%	65,700	0	

## Property Information

<b>Record Type:</b>	Real Estate
<b>Map Number:</b>	034-00-00-009
<b>Acres:</b>	457.35
<b>Description:</b>	HWY 278 TRACT A

## Taxes

<b>County Tax:</b>	\$1,281.55
<b>City Tax:</b>	\$0.00
<b>Fees:</b>	\$0.00
<b>Residential Exemption:</b>	\$0.00
<b>Homestead Exemption:</b>	\$0.00
<b>Other Exemptions:</b>	\$0.00
<b>Local Option Credit:</b>	\$109.32
<b>Total Taxes:</b>	\$1,172.23







