

Caw Caw Farm

Brunson, South Carolina

(Hampton County)

320.19 (+/-) Plat Acres

Offered at \$2,079,634 (\$6,495/acre)

Shown by appointment only

For Showings

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Notes:

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

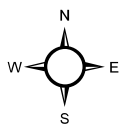
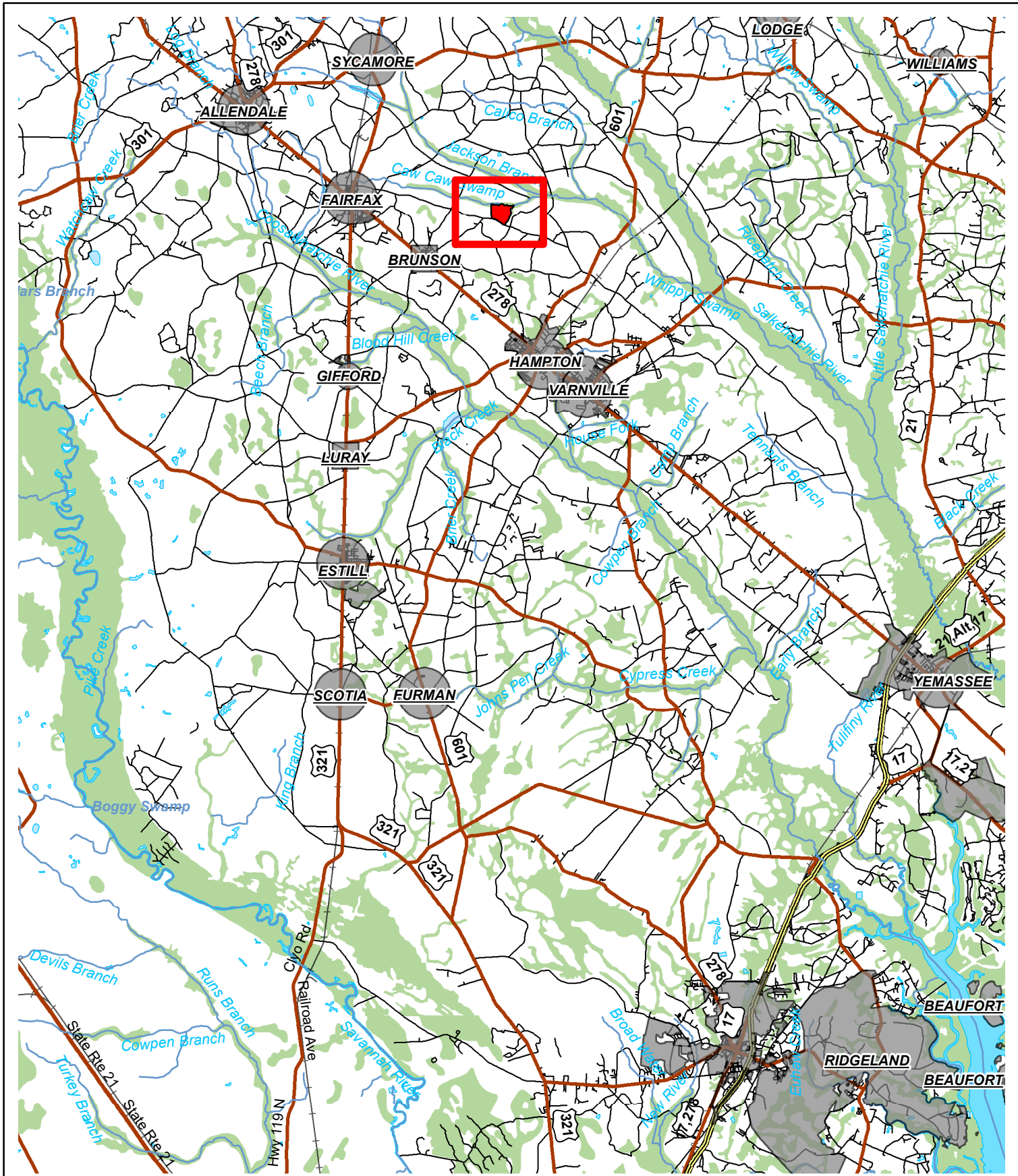
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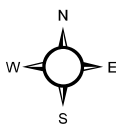
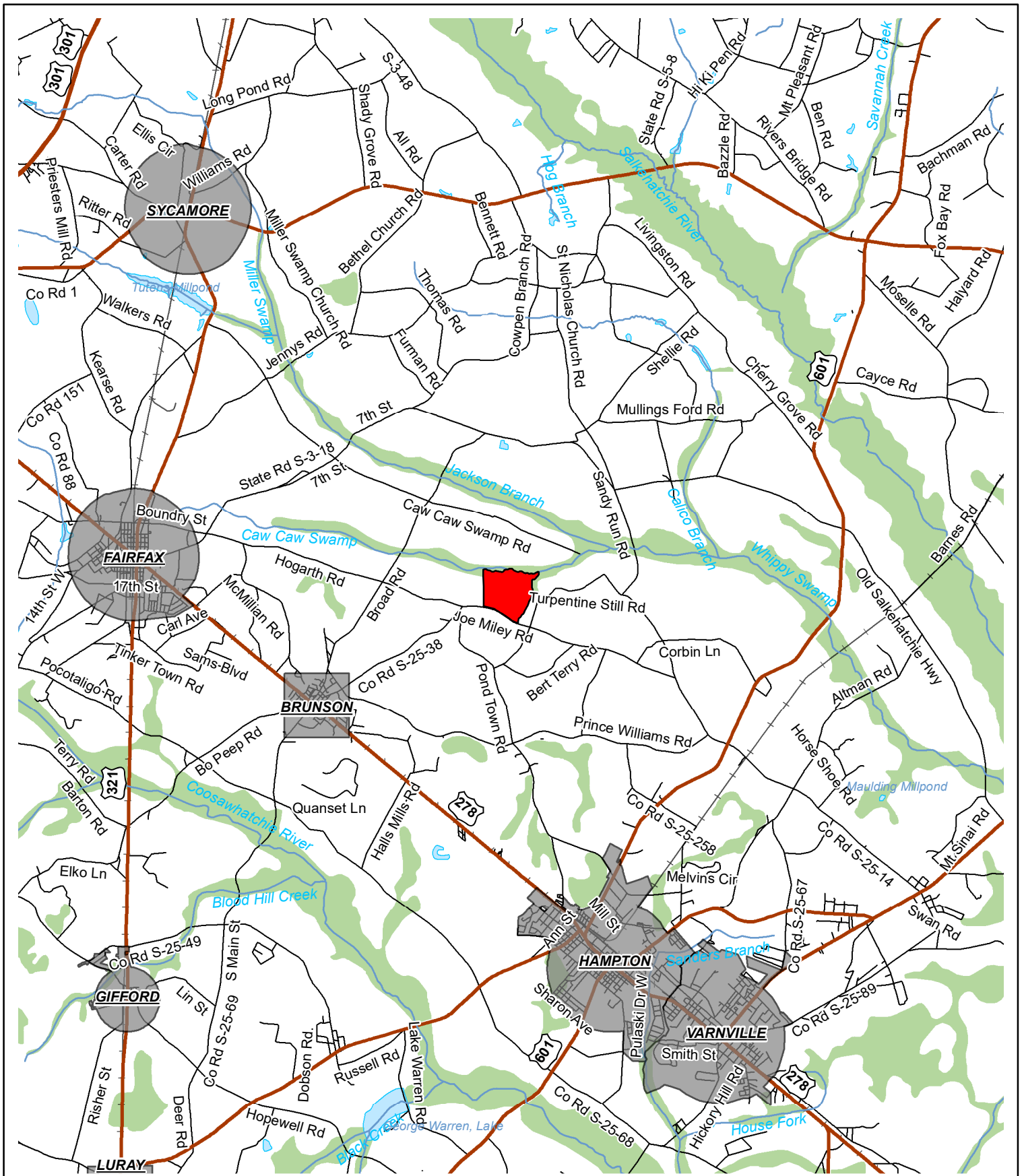
Caw Caw Farm – Property Highlights

- 320.19 (+/-) plat acres of rural land in Brunson, SC (Hampton County)
- 117 (+/-) acres of cultivated fields
- 191 (+/-) acres of pine/hardwood regeneration
- Frontage on Joe Miley Road (paved)
- Back property line is Caw Caw Swamp
- 4 bedroom, 2 bathroom brick home (needs some TLC)
- Game-rich area (deer and turkey)
- **No conservation easements on Caw Caw Farm**

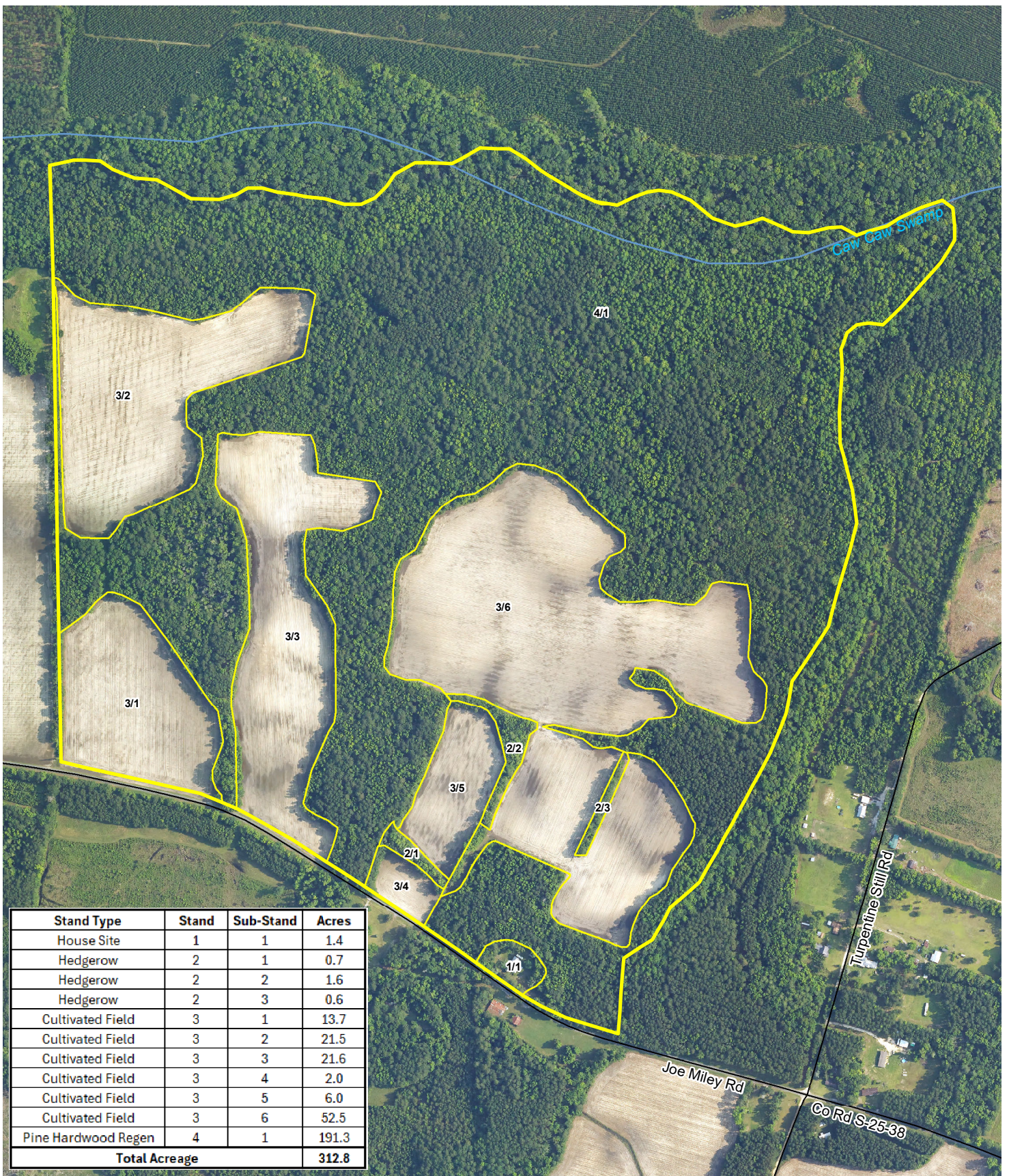
- 6 (+/-) miles to Hampton, SC
- 28 (+/-) miles to Barnwell, SC
- 60 (+/-) miles to Aiken, SC
- 66 (+/-) miles to Bluffton, SC
- 72 (+/-) miles to Hilton Head Island, SC
- 69 (+/-) miles to Savannah, GA



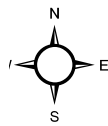
Location Map
 Caw Caw Farm
 320.19 +/- Plat Acres
 312.8 +/- GIS Acres
 Hampton County, SC
 Date: 4/15/2026 2025
 Aerial Imagery



Location Map
 Caw Caw Farm
 320.19 +/- Plat Acres
 312.8 +/- GIS Acres
 Hampton County, SC
 Date: 4/17/2026 2025
 Aerial Imagery

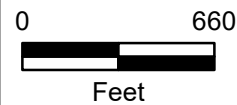


Stand Type	Stand	Sub-Stand	Acres
House Site	1	1	1.4
Hedgerow	2	1	0.7
Hedgerow	2	2	1.6
Hedgerow	2	3	0.6
Cultivated Field	3	1	13.7
Cultivated Field	3	2	21.5
Cultivated Field	3	3	21.6
Cultivated Field	3	4	2.0
Cultivated Field	3	5	6.0
Cultivated Field	3	6	52.5
Pine Hardwood Regen	4	1	191.3
Total Acreage			312.8

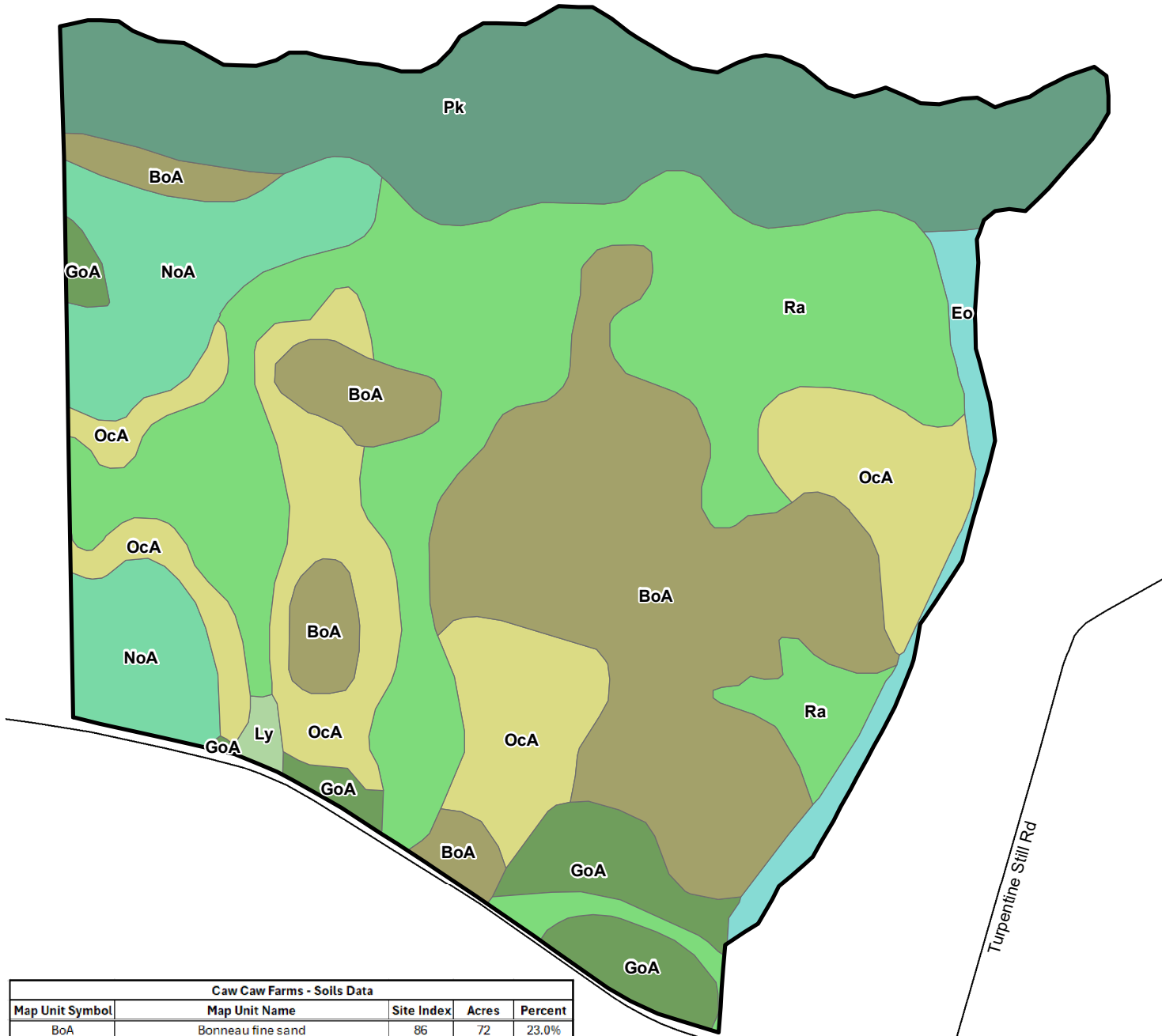


Legend

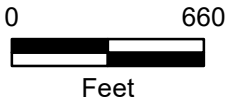
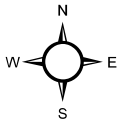
- Stand Delineation
- Caw Caw Farm Boundary
- Stream/River
- County Road



Stand Map
 Caw Caw Farm
 320.19 +/- Plat Acres
 312.8 +/- GIS Acres
 Hampton County, SC
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Caw Caw Farms - Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau fine sand	86	72	23.0%
Eo	Ellore loamy fine sand, occasionally flooded	90	7.1	2.3%
GoA	Goldsboro loamy sand	90	14.3	4.6%
Ly	Lynchburg loamy fine sand	86	1.1	0.4%
NoA	Noboco loamy sand	90	28	9.0%
OcA	Ocilla fine sand	85	45.8	14.6%
Pk	Pickney loamy fine sand, ponded	-	59.8	19.1%
Ra	Rains fine sandy loam	94	84.7	27.1%
Site Index Representative of Loblolly Pine			312.8	100.0%



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