

# Crocketville Farms

1,520.16 (+/-) Acres

Hampton County, SC

Offered at \$9,120,960 (\$6,000/acre)

*There are no conservation easements on this property*

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***Shown by appointment only***

For Showings

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Notes:

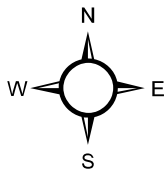
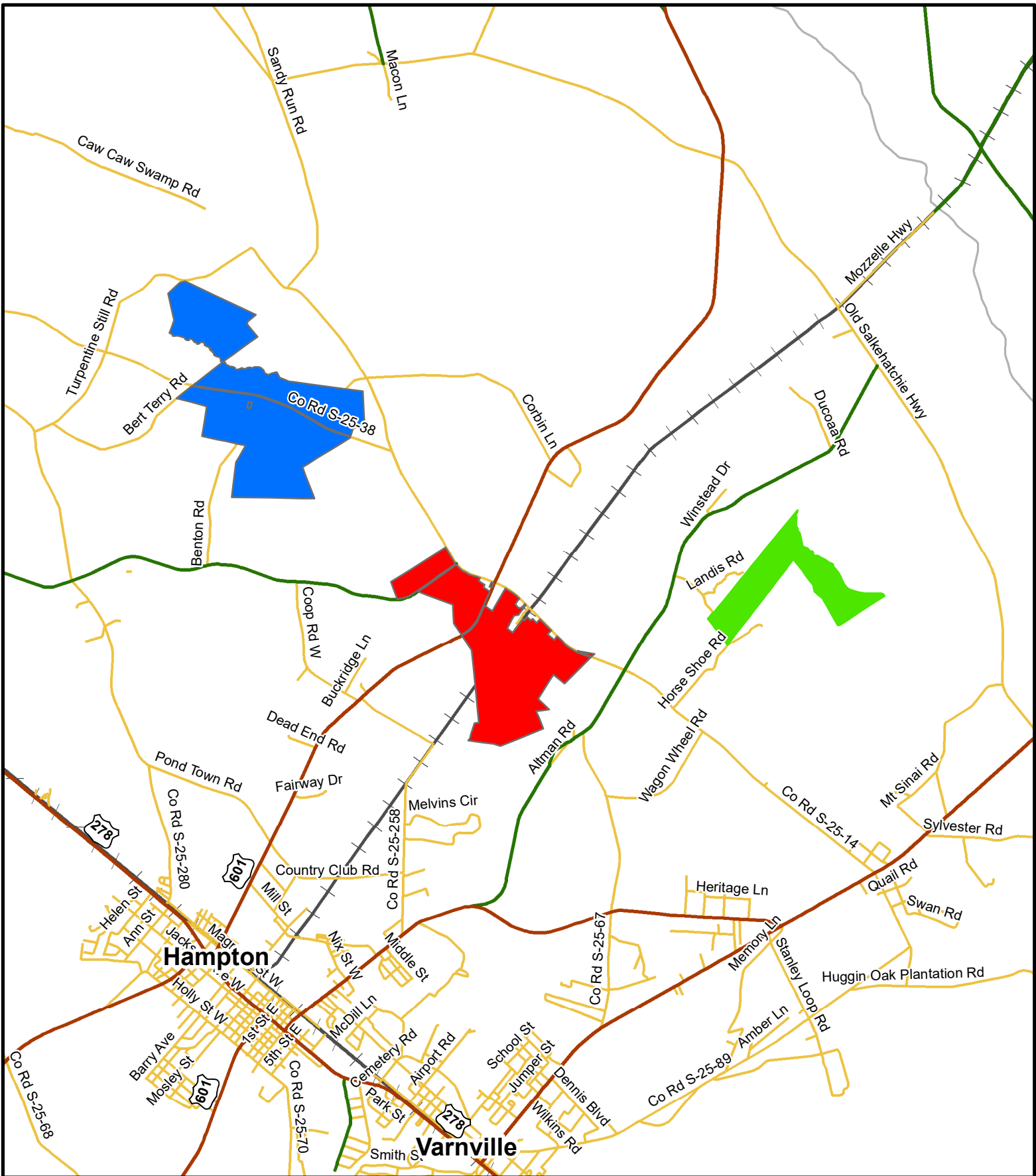
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.



## Crocketville Farms – Property Highlights

- 1,520.16 +/- acres near Crocketville, SC in Hampton County (26.761 acres of the original East tract has been sold).
  - This property is incredibly well-managed and attractive
  - 363 +/- acres of tillable farmland
  - Planted loblolly pine and planted longleaf pine
  - Excellent deer and turkey populations
  - Very productive soils both for timberland and cropland
  - Timber details will be provided only to prospective buyers who we deem to be financially capable and seriously interested parties
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- 5 +/- miles to Hampton, SC
  - 50 +/- miles to Beaufort, SC
  - 61 +/- miles to Bluffton, SC
  - 65 +/- miles to Savannah, GA
  - No conservation easements

***Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.***

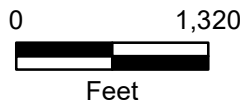
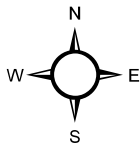
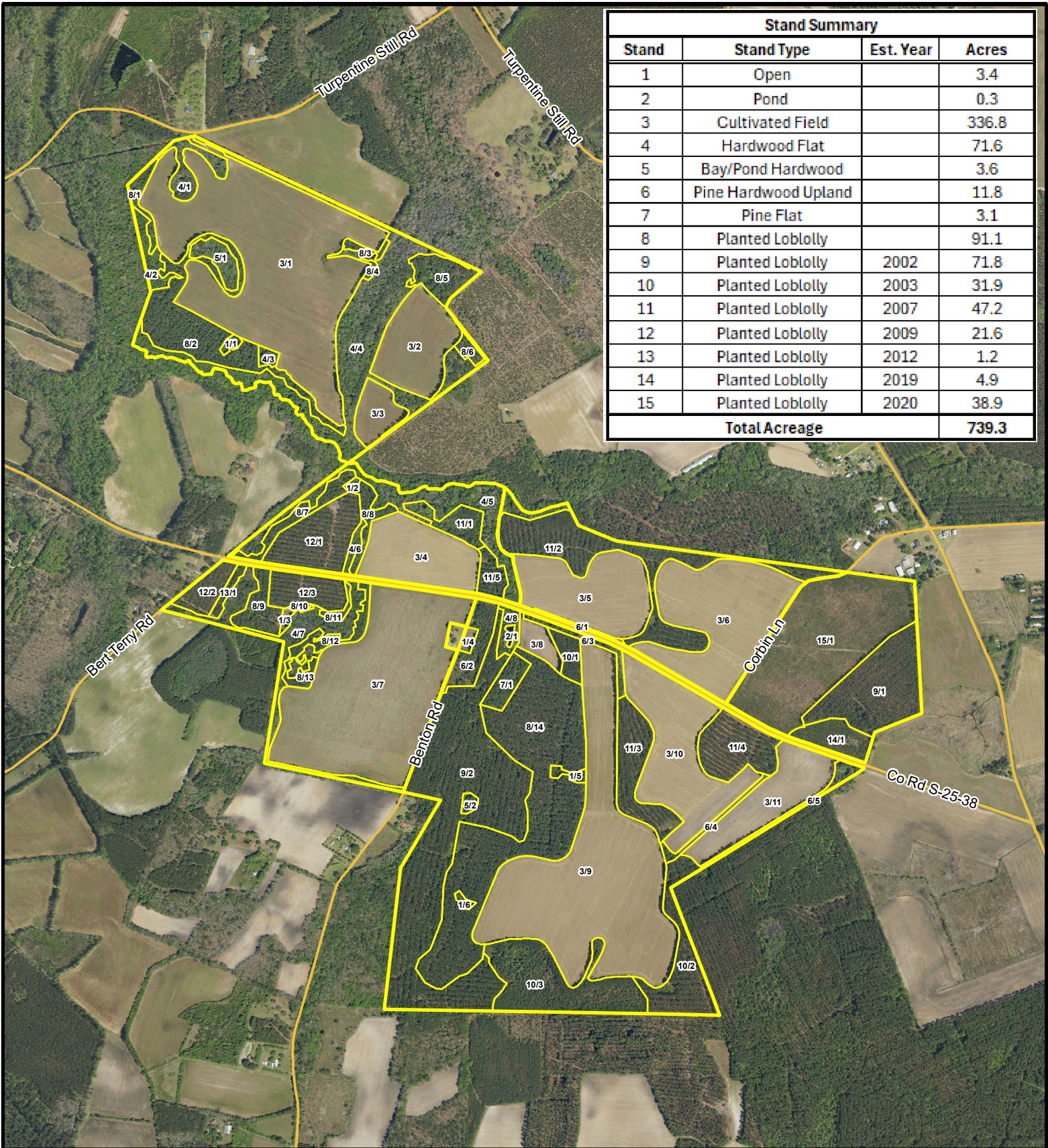


- Crocketville West**
- Crocketville East**
- Whippy Ridge**

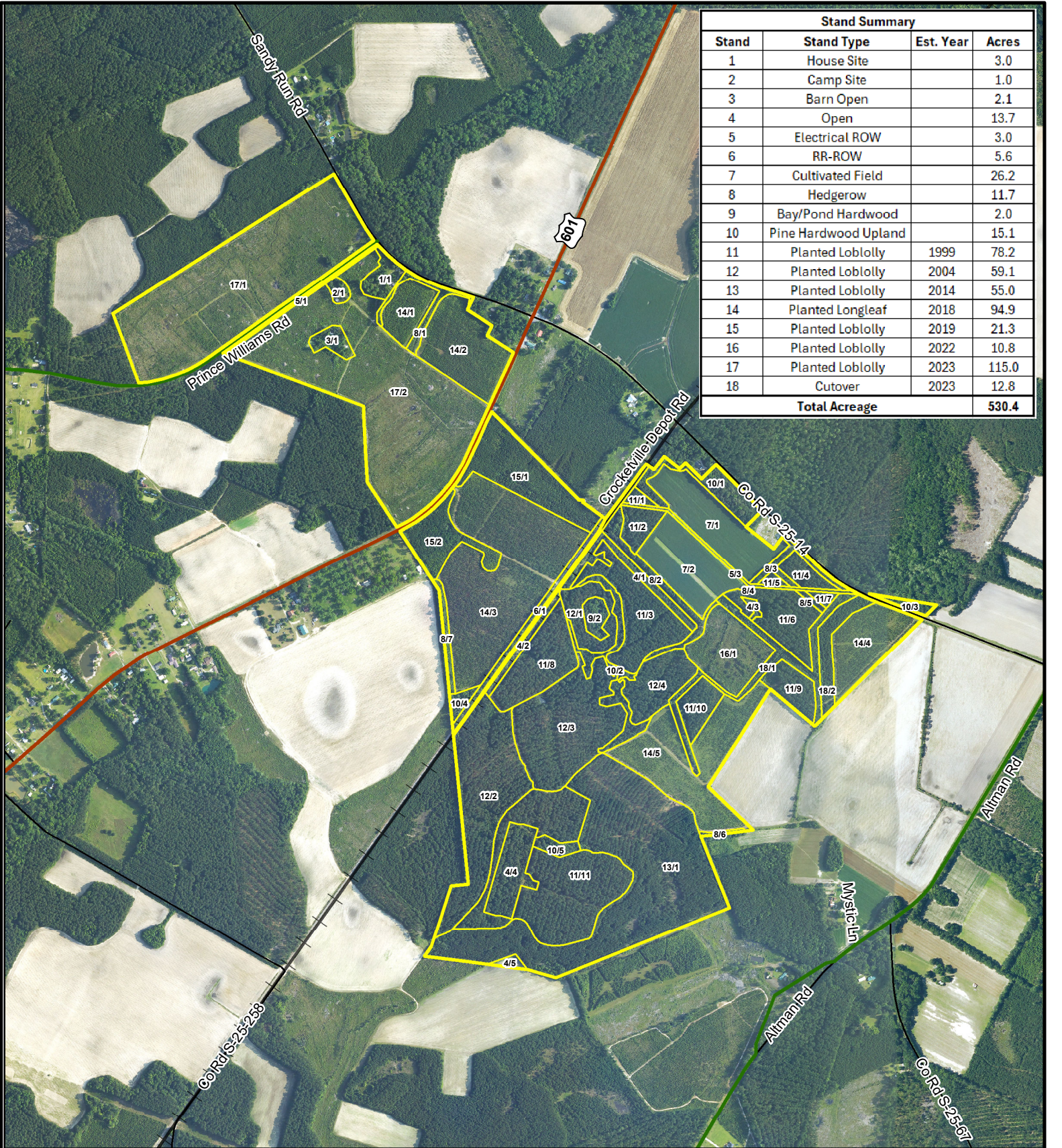


Location Map  
 Crocketville Farms  
 West, East, Whippy Ridge  
 Hampton County, SC  
 Date: 5/24/2024  
 2023 Aerial Photography

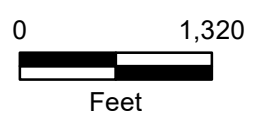
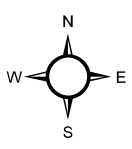
Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Open		3.4
2	Pond		0.3
3	Cultivated Field		336.8
4	Hardwood Flat		71.6
5	Bay/Pond Hardwood		3.6
6	Pine Hardwood Upland		11.8
7	Pine Flat		3.1
8	Planted Loblolly		91.1
9	Planted Loblolly	2002	71.8
10	Planted Loblolly	2003	31.9
11	Planted Loblolly	2007	47.2
12	Planted Loblolly	2009	21.6
13	Planted Loblolly	2012	1.2
14	Planted Loblolly	2019	4.9
15	Planted Loblolly	2020	38.9
<b>Total Acreage</b>			<b>739.3</b>



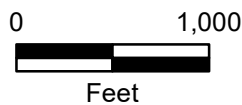
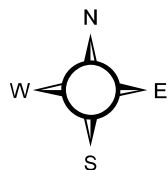
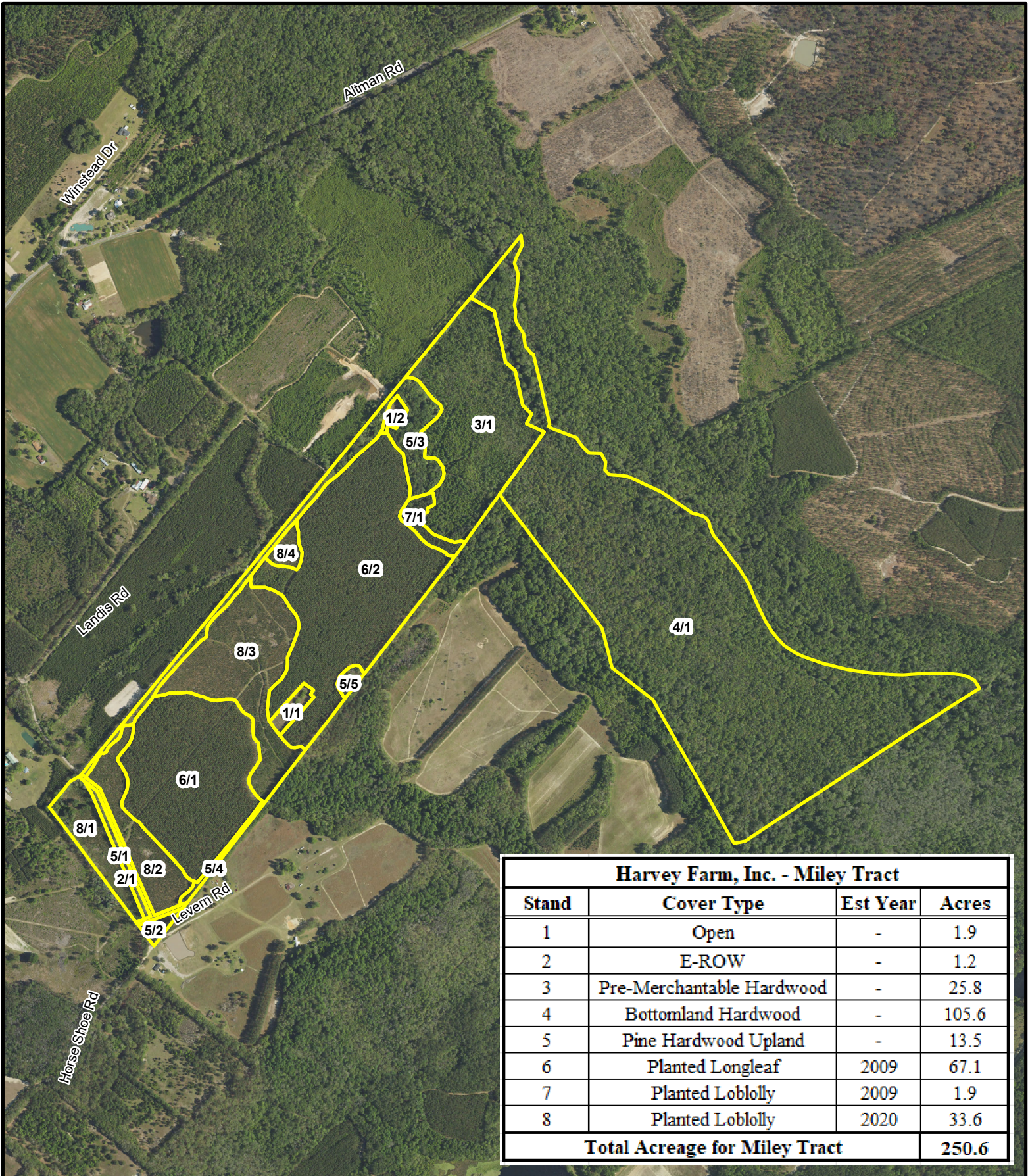
Stand Map  
 Harvey Farms, Inc.  
 Crockettville West Tract  
 739.3 +/- GIS Acres  
 Hampton County, SC  
 Date: 8/15/2025



Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	House Site		3.0
2	Camp Site		1.0
3	Barn Open		2.1
4	Open		13.7
5	Electrical ROW		3.0
6	RR-ROW		5.6
7	Cultivated Field		26.2
8	Hedgerow		11.7
9	Bay/Pond Hardwood		2.0
10	Pine Hardwood Upland		15.1
11	Planted Loblolly	1999	78.2
12	Planted Loblolly	2004	59.1
13	Planted Loblolly	2014	55.0
14	Planted Longleaf	2018	94.9
15	Planted Loblolly	2019	21.3
16	Planted Loblolly	2022	10.8
17	Planted Loblolly	2023	115.0
18	Cutover	2023	12.8
<b>Total Acreage</b>			<b>530.4</b>



Stand Map  
 Harvey Farms, Inc  
 Crockettville East  
 530.4 +/- GIS Acres  
 Hampton County, SC  
 Date: 4/27/2026  
 2025 Aerial Imagery



Stand Map  
 Whippy Ridge Tract  
 251.4 +/- Tax Acres  
 250.6 +/- GIS Acres  
 Hampton County, SC  
 Date: 5/24/2024  
 2023 Aerial Photography