

Greeley Plantation

426.9 (+/-) Acres

Clarendon County, SC

Offered at \$2,347,928 (\$5,500/acre)

There are no conservation easements on this property

Shown by appointment only

For Showings

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Notes:

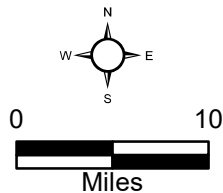
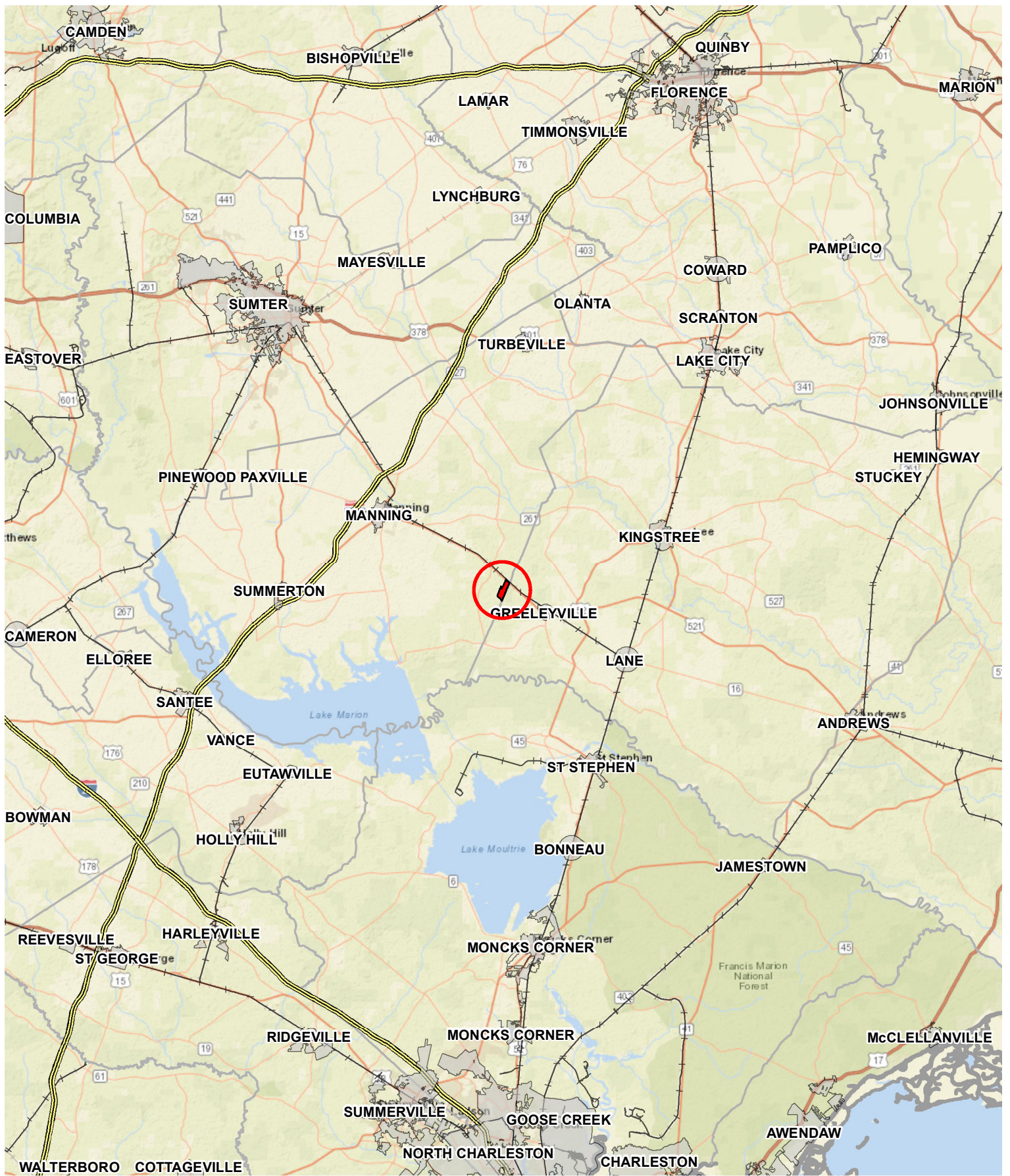
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

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.



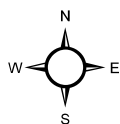
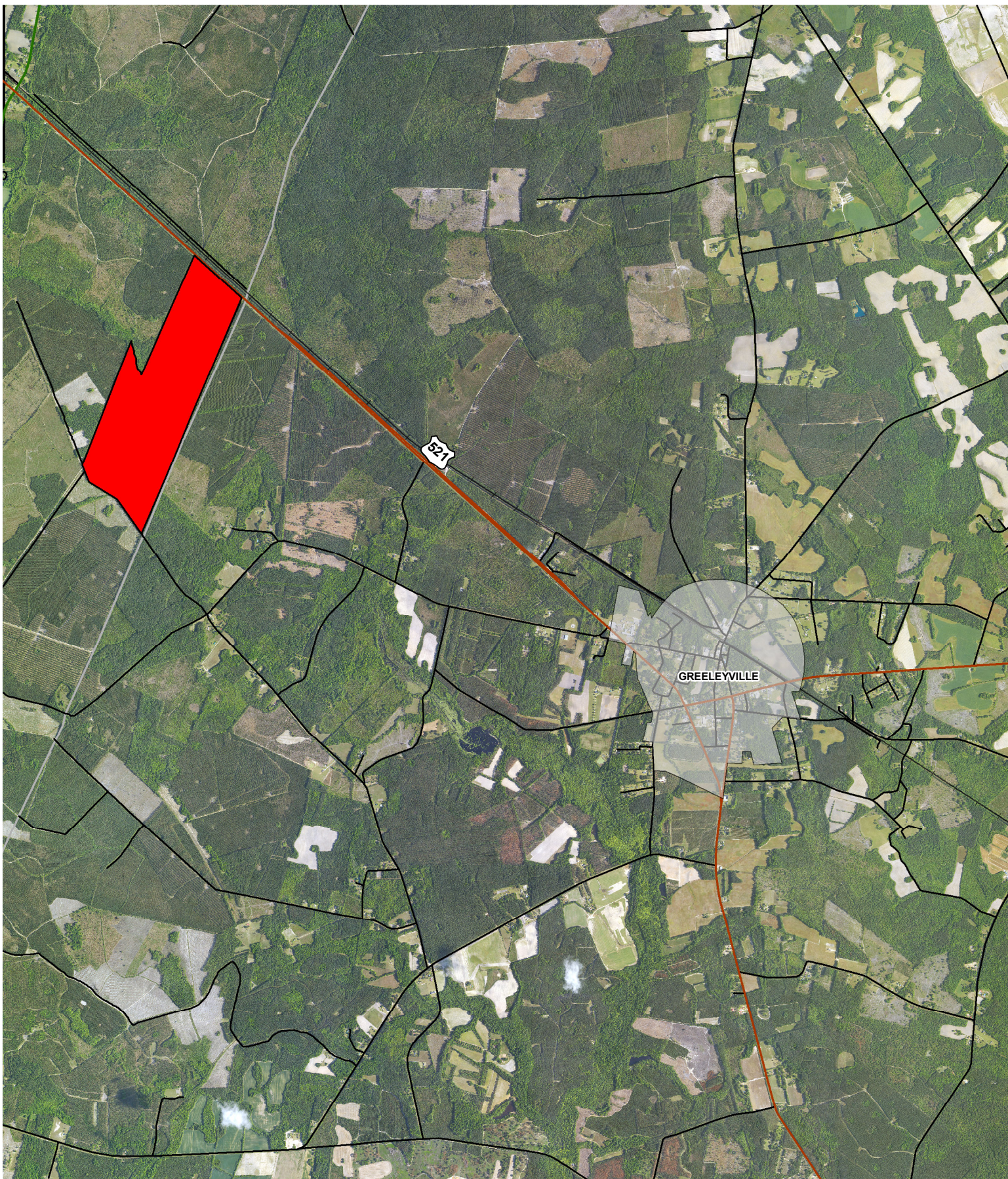
Greeley Plantation – Property Highlights

- 426.9 (+/-) acres in Clarendon County, SC
- Game rich property with excellent turkey populations and trophy whitetail hunting
- Quality road system throughout
- Mixed hardwood and pine forest with high quality MCP's in the recently planted areas
- Close proximity to Lake Marion and Lake Moultrie
- 2,120 (+/-) feet of frontage along Hwy 521
- Timber volumes available upon request and prequalification
- **No conservation easements**
- 50 (+/-) miles from Downtown Georgetown, SC, providing convenience to the coast
- Approximately 15 minutes from Cooper's Country Store, a local landmark beloved by outdoorsmen.

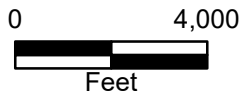


Destination	Drive Time	Miles
Moncks Corner	42 Min.	35
Georgetown	59 Min.	50
Florence	57 Min.	54
Charleston	1 Hr. 26 Min.	69
Columbia	1 Hr. 34 Min.	74

Location Map
 Greeley Plantation
 419.8 +/- Acres
 Williamsburg County, SC
 Date: 12/5/2025

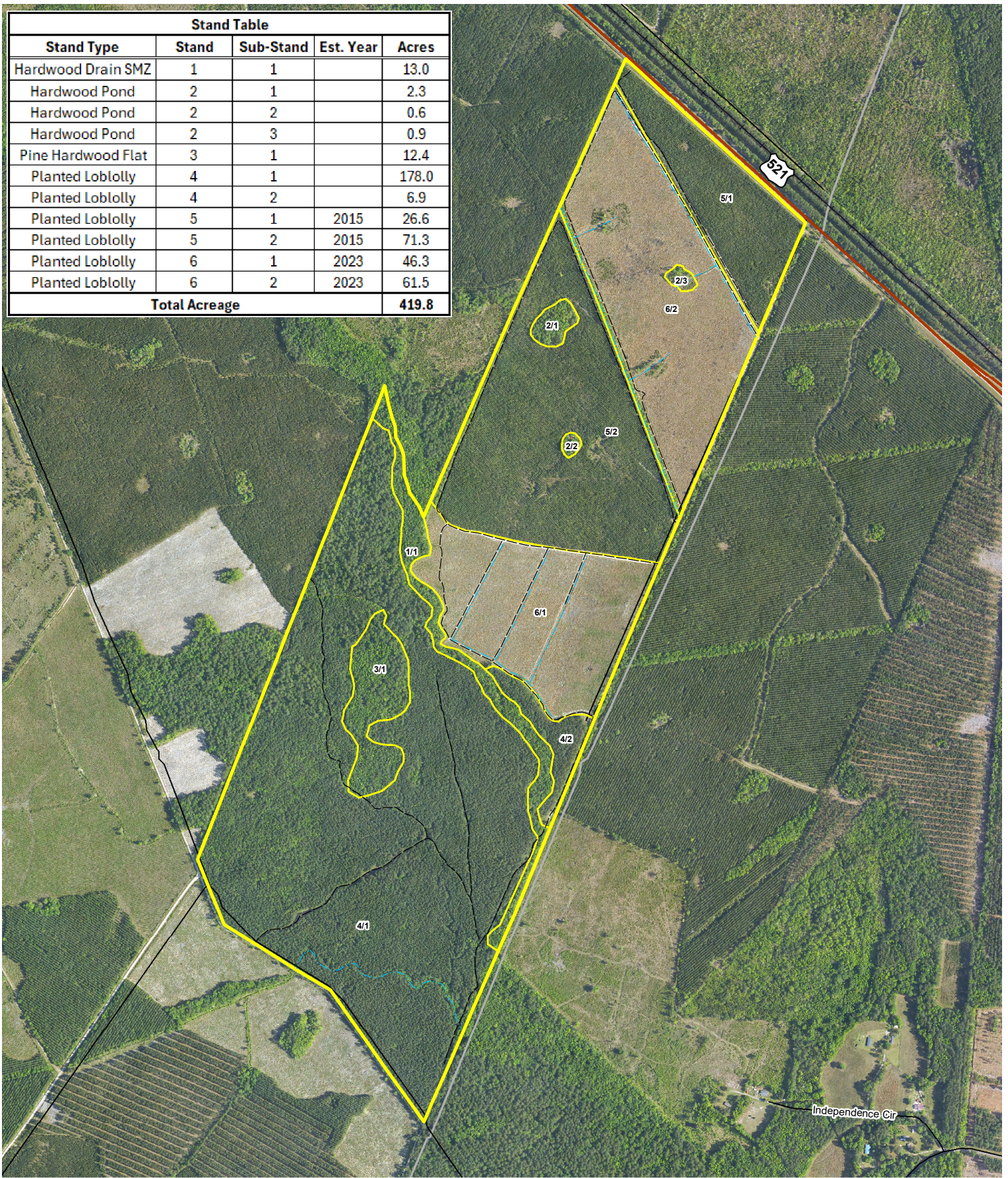


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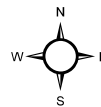


Location Map
 Greeley Plantation
 419.8 +/- Acres
 Williamsburg County, SC
 Date: 11/21/2025
 2025 Aerial Imagery

Stand Table				
Stand Type	Stand	Sub-Stand	Est. Year	Acres
Hardwood Drain SMZ	1	1		13.0
Hardwood Pond	2	1		2.3
Hardwood Pond	2	2		0.6
Hardwood Pond	2	3		0.9
Pine Hardwood Flat	3	1		12.4
Planted Loblolly	4	1		178.0
Planted Loblolly	4	2		6.9
Planted Loblolly	5	1	2015	26.6
Planted Loblolly	5	2	2015	71.3
Planted Loblolly	6	1	2023	46.3
Planted Loblolly	6	2	2023	61.5
Total Acreage				419.8



Legend	
	Drainage Ditch
	Access Road
	Stand Delineation
	Greeley Plantation Boundary



Stand Map
 Greeley Plantation
 419.8 +/- Acres
 Williamsburg & Clarendon Counties, SC
 Date: 12/18/2025
 2025 Aerial Imagery

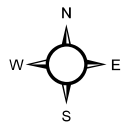
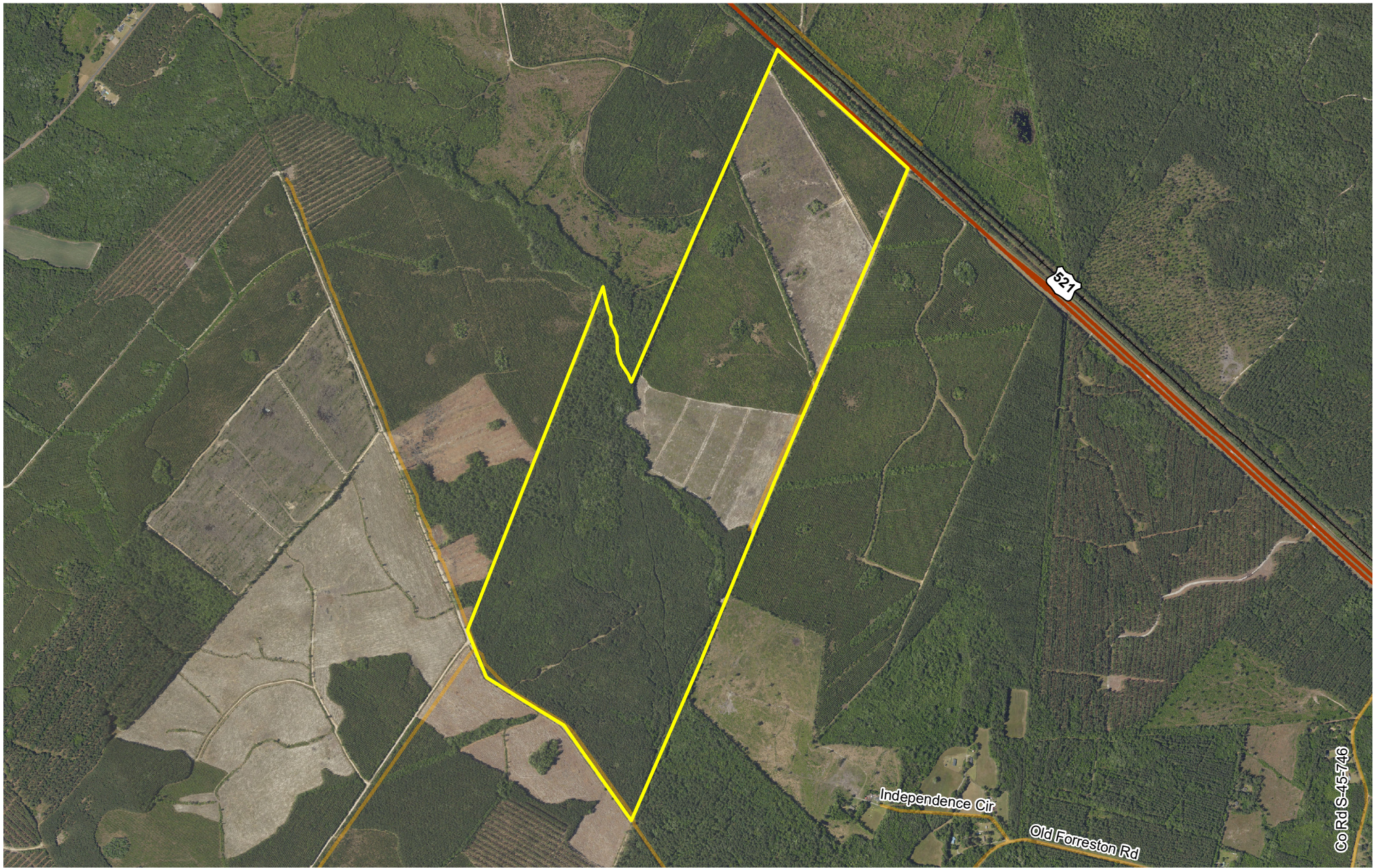
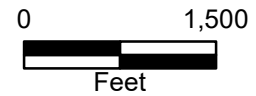
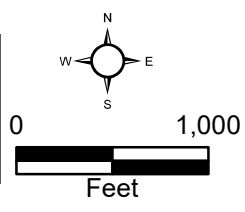
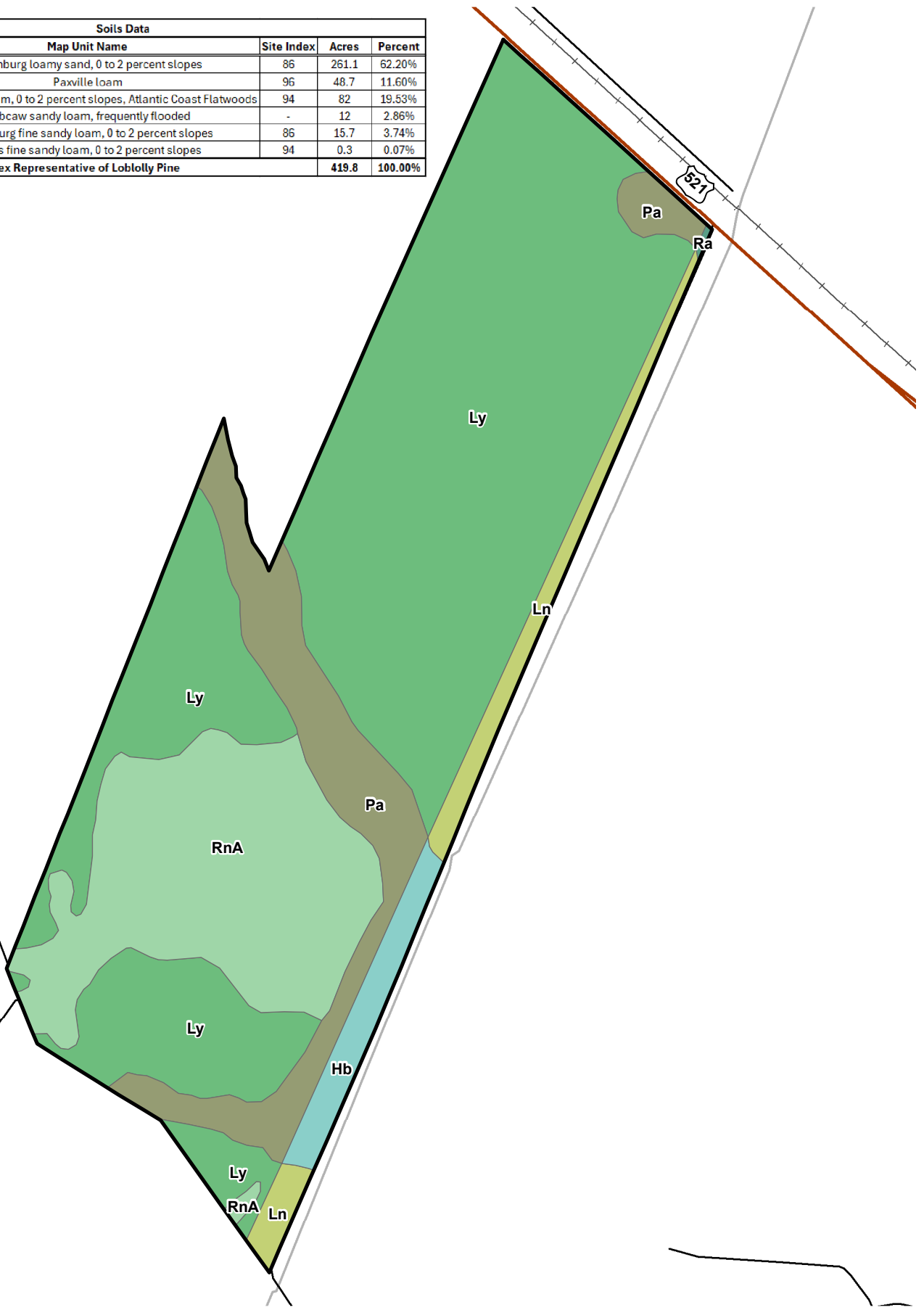


Exhibit A



Greeley Plantation
419.8 +/- GIS Acres
Williamsburg County, SC
Date: 9/12/2025
2023 Aerial Photography

Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	86	261.1	62.20%
Pa	Paxville loam	96	48.7	11.60%
RnA	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	94	82	19.53%
Hb	Hobcaw sandy loam, frequently flooded	-	12	2.86%
Ln	Lynchburg fine sandy loam, 0 to 2 percent slopes	86	15.7	3.74%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	0.3	0.07%
Site Index Representative of Loblolly Pine			419.8	100.00%



Legend	
	Greeley Plantation Boundary
Soils	
	Hb - Hobcaw sandy loam, frequently flooded
	Ln - Lynchburg fine sandy loam
	Ly - Lynchburg loamy sand
	Pa - Paxville loam
	Ra - Rains fine sandy loam
	RnA - Rains sandy loam, Atlantic Coast Flatwoods

Soils Map
Greeley Plantation
419.8 +/- Acres
Williamsburg & Clarendon County, SC
Date: 11/21/2025