

# Hayes Tract

Varnville, South Carolina

(Hampton County)

45.1 (+/-) Tax Acres

Offered as follows:

45.1 (+/-) acres \$631,400 (\$14,000/acre)

17.25 (+/-) acres \$250,125 (\$14,500/acre)

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***Shown by appointment only***

For Showings

Mary Beth Crapse	(803) 942-3824	<a href="mailto:marybeth@wisebatten.com">marybeth@wisebatten.com</a>
Bill Mixon	(803) 842-4602	<a href="mailto:bill@wisebatten.com">bill@wisebatten.com</a>

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Notes:

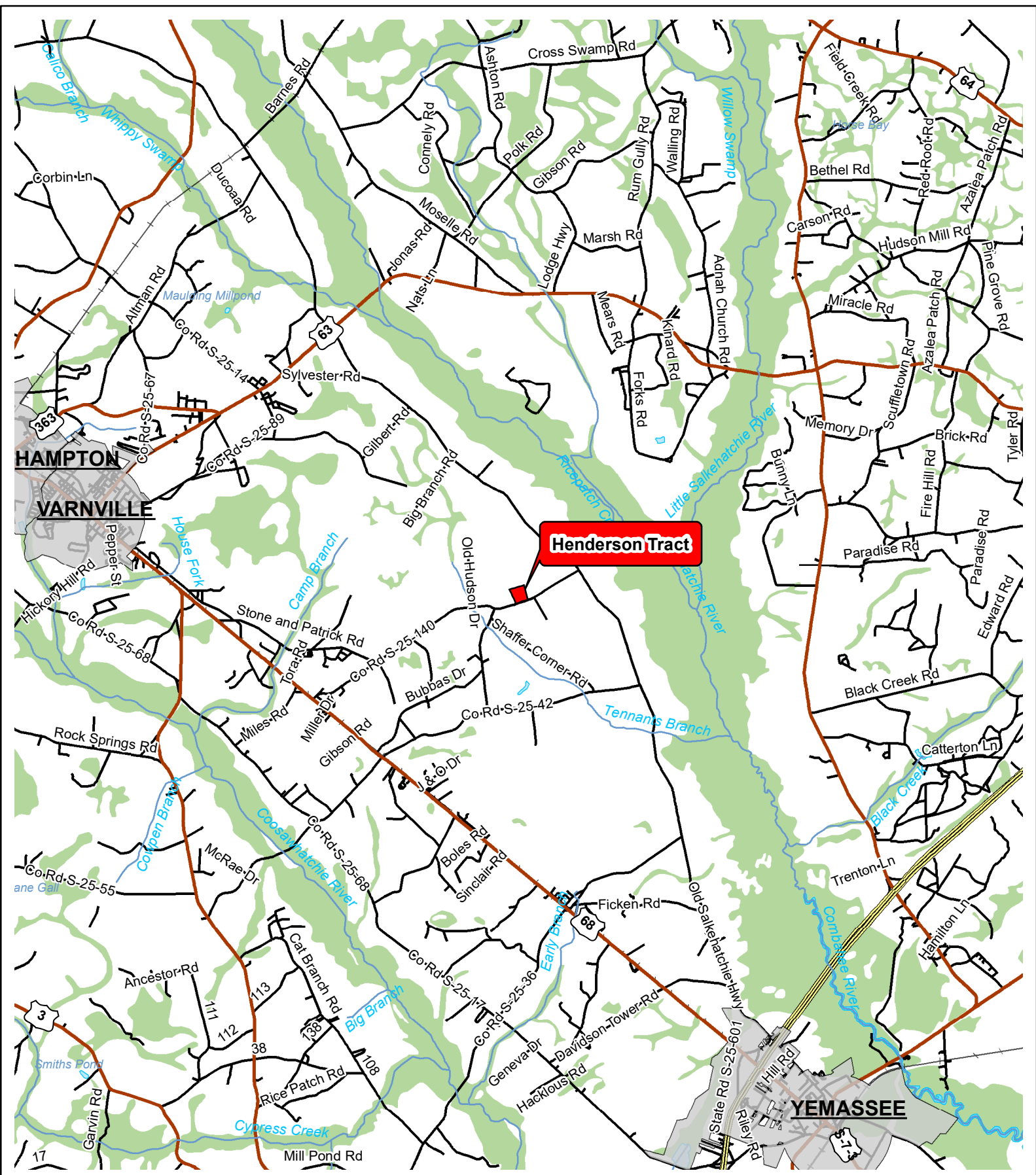
1. This offering is subject to change or withdrawal without notice.

***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***

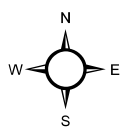


## Hayes Tract – Property Highlights

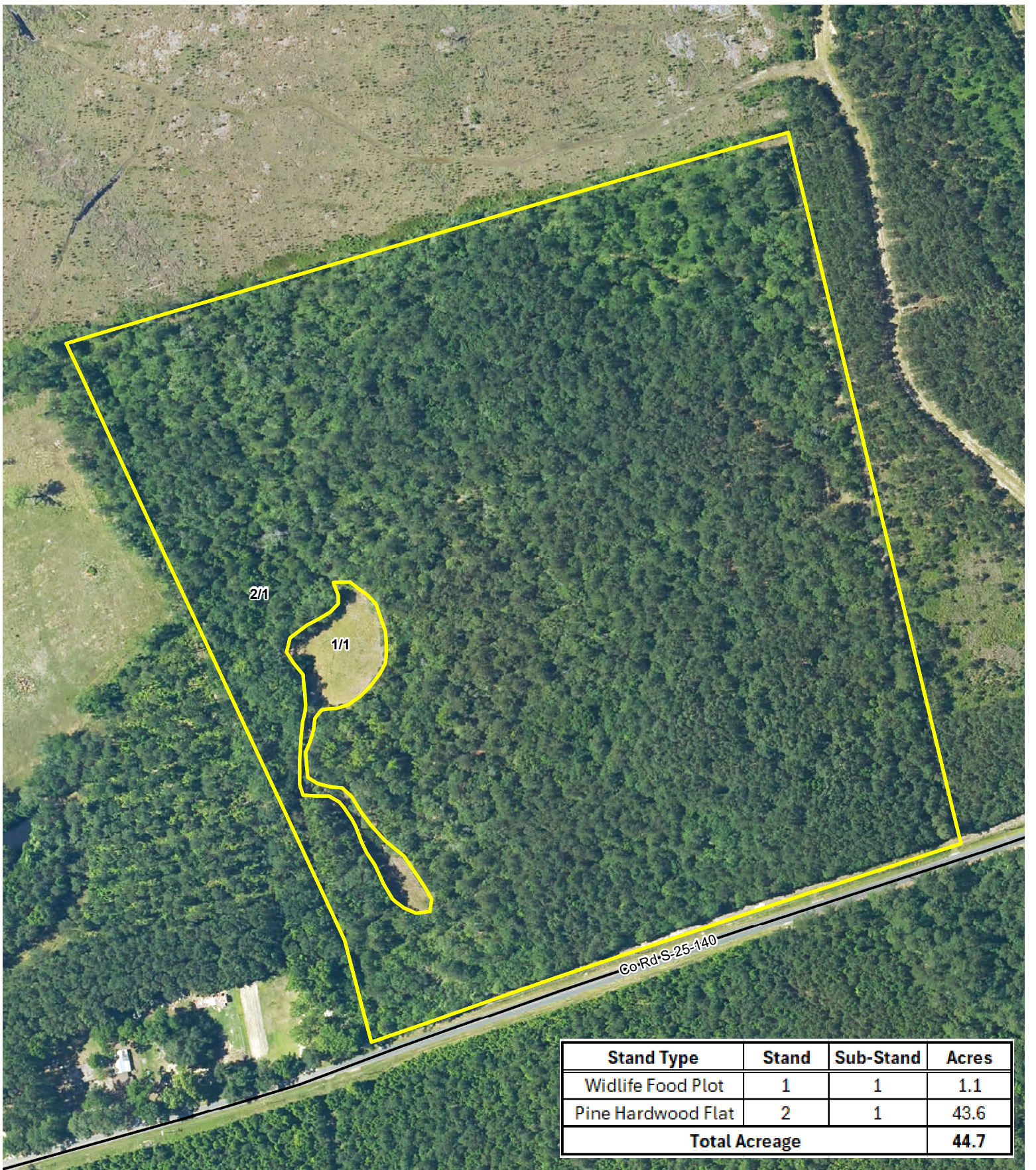
- 45.1 (+/-) tax acres
- 2 access points on Henderson Road (paved)
- Excellent hunting tract – deer and turkeys
- Pines and hardwoods throughout
- Zoned Rural Resource (RR) see attached list of permitted uses
- 11 (+/-) miles to Varnville (hospital, gas stations, grocery stores)
- 14 (+/-) miles to I-95 Exit 38 at Yemassee
- 36 (+/-) miles to Beaufort, SC
- 50 (+/-) miles to Bluffton, SC
- 60 (+/-) miles to Savannah, GA



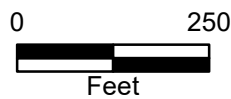
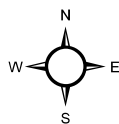
**Henderson Tract**



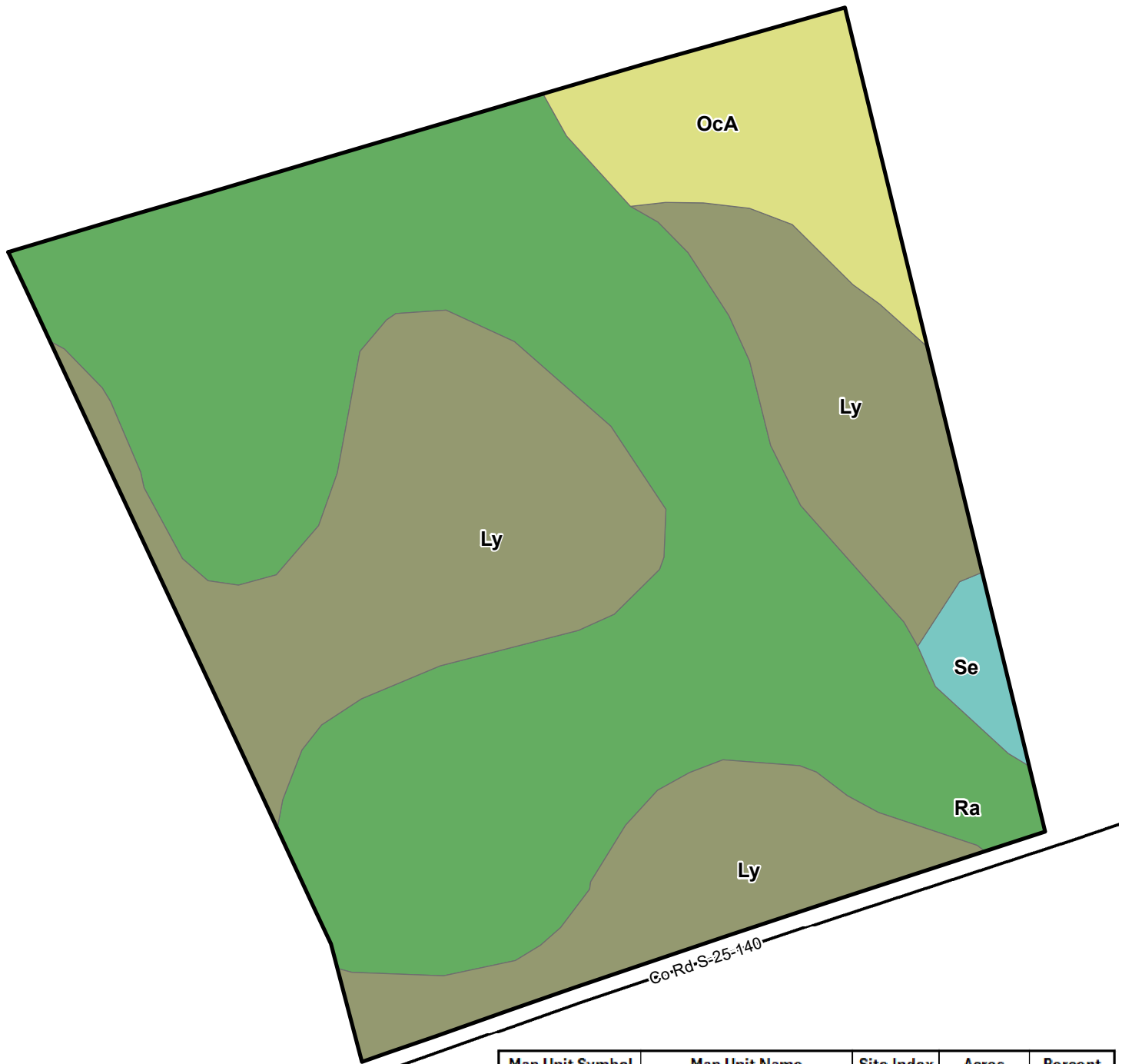
Location Map  
 Hayes Tract  
 45.1 +/- Tax Acres  
 44.7 +/- GIS Acres  
 Hampton County, SC  
 Date: 1/27/2026



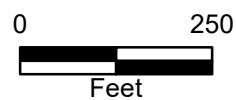
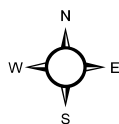
Stand Type	Stand	Sub-Stand	Acres
Wildlife Food Plot	1	1	1.1
Pine Hardwood Flat	2	1	43.6
<b>Total Acreage</b>			<b>44.7</b>



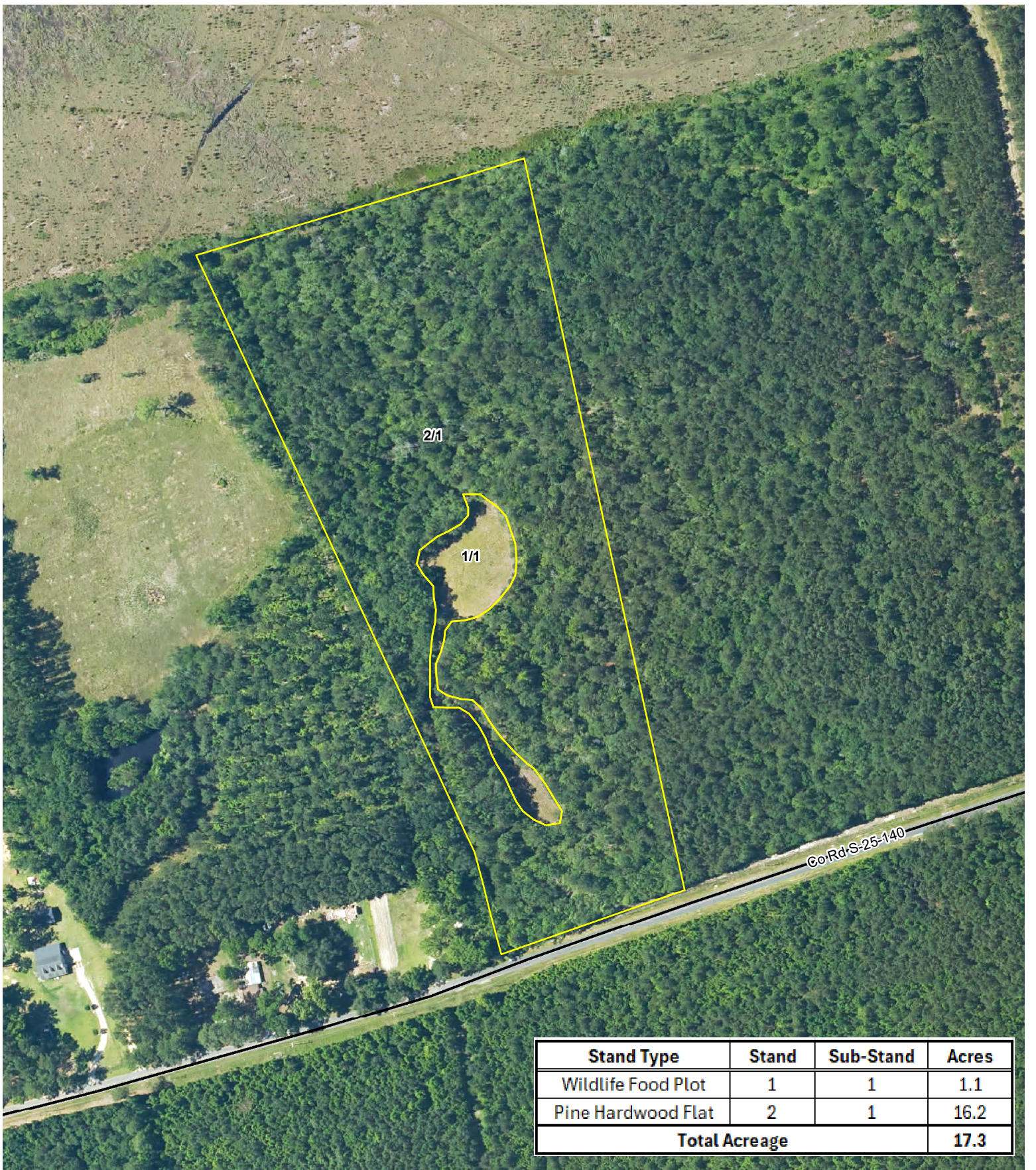
Stand Map  
 Hayes Tract  
 45.1 +/- Tax Acres  
 44.7 +/- GIS Acres  
 Hampton County, SC  
 Date: 1/27/2026  
 2025 Aerial Imagery



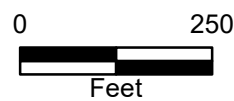
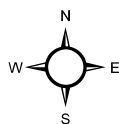
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ly	Lynchburg loamy fine sand	86	16.5	36.90%
OcA	Ocilla fine sand	85	3.7	8.20%
Ra	Rains fine sandy loam	94	23.9	53.40%
Se	Seagate sand	80	0.7	1.50%
<b>Site Index Representative of Loblolly Pine</b>			<b>44.7</b>	<b>100.00%</b>



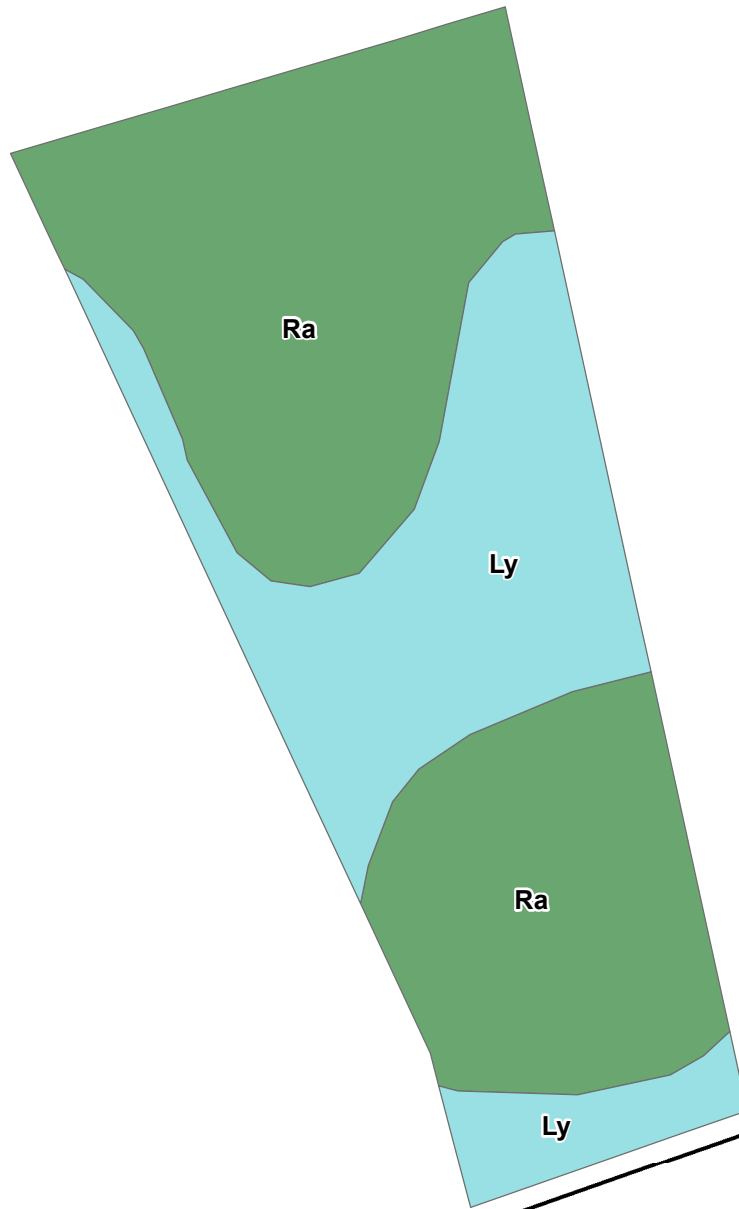
Soils Map  
 Hayes Tract  
 45.1 +/- Tax Acres  
 44.7 +/- GIS Acres  
 Hampton County, SC  
 Date: 1/27/2026



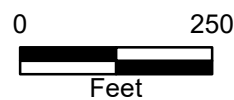
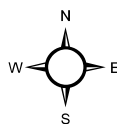
Stand Type	Stand	Sub-Stand	Acres
Wildlife Food Plot	1	1	1.1
Pine Hardwood Flat	2	1	16.2
<b>Total Acreage</b>			<b>17.3</b>



Stand Map  
 Hayes Tract  
 17.25 +/- Tax Acres  
 17.3 +/- GIS Acres  
 Hampton County, SC  
 Date: 1/27/2026  
 2025 Aerial Imagery



Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ly	Lynchburg loamy fine sand	86	6.1	35.20%
Ra	Rains fine sandy loam	94	11.2	64.80%
<b>Site Index Representative of Loblolly Pine</b>			<b>17.3</b>	<b>100.00%</b>



Soils Map  
 Hayes Tract  
 17.25+/- Tax Acres  
 17.3 +/- GIS Acres  
 Hampton County, SC  
 Date: 1/27/2026

## Section 4.5

## RR, Rural Resource District

### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands, and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

### 4.5.2 Permitted uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such uses(s) shall meet all applicable regulations contained in this Ordinance.

- (1). Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2). Automobile service station and/or garage.
- (3). Cemetery.
- (4). Church and similar places of worship, auxiliary building and uses, including child care centers and cemeteries accessory thereto.
- (5). Community and child care centers.
- (6). Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7). Dwelling, single-family detached.
- (8). Family day care homes.
- (9). Home occupations.
- (10). Schools, either public or private; technical vocational or general curriculum.
- (11). Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12). Flea markets and auction barns.
- (13). Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming

- pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14). Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
  - (15). Roadside stand for the display and sale of agricultural products.
  - (16). Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
  - (17). Automotive race and testing tracks, subject to the applicable requirements of Article VII.
  - (18). Mining and extraction operations, subject to the applicable requirements of Article VII.
  - (19). Public utilities.
  - (20). Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
  - (21). Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
  - (22). Recycling transfer stations and facilities.
  - (23). Marinas, piers, boat ramps, boat storage, and related marine activities.
  - (24). Uses accessory to the above.
  - (25). Signs in accord with Article V.

## **Section 4.6                    APD, Airport Protection District**

### **4.6.1            Purpose**

The purposed of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

### **4.6.2            Permitted Uses**

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to