

Hobcaw Indiantown

801.26 (+/-) Acres

Williamsburg County, SC

Offered at \$4,406,930 (\$5,500/acre)

There are no conservation easements on this property

Shown by appointment only

For Showings

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Notes:

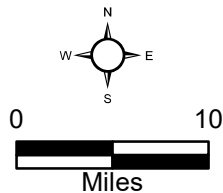
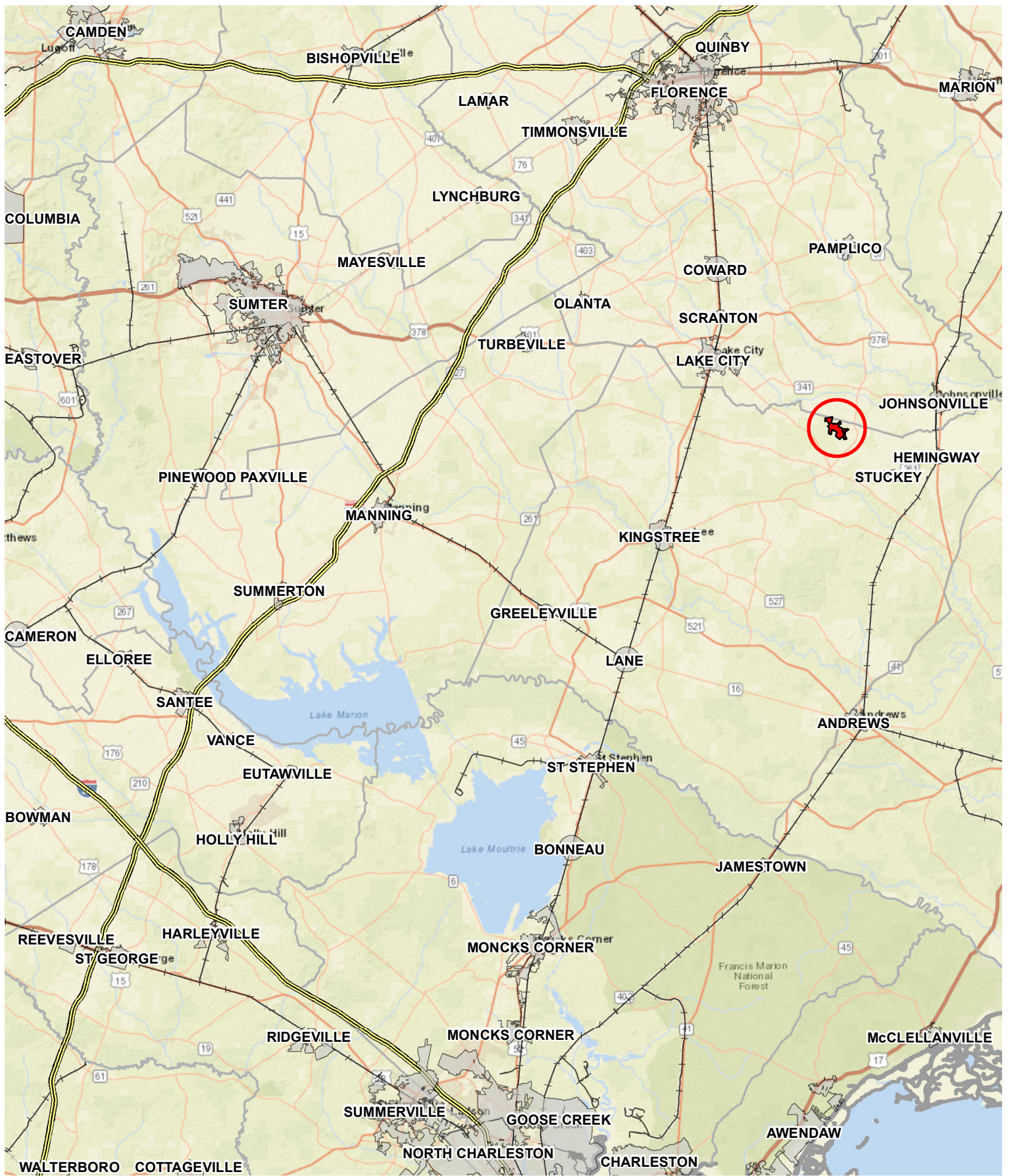
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

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.



Hobcaw Indiantown – Property Highlights

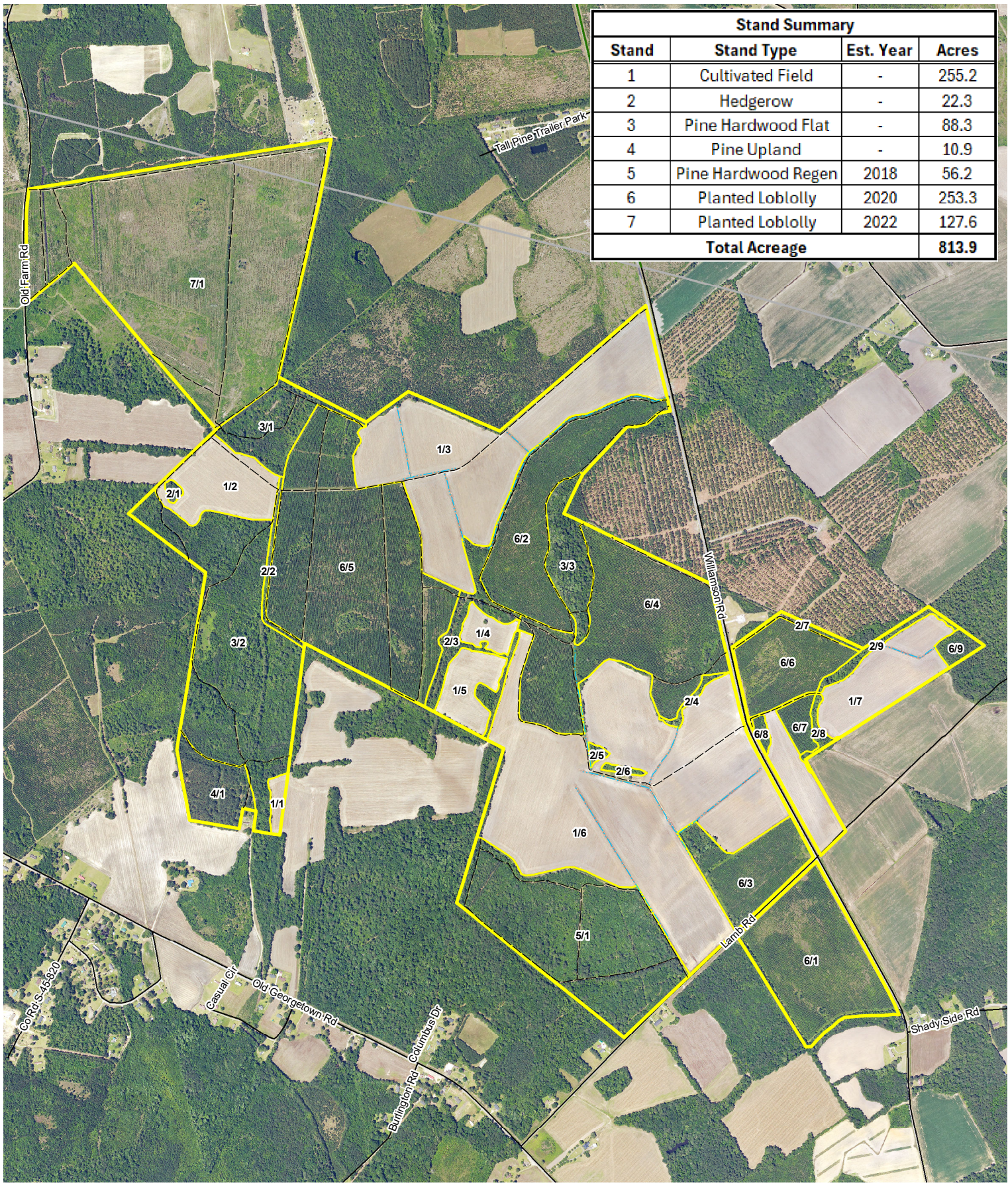
- 801.26 +/- acres in Williamsburg County, South Carolina
- Formerly a portion of Bernard Baruch's prized quail plantation, Little Hobcaw
- 249 +/- acres of productive, cultivated agricultural fields
- Game rich property with excellent turkey populations and trophy whitetail hunting
- Several ideal locations for large dove fields
- Timber volumes available upon request and prequalification
- **No conservation easements**
- Less than 45 minutes from downtown Georgetown, SC
- 54 +/- miles from Myrtle Beach, SC
- 88 +/- miles from downtown Charleston, SC



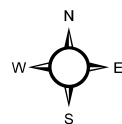
Destination	Drive Time	Miles
Georgetown	42 Min.	35
Florence	49 Min.	36
Moncks Corner	1 Hr. 12 Min.	59
Charleston	1 Hr. 53 Min.	94
Columbia	1 Hr. 48 Min.	103

Location Map
 Hobcaw Indiantown Plantation
 813.9 +/- Acres
 Williamsburg & Florence County, SC
 Date: 12/5/2025

Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Cultivated Field	-	255.2
2	Hedgerow	-	22.3
3	Pine Hardwood Flat	-	88.3
4	Pine Upland	-	10.9
5	Pine Hardwood Regen	2018	56.2
6	Planted Loblolly	2020	253.3
7	Planted Loblolly	2022	127.6
Total Acreage			813.9



Legend	
	Access Road
	Drainage Ditch
	Stand Delineation
	Hobcaw Indiantown Boundary



Stand Map
Hobcaw Indiantown Plantation
813.9 +/- Acres
Williamsburg & Florence County, SC
Date: 12/18/2025
2025 Aerial Imagery

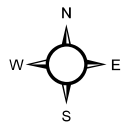
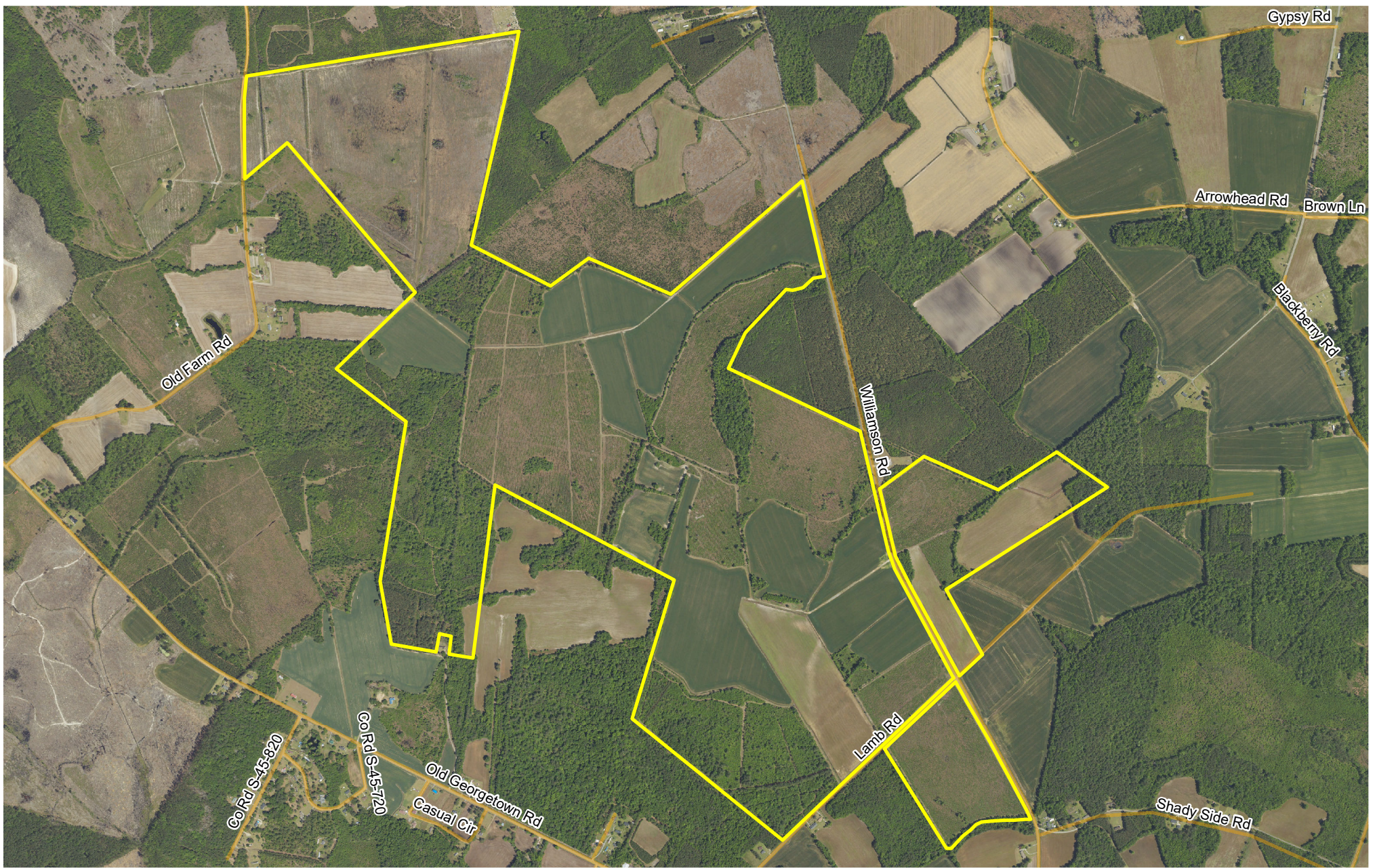
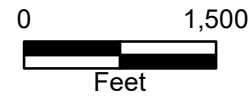
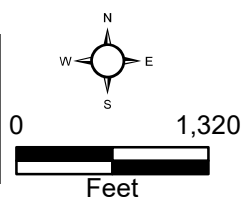
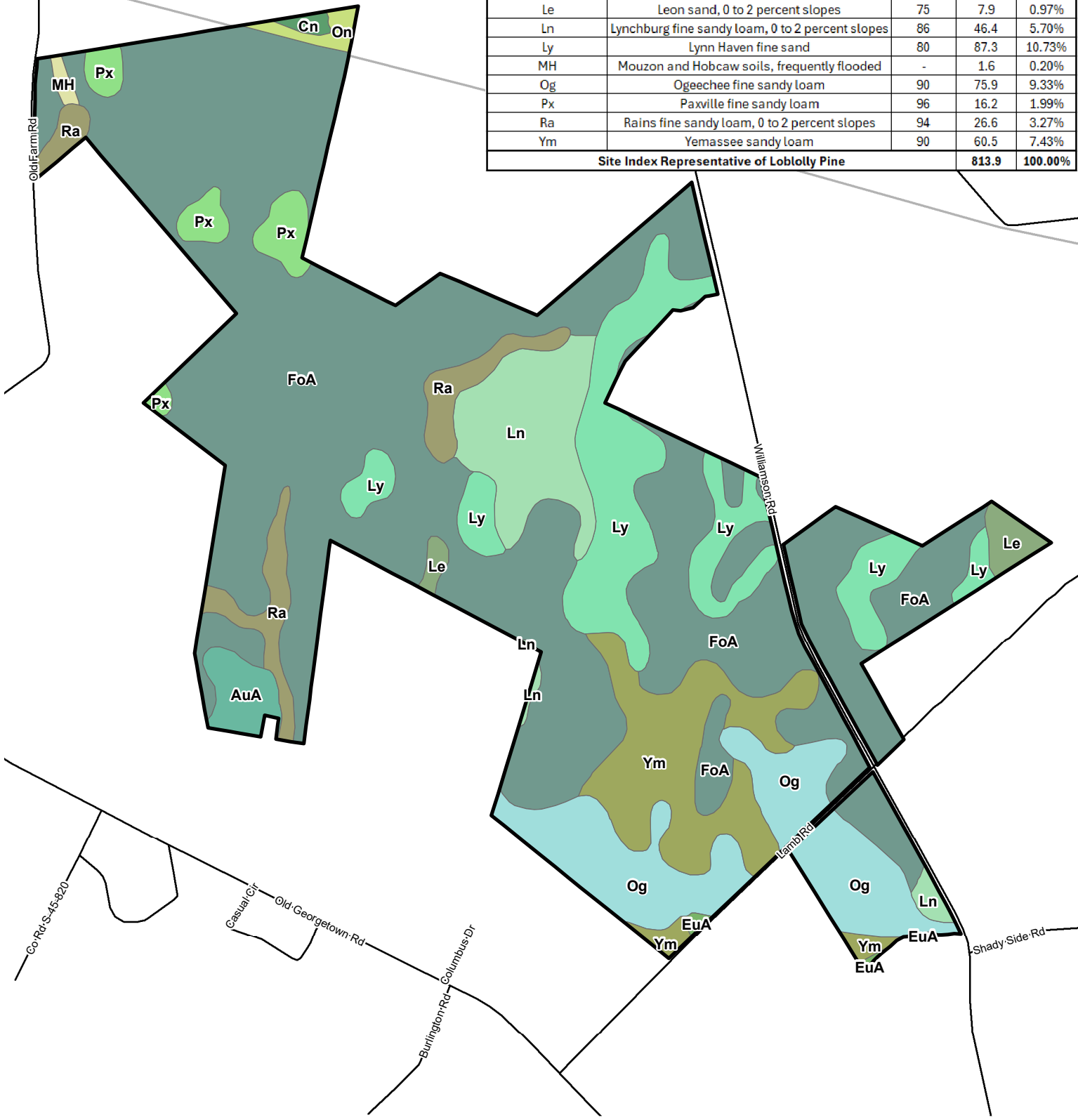


Exhibit A



Hobcaw Indiantown
813.9 +/- GIS Acres
Williamsburg County, SC
Date: 9/12/2025
2023 Aerial Photography

Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Cn	Chipley loamy sand, dark surface	90	1.8	0.22%
On	Olanta loamy sand	90	4.1	0.50%
AuA	Autryville sand, 0 to 2 percent slopes	77	10.7	1.31%
EuA	Eunola loamy sand, 0 to 2 percent slopes	90	1.3	0.16%
FoA	Foreston fine sand, 0 to 2 percent slopes	90	473.6	58.19%
Le	Leon sand, 0 to 2 percent slopes	75	7.9	0.97%
Ln	Lynchburg fine sandy loam, 0 to 2 percent slopes	86	46.4	5.70%
Ly	Lynn Haven fine sand	80	87.3	10.73%
MH	Mouzon and Hobcaw soils, frequently flooded	-	1.6	0.20%
Og	Ogeechee fine sandy loam	90	75.9	9.33%
Px	Paxville fine sandy loam	96	16.2	1.99%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	26.6	3.27%
Ym	Yemassee sandy loam	90	60.5	7.43%
Site Index Representative of Loblolly Pine			813.9	100.00%



Legend	
	Hobcaw Indiantown Boundary
	Soils
	AuA - Autryville sand
	Cn - Chipley loamy sand
	EuA - Eunola loamy sand
	FoA - Foreston fine sand
	Le - Leon sand
	Ln - Lynchburg fine sandy loam
	Ly - Lynn Haven fine sand
	MH - Mouzon and Hobcaw soils
	Og - Ogeechee fine sandy loam
	On - Olanta loamy sand
	Px - Paxville fine sandy loam
	Ra - Rains fine sandy loam
	Ym - Yemassee sandy loam

Soils Map
Hobcaw Indiantown Plantation
813.9 +/- Acres
Williamsburg & Florence County, SC
Date: 11/21/2025