

Jasmin Hollow

1059.81 (+/-) Tax Acres

Jasper County, SC

Offered at \$13,500,000 (\$12,738/acre)

There are no conservation easements on this property

Shown by appointment only

For Showings

Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Crapse	(803) 942-3824	marybeth@wisebatten.com

Notes:

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



Jasmin Hollow – Property Highlights

- 410 (+/-) acres of mature loblolly pine
- 420 (+/-) acres of premerchantable planted loblolly pine
- 7700 (+/-) feet of frontage on Firetower Road
- 2880 (+/-) feet of frontage along Hwy 462
- Excellent whitetail and turkey populations
- Quality roads and drainage system throughout
- Very productive soils for pine timber lands
- Timber details will be available to prospective buyers who we deem to be financially capable and are seriously interested parties
- Phase I Environmental Report from time of purchase is available
- Nearby plantations include Davant (Congaree Club), Turkey Hill, Okeetee, Slater, Gregorie Neck, Mackay Point, and several others.
- **No conservation easements**

Structural Fill Dirt: Huge quantities of soils suitable for use in highway construction, building pads, etc.

- **7.8 +/- miles to I-95's Exit 28 at Coosawhatchie**
- 12 +/- miles to Ridgeland, SC
- 36 +/- miles to Beaufort, SC
- 38 +/- miles to Bluffton, SC

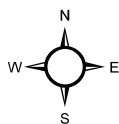
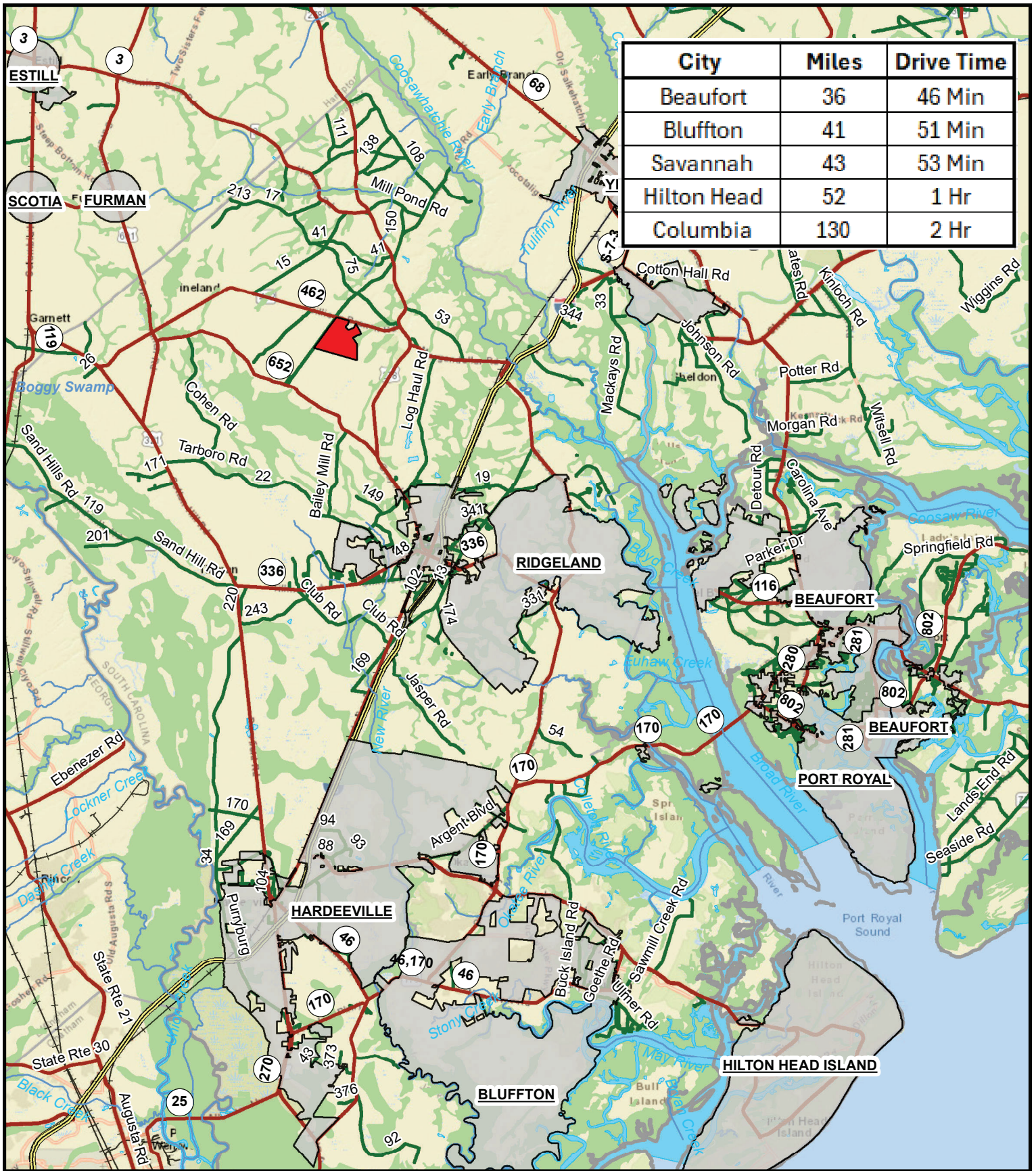


Exhibit A



Location Map
 Jasmin Hollow Tract
 1059.81 +/- Tax Acres
 Jasper County, SC
 Date: 7/15/2025
 2023 Aerial Imagery

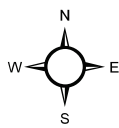
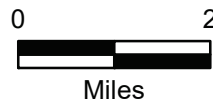
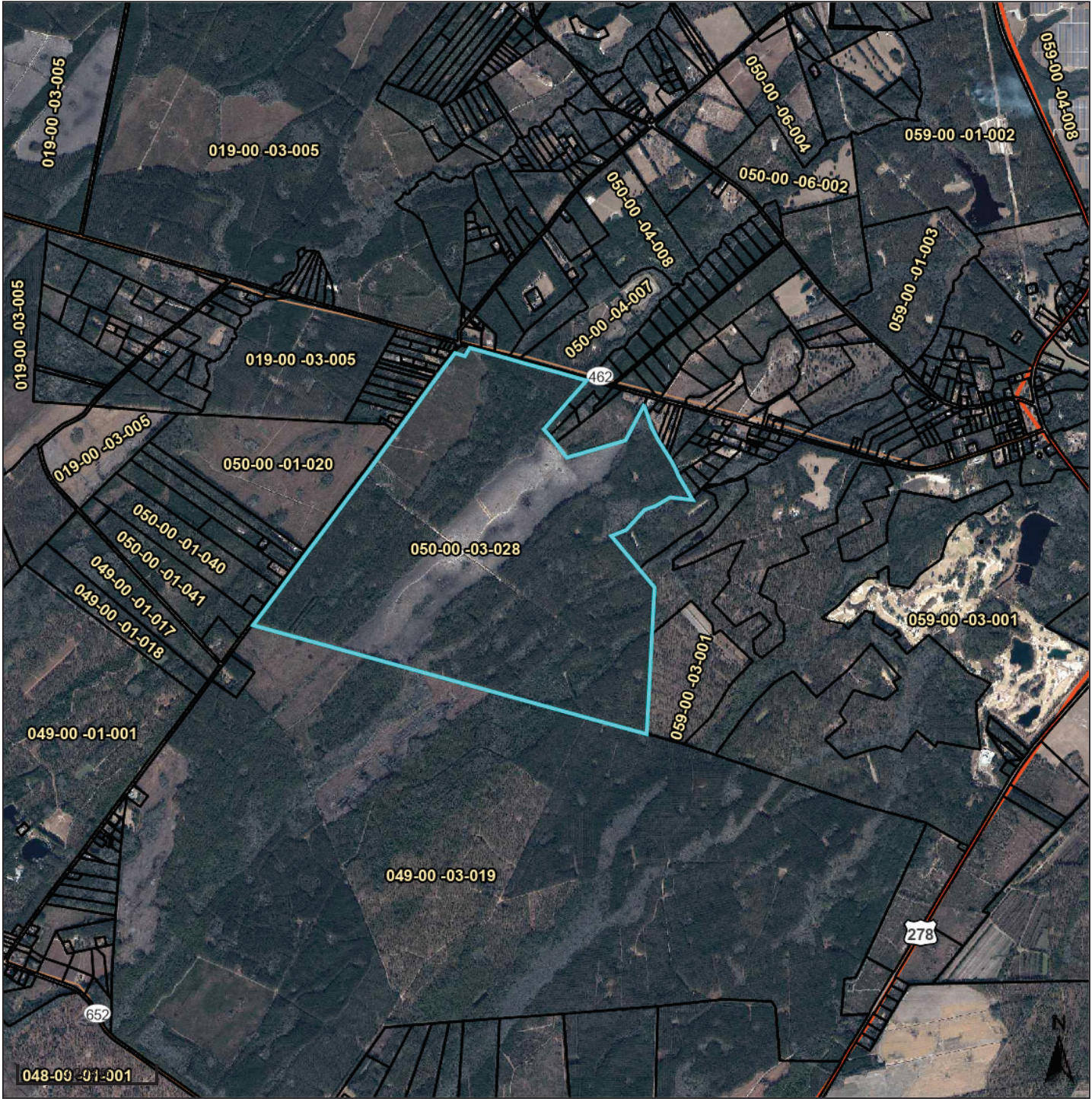


Exhibit A

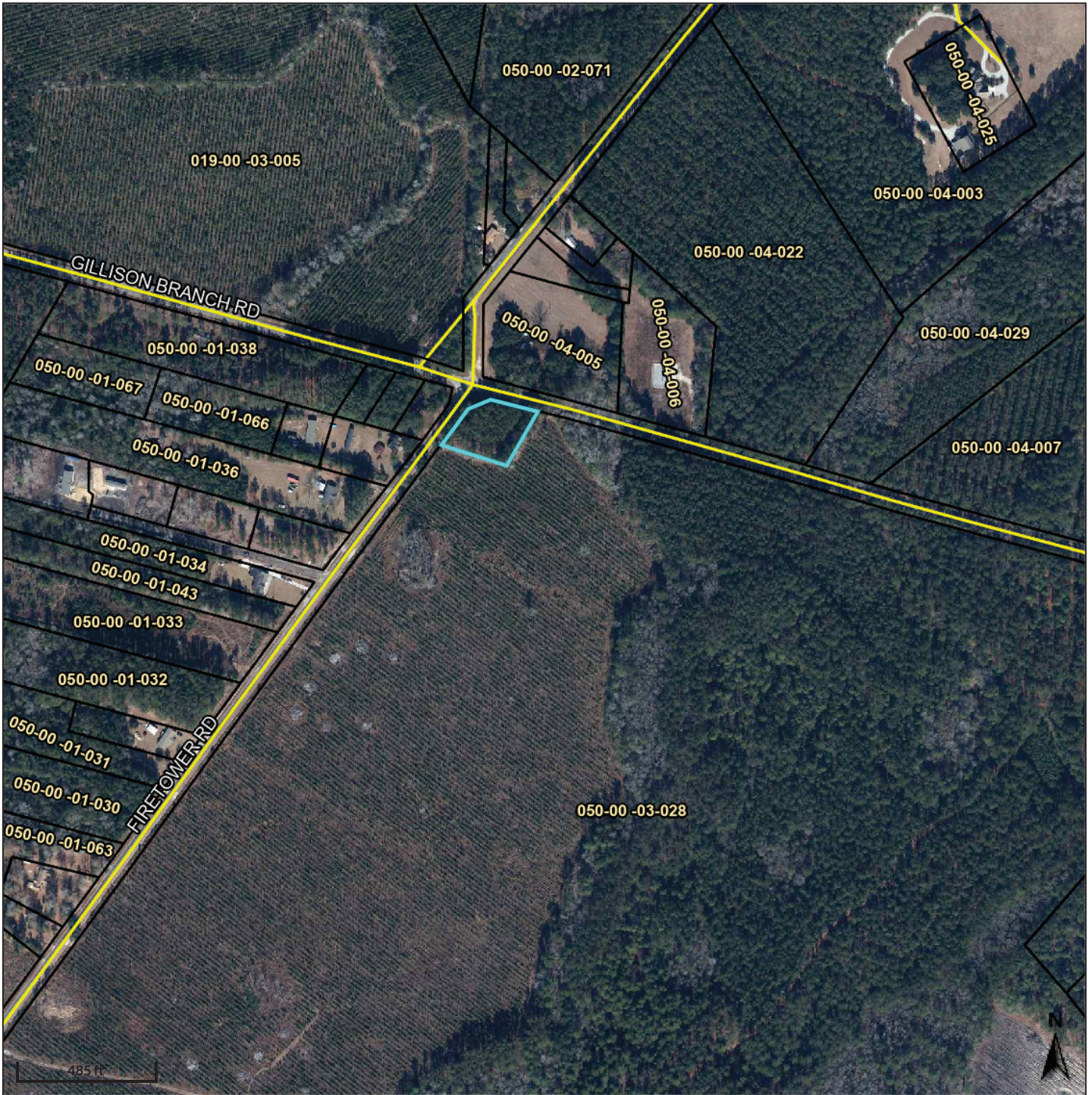


Location Map
 Jasmin Hollow Tract
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 Jasper County, SC
 Date: 7/15/2025
 2023 Aerial Imagery



Parcel ID	050-00-03-028	Alternate ID	050-00-03-028	Owner Address	TROIS BOIS LTD 535 WASHINGTON ST STE 1000 BUFFALO, NY 14203	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Rural acres			Date	Price	Reason	Qual
Property Address		Acreage	1058.87			1/11/2018	\$10	n/a	U
District	01					n/a	0	n/a	n/a
Brief Tax Description	n/a								

(Note: Not to be used on legal documents)



Parcel ID	050-00-03-001	Alternate ID	050-00-03-001	Owner	TROIS BOIS LTD	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Rural single family residence (land vacant)	Address	535 WASHINGTON ST STE 1000 BUFFALO, NY 14203	Date	Price	Reason	Qual
Property Address	GILLISON BRANCH RD	Acreage	0.94			9/10/2019	\$8600	n/a	Q
						n/a	0	n/a	n/a

District 01
Brief Tax Description n/a

(Note: Not to be used on legal documents)



THIS PLAT PREPARED AT THE REQUEST OF
JASMIN HOLLOW

A BOUNDARY SURVEY OF TAX MAP # 050-00-03-02B,
OLLISONVILLE AREA, JASPER COUNTY, SOUTH CAROLINA



- LEGEND:
- CMF - CONCRETE FOUND
 - CSB - CONCRETE SET
 - RSB - REBAR SET
 - RF - REBAR FOUND
 - RF - REBAR FOUND
 - TR - TELEPHONE PEDESTAL
 - CP - OVERHEAD POWER
 - N/S - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - FB - FLAG BOOK
 - PS - PILE
 - POB - POINT OF BEGINNING
 - X - SPOKE ELEVATION
 - CL - CENTERLINE
 - CP - POWER POLE
 - OML - OLD MARKED LINE

- Ⓐ N/F RICHARD LEE JACKSON
TM# 050-00-03-004
- Ⓑ N/F ROBERT A. SMITH
TM# 050-00-03-000
- Ⓒ N/F JOHN S. SMITH III
TM# 050-00-03-008
- Ⓓ N/F JOHN S. SMITH II, ETAL.
TM# 050-00-03-007
- Ⓔ N/F JOHN S. SMITH II
TM# 050-00-03-008
- Ⓕ N/F TYRONE LIVINGSTON, ETAL.
TM# 050-00-03-009
- Ⓖ N/F TROY L. BURRISON
TM# 050-00-03-001

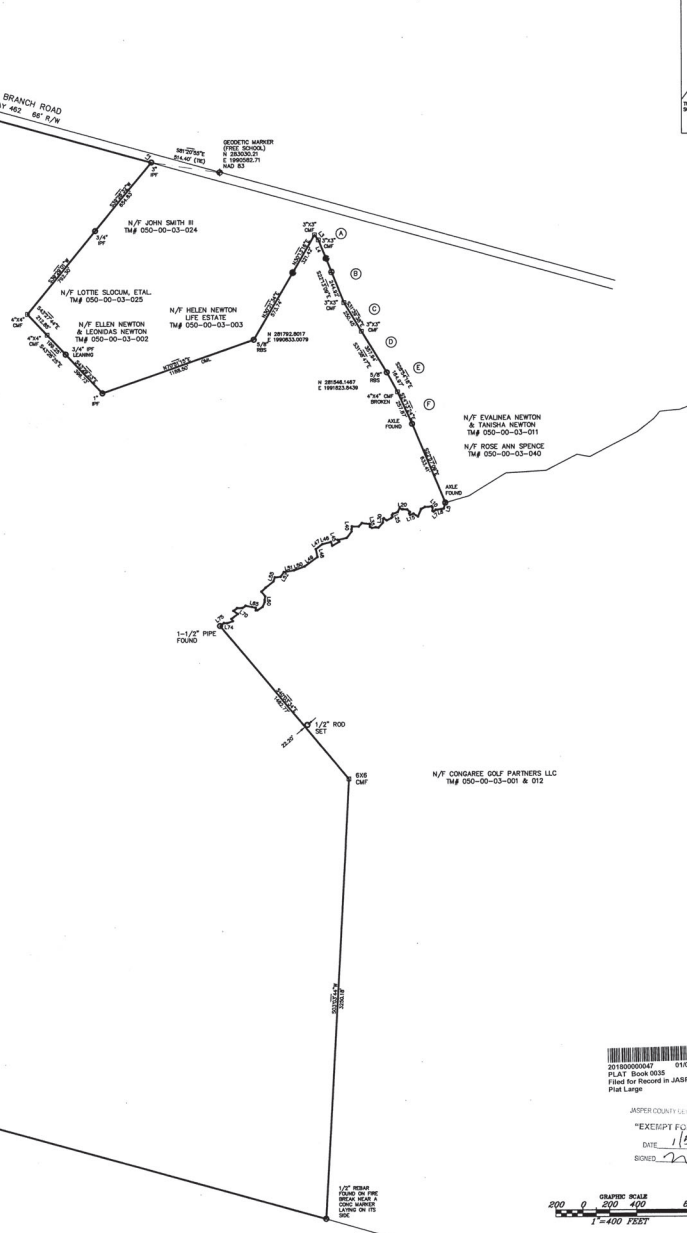
TOTAL AREA
1,058.87 acres

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

N/F CYPRESS WOODS CORPORATION
TM# 049-00-03-019

BY GRAPHICAL DETERMINATION
NOTE: This Lot Appears To Lie In A Federal Flood Plain
Zone C Minimum Required Elevation N/A FL. NCD429
FORM # 450112 0050 B, 0075 B & 0100 B 9/29/1986

11-22-17
Thomas G. Stanley, Jr. PLS # 18899



LINE	LENGTH	BEARING
L1	2.24	S84°50'W
L2	1.61	N72°30'W
L3	47.27	N72°30'W
L4	141.74	N82°30'W
L5	44.84	S100°00'W
L6	81.39	N82°30'W
L7	165.87	N72°30'W
L8	8.47	N82°30'W
L9	25.34	N82°30'W
L10	8.80	N47°30'W
L11	48.86	S82°30'W
L12	58.53	S27°15'W
L13	65.01	S72°30'W
L14	22.82	S72°30'W
L15	27.17	S72°30'W
L16	15.44	N82°30'W
L17	20.85	N82°30'W
L18	20.85	N82°30'W
L19	20.85	N82°30'W
L20	8.23	N82°30'W
L21	15.44	N82°30'W
L22	33.07	S82°30'W
L23	21.52	S72°30'W
L24	12.26	S47°30'W
L25	13.24	S72°30'W
L26	1.89	S47°30'W
L27	26.07	N82°30'W
L28	24.07	N82°30'W
L29	28.83	S82°30'W
L30	45.45	S82°30'W
L31	21.25	N82°30'W
L32	28.28	N82°30'W
L33	21.07	N82°30'W
L34	18.84	N82°30'W
L35	21.07	N82°30'W
L36	21.07	N82°30'W
L37	30.43	S47°30'W
L38	21.02	N82°30'W
L39	18.87	S82°30'W
L40	19.87	S82°30'W
L41	84.37	S82°30'W
L42	15.26	S82°30'W
L43	81.35	S82°30'W
L44	29.70	N82°30'W
L45	81.35	S82°30'W
L46	81.35	S82°30'W
L47	81.35	S82°30'W
L48	81.35	S82°30'W
L49	117.82	S82°30'W
L50	81.35	S82°30'W
L51	21.02	S82°30'W
L52	16.46	S82°30'W
L53	21.02	S82°30'W
L54	44.72	S82°30'W
L55	21.02	S82°30'W
L56	44.72	S82°30'W
L57	42.28	S47°30'W
L58	44.72	S47°30'W
L59	21.02	S82°30'W
L60	21.02	S82°30'W
L61	21.02	S82°30'W
L62	21.02	S82°30'W
L63	21.02	S82°30'W
L64	21.02	S82°30'W
L65	21.02	S82°30'W
L66	21.02	S82°30'W
L67	21.02	S82°30'W
L68	21.02	S82°30'W
L69	21.02	S82°30'W
L70	21.02	S82°30'W
L71	21.02	S82°30'W
L72	21.02	S82°30'W
L73	21.02	S82°30'W
L74	21.02	S82°30'W
L75	21.02	S82°30'W

- REFERENCE:
1. PLAT BOOK 11 PAGE 35
 2. PLAT BOOK 15 PAGE 273
 3. PLAT BOOK 17 PAGE 407
 4. PLAT BOOK 3 PAGE 45
 5. PLAT BOOK 16 PAGE 67
 6. PLAT BOOK 20 PAGE 83A
 7. DEED BOOK 82 PAGE 1017
 8. PLAT BOOK 14 PAGE 338
 9. PLAT BOOK 12 PAGE 203
 10. PLAT BOOK 30 PAGE 163
 11. PLAT BOOK 33 PAGE 219

2018000047 01652818 AT 03 22 PM
PLAT BOOK 85S Page 052-105S
Filed for Record in JASPER COUNTY ROD
Plat Large Fee: \$19.00

JASPER COUNTY CLERK OF COURTS
"EXEMPT FOR RECORD"
DATE 11/15/18
SIGNED [Signature]

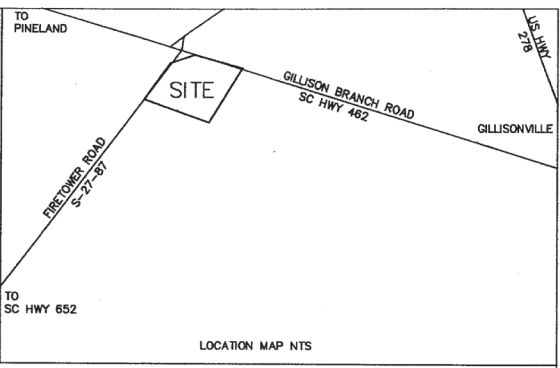
GRAPHIC SCALE
1" = 400 FEET

JOB # 171388
DATE: NOVEMBER 22, 2017

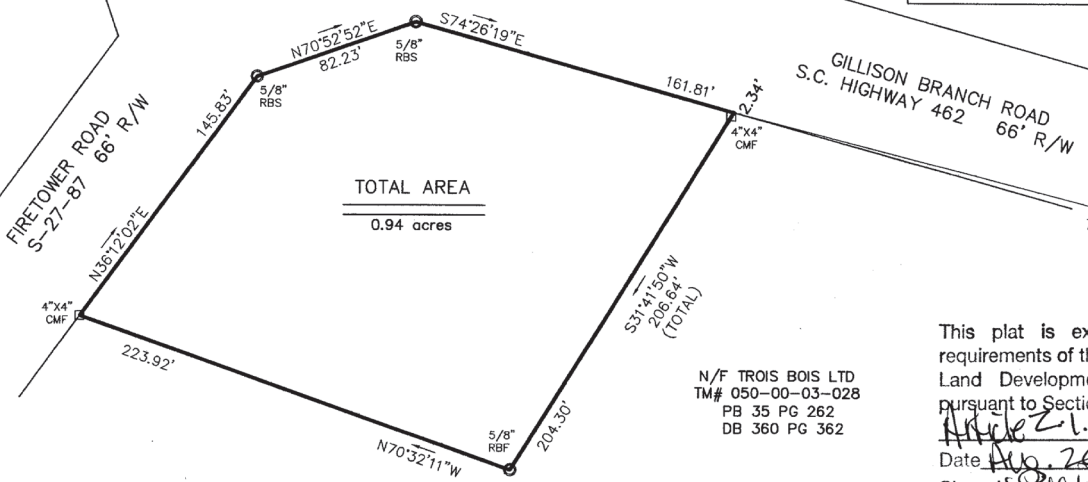
TGS LAND SURVEYING
162 SECOND AVENUE
RIDGELAND, S.C. 29936
Phone 843-765-9107



20190004682 09/23/2019 AT 10:31 AM
 PLAT Book 0037 Page 0032 - 0032
 Filed for Record in JASPER COUNTY ROD
 Plat Large Fee: \$25.00



- LEGEND:
- CMF - CONCRETE FOUND
 - CMS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IPF - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - X - SPOT ELEVATION
 - C/L - CENTERLINE
 - ⊙ - POWER POLE
 - - OLD MARKED LINE



GEODETIC MARKER
 (FREE SCHOOL)
 N 283030.21
 E 1990582.71
 NAD 83

This plat is exempt from the requirements of the Jasper County Land Development Regulations, pursuant to Section: Article 2.1.1 Exempt Subd
 Date: Aug. 20, 2019
 Signed: Stanley

N/F TROIS BOIS LTD
 TM# 050-00-03-028
 PB 35 PG 262
 DB 360 PG 362

N/F TROIS BOIS LTD
 TM# 050-00-03-028
 PB 35 PG 262
 DB 360 PG 362

- REFERENCE:
- 1.) PLAT BOOK 35 PAGE 262
 - 2.) PLAT BOOK 15 PAGE 273

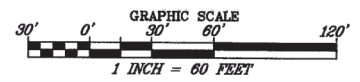
NOTE: BY GRAPHICAL DETERMINATION This Lot Appears To Lie In A Federal Flood Plain Zone C Minimum Required Elevation N/A Ft. NGVD29 FIRM # 450112 0075 B 9/29/1986

DATE: AUGUST 12, 2019

TGS LAND SURVEYING
 162 SECOND AVENUE
 P.O. BOX 2023
 RIDGELAND, S.C. 29936
 Phone 843-726-9117

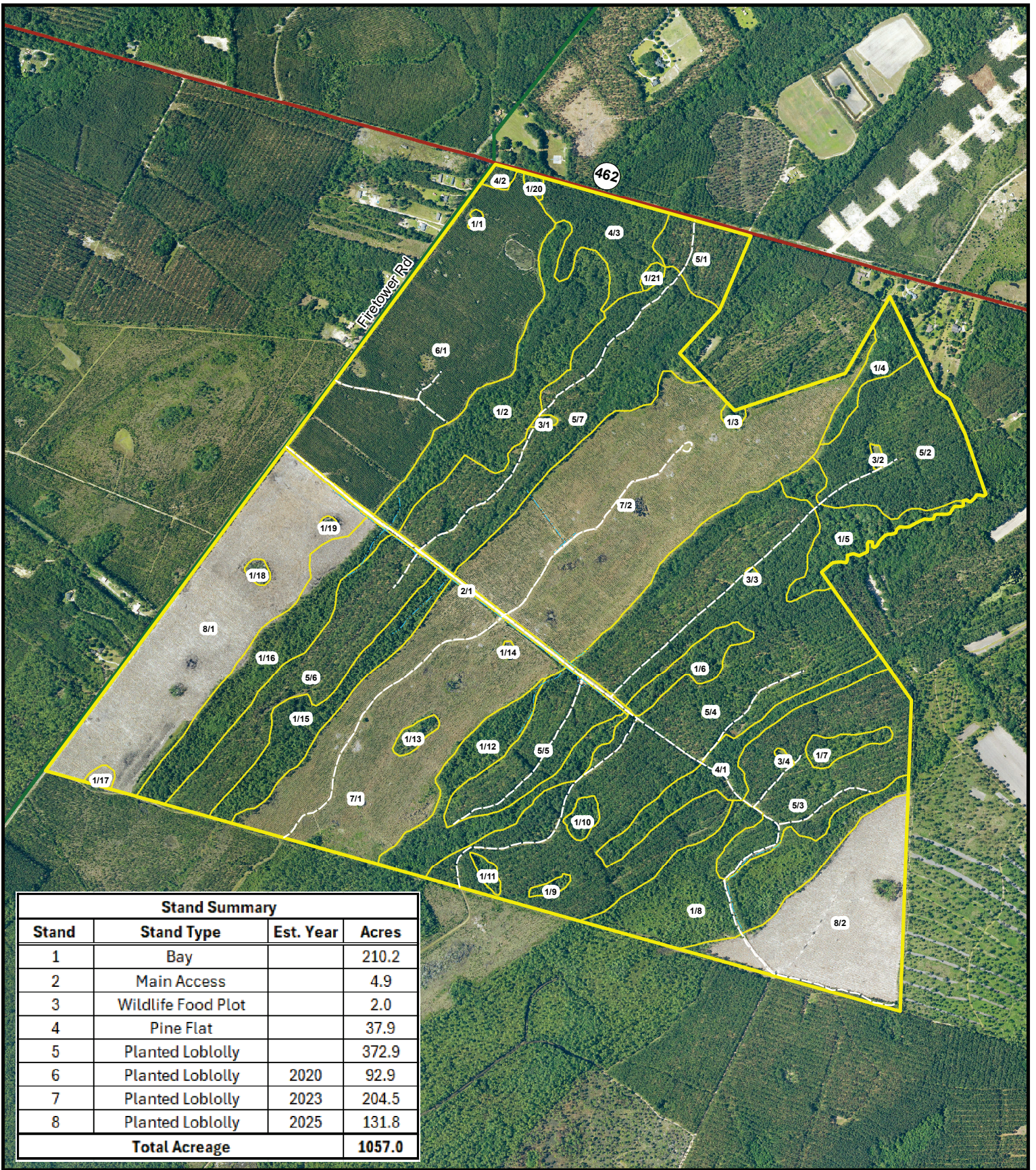
JOB # 17138B-19

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JASMIN HOLLOW
 A BOUNDARY SURVEY OF TAX MAP # 050-00-03-001,
 GILLISONVILLE AREA, JASPER COUNTY, SOUTH CAROLINA



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8-12-19
Thomas G. Stanley, Jr.
 THOMAS G. STANLEY, JR., PLS # 10269



Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Bay		210.2
2	Main Access		4.9
3	Wildlife Food Plot		2.0
4	Pine Flat		37.9
5	Planted Loblolly		372.9
6	Planted Loblolly	2020	92.9
7	Planted Loblolly	2023	204.5
8	Planted Loblolly	2025	131.8
Total Acreage			1057.0

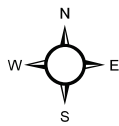
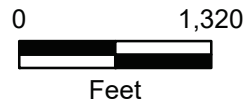
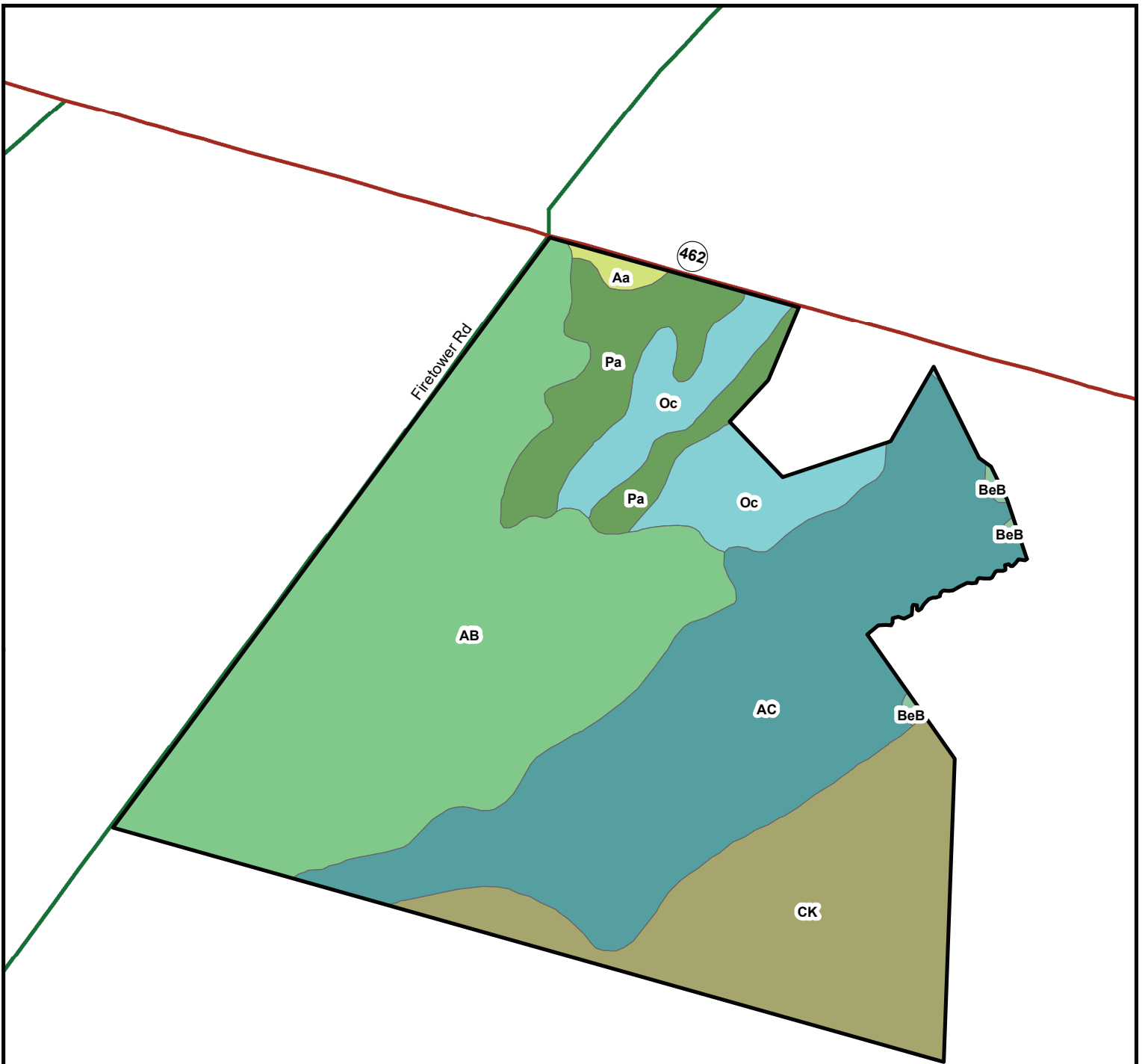


Exhibit A



Stand Map
 Jasmin Hollow Tract
 1059.81 +/- Tax Acres
 1057.0 +/- GIS Acres
 Jasper County, SC
 Date: 10/16/2025
 2025 Aerial Imagery



Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Aa	Albany loamy fine sand	95	5.1	0.48%
AB	Albany-Blanton association	95	403.7	38.12%
AC	Albany-Pelham-Ocilla association	95	309.2	29.20%
BeB	Blanton fine sand	85	2.9	0.27%
CK	Chipley-Pelham-Echaw association	90	184.0	17.38%
Oc	Ocilla loamy fine sand	85	79.3	7.49%
Pa	Paxville fine sandy loam	96	74.7	7.05%
Site Index Representative of Loblolly Pine			1058.9	100.00%

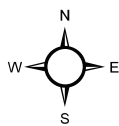
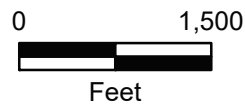


Exhibit A



Soils Map
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 Date: 7/15/2025