

## 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

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.