

# Longpoint Farm

186.66 (+/-) Tax Acres

180.3 (+/-) GIS Acres

North of Estill

Hampton County, South Carolina

Priced at \$1,306,620 (\$7,000/acre)

## For Showings

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Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

There are no conservation easements on this property.

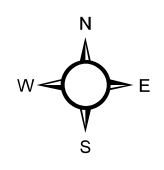
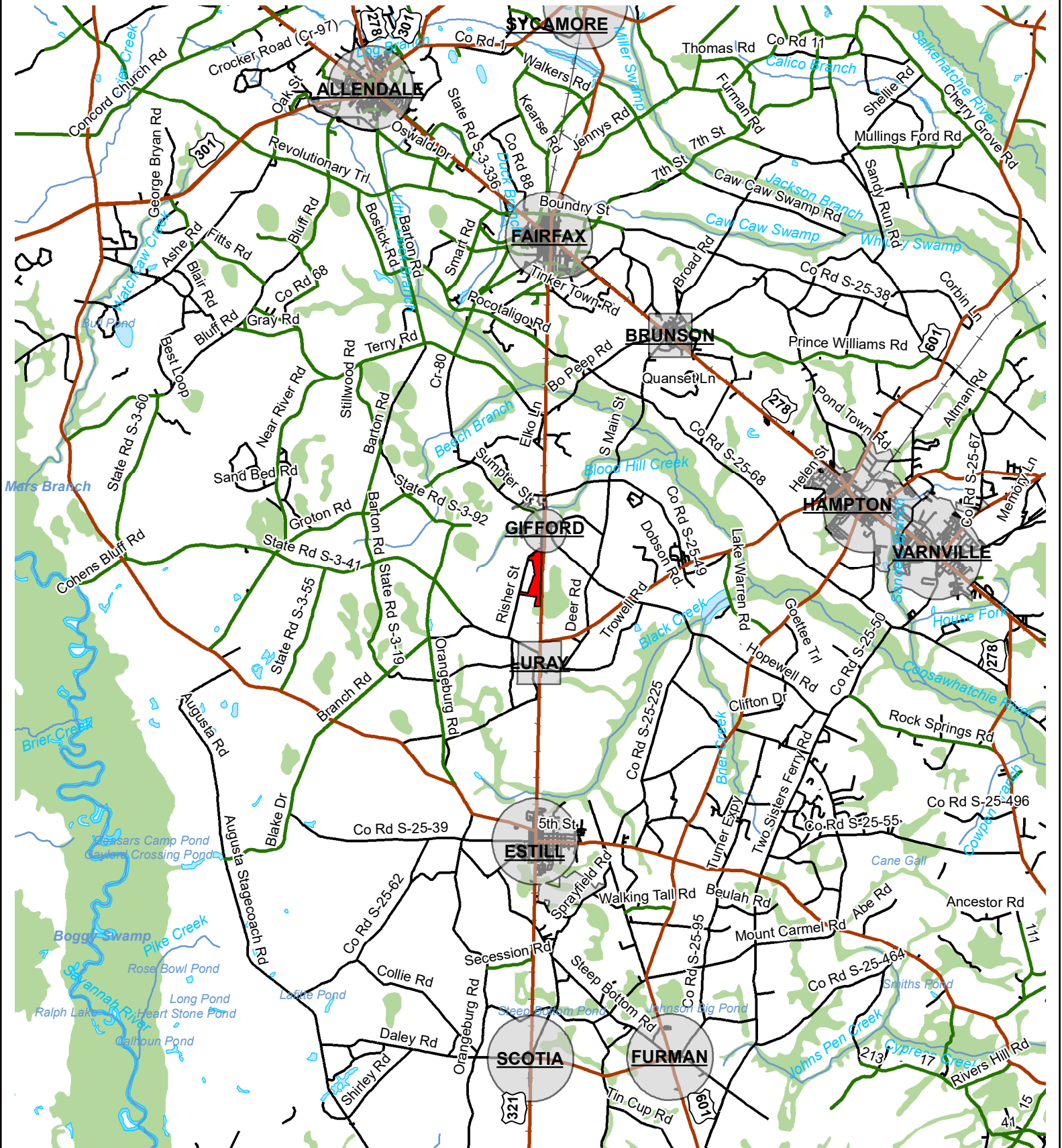
## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.

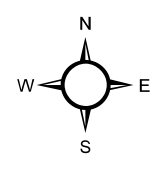
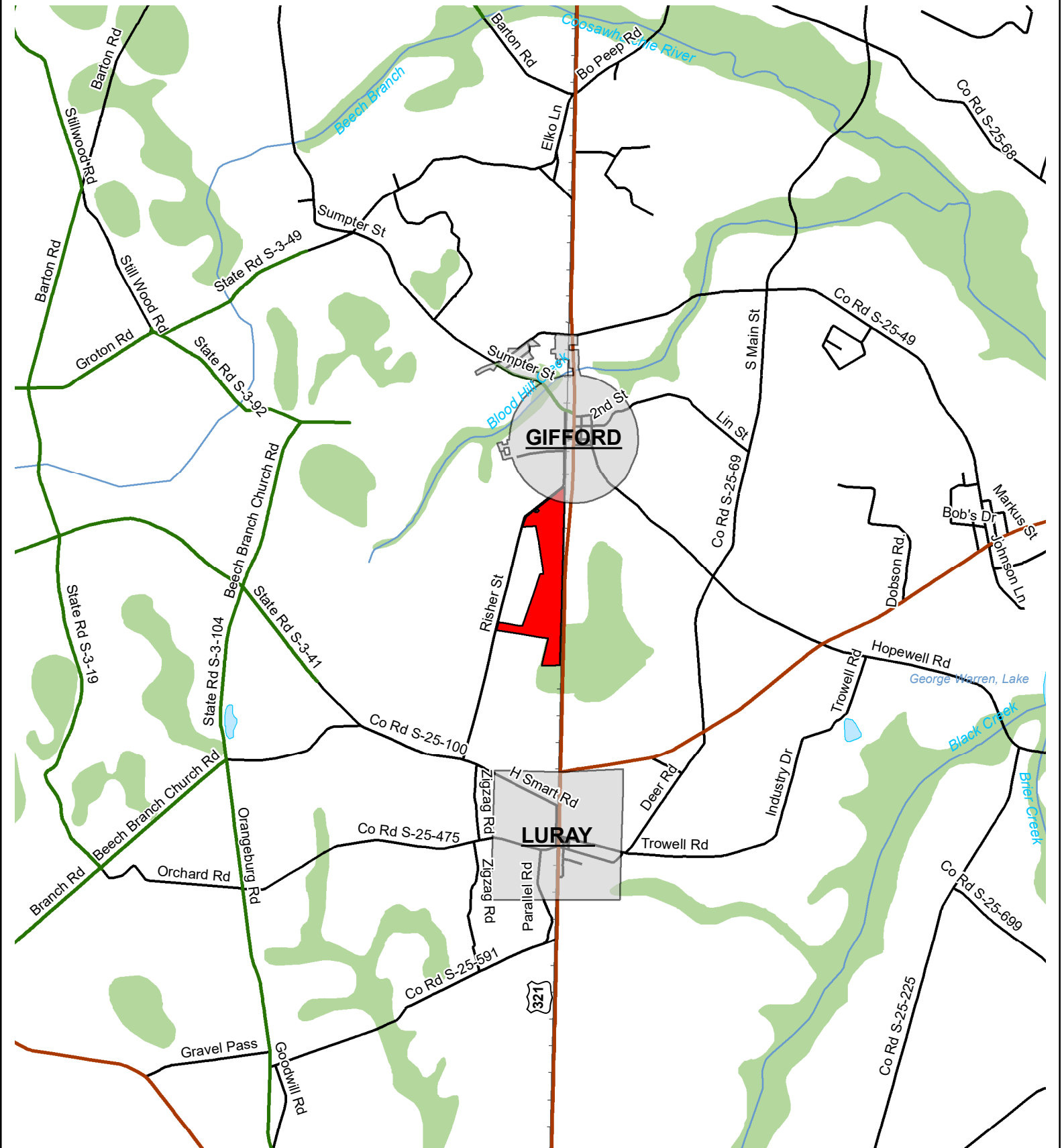


## Longpoint Farm – Property Highlights

- Located near Gifford, SC
- Excellent hunting opportunities for deer and wild turkey
- Extended game seasons and liberal bag limits
- Quality soils for agriculture and timber production
- 38 +/- acres of tillable farmland
- Frontage along the CSX railroad
- Well-stocked with large volumes of merchantable pine timber
- No conservation easements
- 54.5 +/- miles to Downtown Beaufort, SC
- 57.7 +/- miles to Palmetto Bluff
- 59 +/- miles to Downtown Savannah, GA
- 63.8 +/- miles to Hilton Head Island, SC
- 87.7 +/- miles to Downtown Charleston, SC

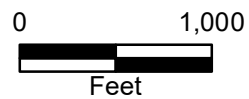
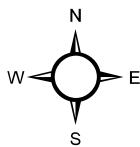
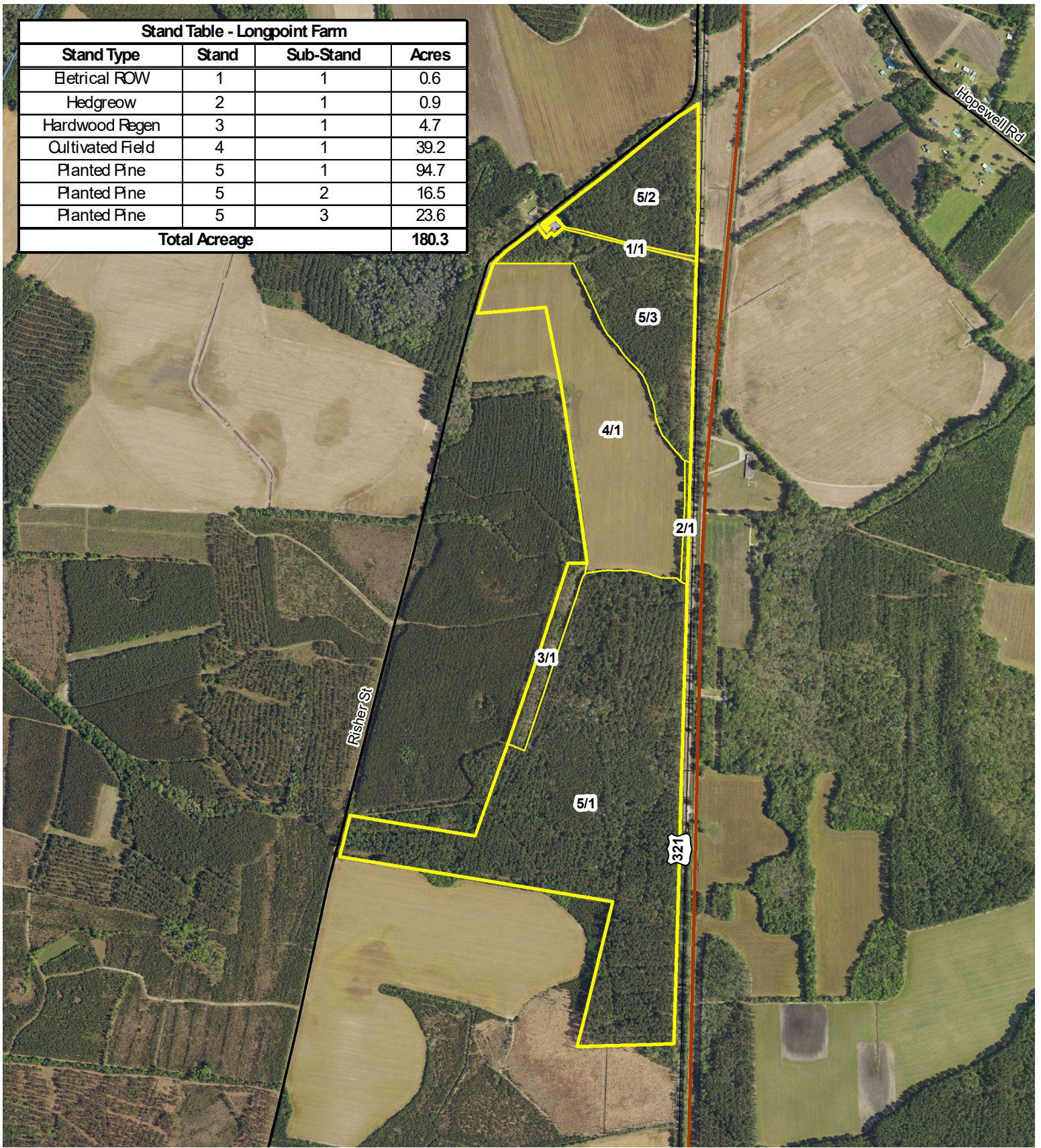


Location Map  
 Longpoint Farm  
 186.66 +/- Tax Acres  
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 Hampton County, SC  
 Date: 6/24/2025



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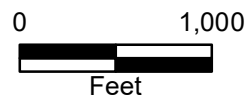
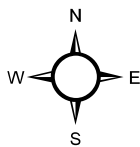
Stand Table - Longpoint Farm			
Stand Type	Stand	Sub-Stand	Acres
Electrical ROW	1	1	0.6
Hedgecove	2	1	0.9
Hardwood Regen	3	1	4.7
Cultivated Field	4	1	39.2
Planted Pine	5	1	94.7
Planted Pine	5	2	16.5
Planted Pine	5	3	23.6
<b>Total Acreage</b>			<b>180.3</b>



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 2023 Aerial Photography

**Soils Data - Longpoint Farm**

Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau fine sand	86	4.6	2.55%
By	Byars loam, ponded	-	0.2	0.11%
Cx	Coxville loam	91	57.9	32.11%
GoA	Goldsboro loamy sand	90	11.5	6.38%
Ly	Lynchburg loamy fine sand	86	3.6	2.00%
NoA	Noboco loamy sand	90	48.2	26.73%
NrA	Norfolk loamy sand	84	3.1	1.72%
OcA	Ocilla fine sand	85	5.7	3.16%
Ra	Rains fine sandy loam	94	45.5	25.24%
<b>Site Index Representative of Loblolly Pine</b>			<b>180.3</b>	<b>100.00%</b>



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