

McLin Tract

328.61 (+/-) acres

Allendale County, SC

Offered at \$1,634,835 (\$4,975/acre)

Shown by appointment only

For Showings

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

Notes:

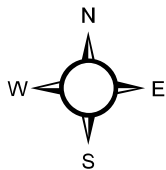
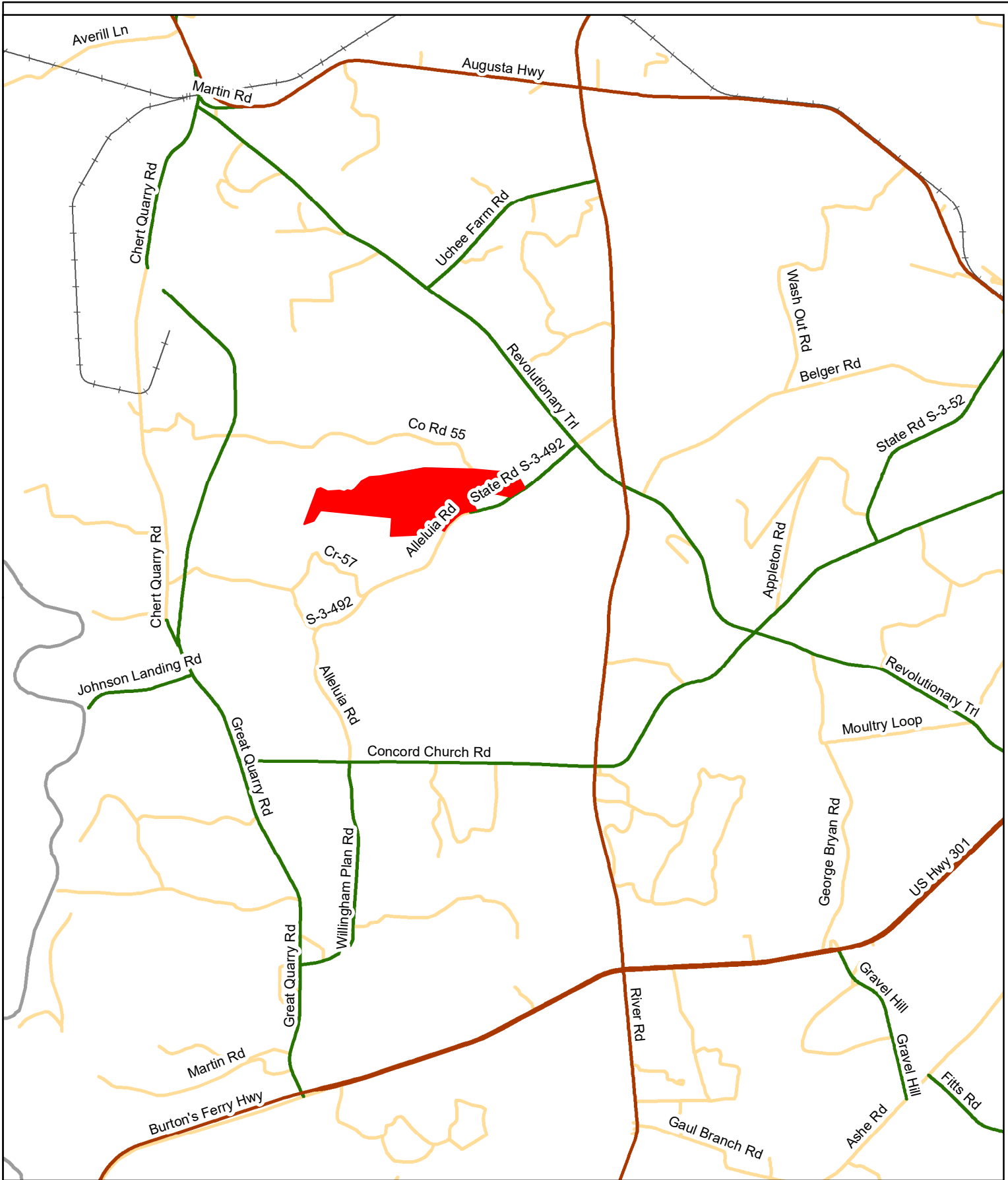
1. This offering is subject to change or withdrawal without notice.
2. This property is jointly listed with Brown Land and Plantation Advisors

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.

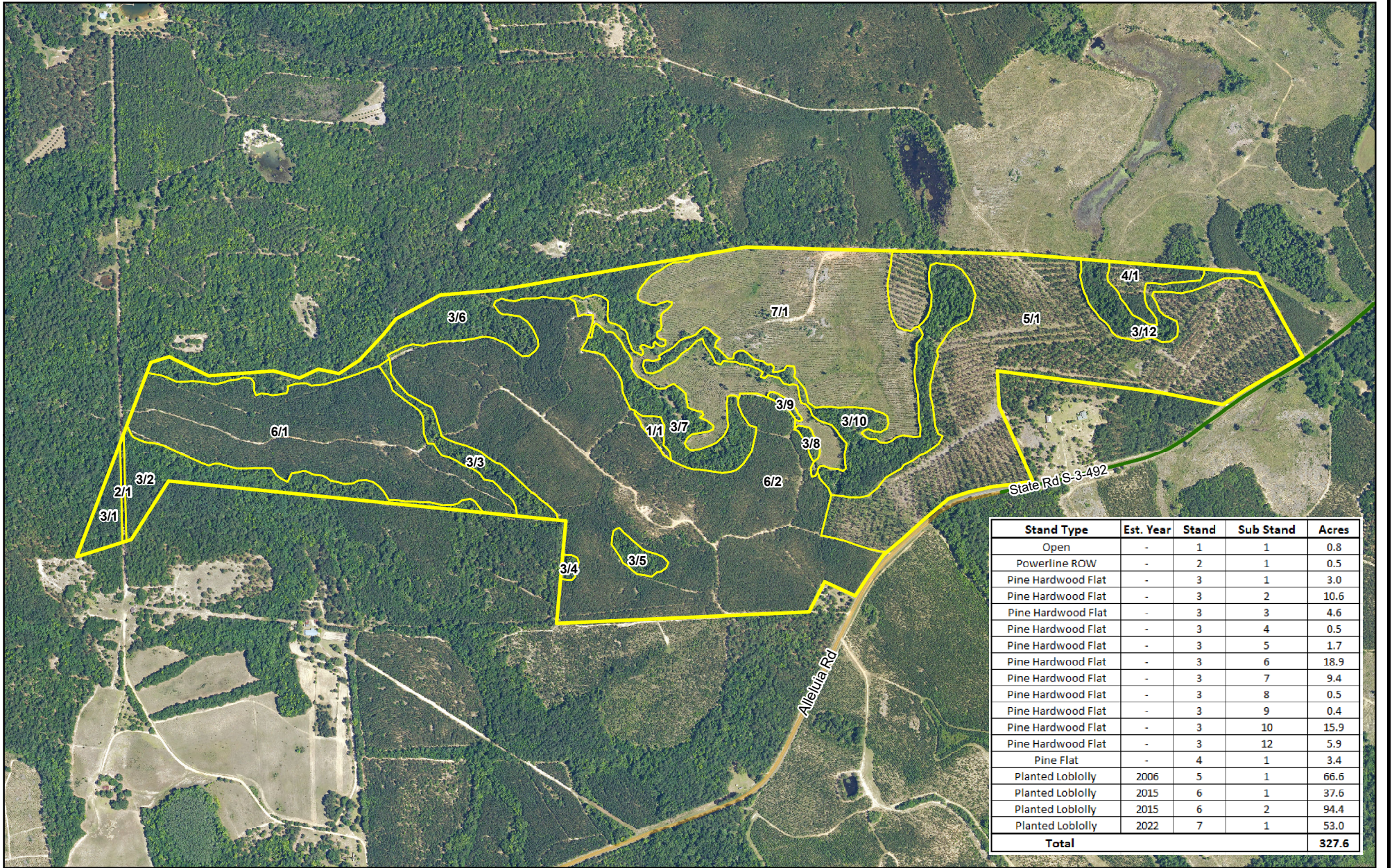


McLin Tract – Property Highlights

- 328 (+/-) acres near Allendale in Allendale County, SC
- 66 (+/-) acres of planted loblolly pine (2006)
- 132 (+/-) acres of planted loblolly pine (2015)
- 53 (+/-) acres of planted loblolly pine (2022)
- 2,368 (+/-) feet of frontage on Alleluia Rd
- Excellent hunting with high deer and turkey populations
- 10 (+/-) miles to Allendale, SC
- 19 (+/-) miles to Barnwell, SC
- 23 (+/-) miles to Hampton, SC
- 50 (+/-) miles to Aiken, SC
- 52 (+/-) miles to Augusta, GA



Location Map
 HSY, DHD, Gene Trotter
 McLin Tract
 327.7 +/- GIS Acres
 Allendale County, SC
 Date: 7/26/2021



Stand Type	Est. Year	Stand	Sub Stand	Acres
Open	-	1	1	0.8
Powerline ROW	-	2	1	0.5
Pine Hardwood Flat	-	3	1	3.0
Pine Hardwood Flat	-	3	2	10.6
Pine Hardwood Flat	-	3	3	4.6
Pine Hardwood Flat	-	3	4	0.5
Pine Hardwood Flat	-	3	5	1.7
Pine Hardwood Flat	-	3	6	18.9
Pine Hardwood Flat	-	3	7	9.4
Pine Hardwood Flat	-	3	8	0.5
Pine Hardwood Flat	-	3	9	0.4
Pine Hardwood Flat	-	3	10	15.9
Pine Hardwood Flat	-	3	12	5.9
Pine Flat	-	4	1	3.4
Planted Loblolly	2006	5	1	66.6
Planted Loblolly	2015	6	1	37.6
Planted Loblolly	2015	6	2	94.4
Planted Loblolly	2022	7	1	53.0
Total				327.6

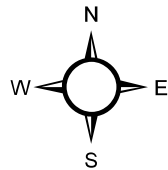
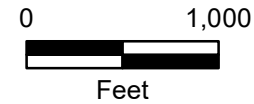
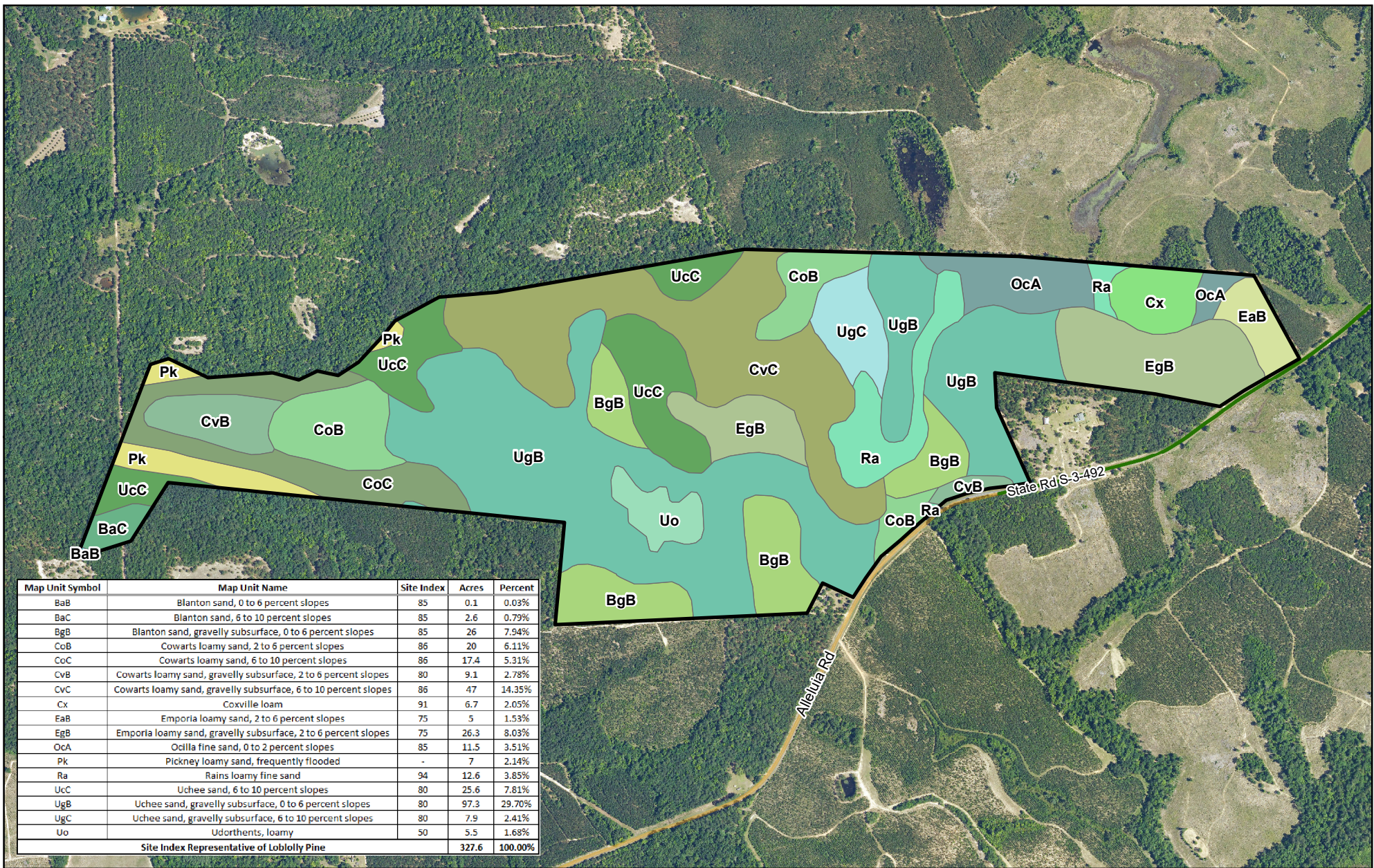


Exhibit A



Stand Map
 McLin Tract
 328.61 +/- Tax Acres
 327.6 +/- GIS Acres
 Allendale County, SC
 Date: 1/14/2026
 2025 Aerial Imagery



Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaB	Blanton sand, 0 to 6 percent slopes	85	0.1	0.03%
BaC	Blanton sand, 6 to 10 percent slopes	85	2.6	0.79%
BgB	Blanton sand, gravelly subsurface, 0 to 6 percent slopes	85	26	7.94%
CoB	Cowarts loamy sand, 2 to 6 percent slopes	86	20	6.11%
CoC	Cowarts loamy sand, 6 to 10 percent slopes	86	17.4	5.31%
CvB	Cowarts loamy sand, gravelly subsurface, 2 to 6 percent slopes	80	9.1	2.78%
CvC	Cowarts loamy sand, gravelly subsurface, 6 to 10 percent slopes	86	47	14.35%
Cx	Coxville loam	91	6.7	2.05%
EaB	Emporia loamy sand, 2 to 6 percent slopes	75	5	1.53%
EgB	Emporia loamy sand, gravelly subsurface, 2 to 6 percent slopes	75	26.3	8.03%
OcA	Ocilla fine sand, 0 to 2 percent slopes	85	11.5	3.51%
Pk	Pickney loamy sand, frequently flooded	-	7	2.14%
Ra	Rains loamy fine sand	94	12.6	3.85%
UcC	Uchee sand, 6 to 10 percent slopes	80	25.6	7.81%
UgB	Uchee sand, gravelly subsurface, 0 to 6 percent slopes	80	97.3	29.70%
UgC	Uchee sand, gravelly subsurface, 6 to 10 percent slopes	80	7.9	2.41%
Uo	Udorthents, loamy	50	5.5	1.68%
Site Index Representative of Loblolly Pine			327.6	100.00%

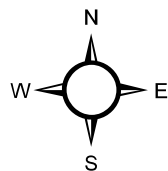
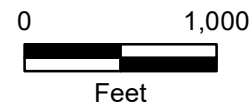


Exhibit A



Soils Map
 McLin Tract
 328.61 +/- Tax Acres
 327.6 +/- GIS Acres
 Allendale County, SC
 Date: 1/14/2026
 2025 Aerial Imagery