

# Parker Tract

4 (+/-) Tax Acres

Hampton County, South Carolina

Priced at \$50,000 (\$12,500/acre)

## For Showings

Mary Beth Crapse	(803) 942-3824	<a href="mailto:marybeth@wisebatten.com">marybeth@wisebatten.com</a>
Bill Mixon	(803) 842-4602	<a href="mailto:bill@wisebatten.com">bill@wisebatten.com</a>

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

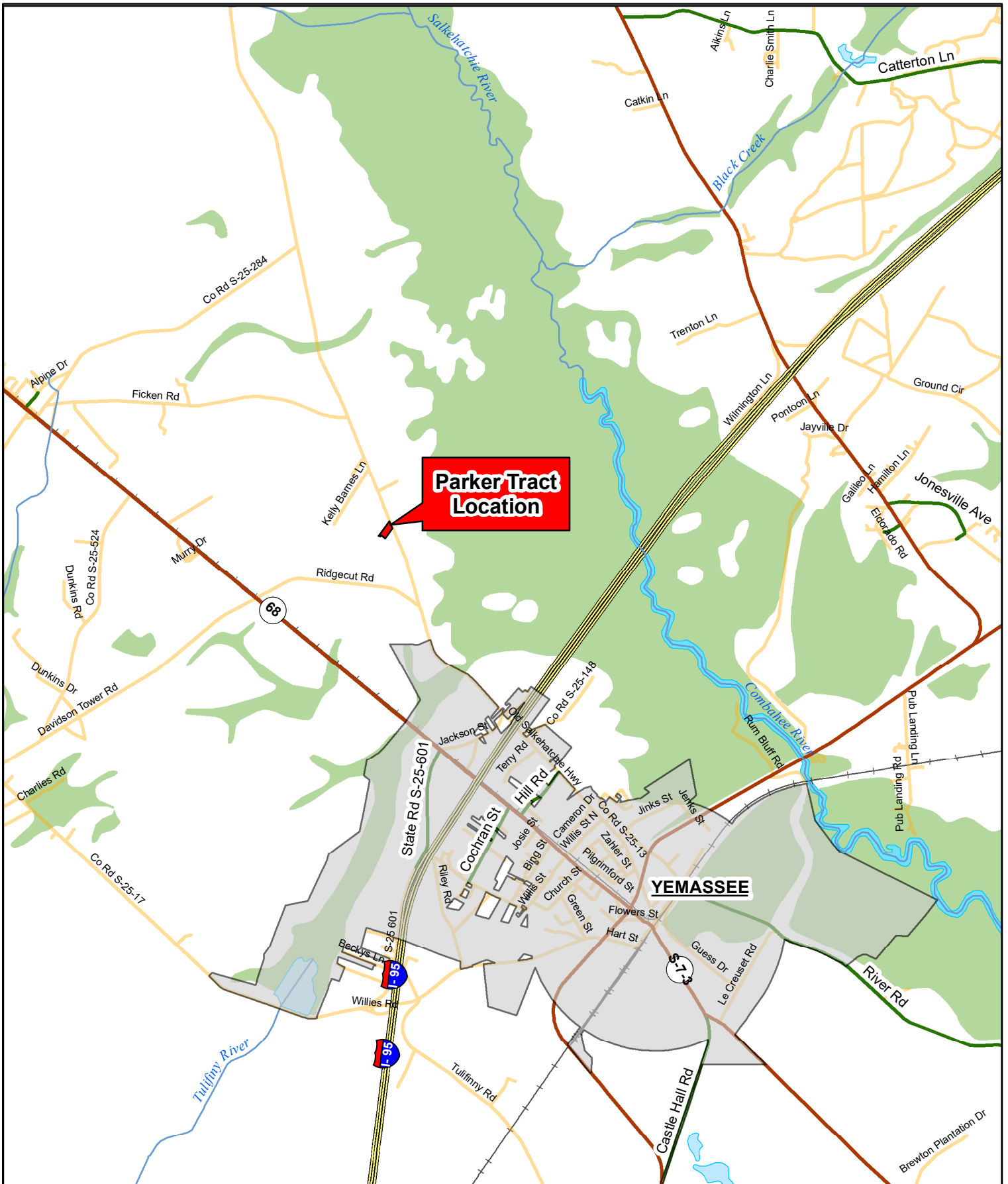
### Notes:

1. This offering is subject to change or withdrawal without notice.



## Parker Tract – Property Highlights

- 4 +/- acres on Old Salkehatchie Road near Yemassee, SC
- Powerline runs through the property
- Zoning is Rural Resource (RR) see attached list of permitted uses
- No conservation easements
- 2 +/- miles to I-95, Exit 38 at Yemassee
- 30 +/- miles to Beaufort, SC
- 42 +/- miles to Bluffton, SC
- 55 +/- miles to Savannah, GA



**Parker Tract  
Location**

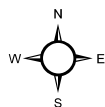
**YEMASSEE**





Legend			
<span style="color: red;">█</span>	Parker Tract	<span style="color: green;">█</span>	Secondary Road
<span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span>	South Carolina Municipal Area	<span style="color: orange;">█</span>	Surface Road
<span style="color: blue;">█</span>	Detailed Streams	<span style="color: gray;">—</span>	Railroad
<span style="color: yellow;">█</span>	Interstate	<span style="color: lightblue;">█</span>	Lake or Pond
<span style="color: brown;">█</span>	Primary Highway	<span style="color: lightgreen;">█</span>	Swamp or Marsh
		<span style="color: lightblue;">█</span>	Stream or River

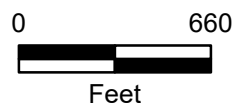


Location Map  
Parker Tract  
4.0 +/- Tax Acres  
Hampton County, SC  
Date: 8/13/2025  
2023 Aerial Photo

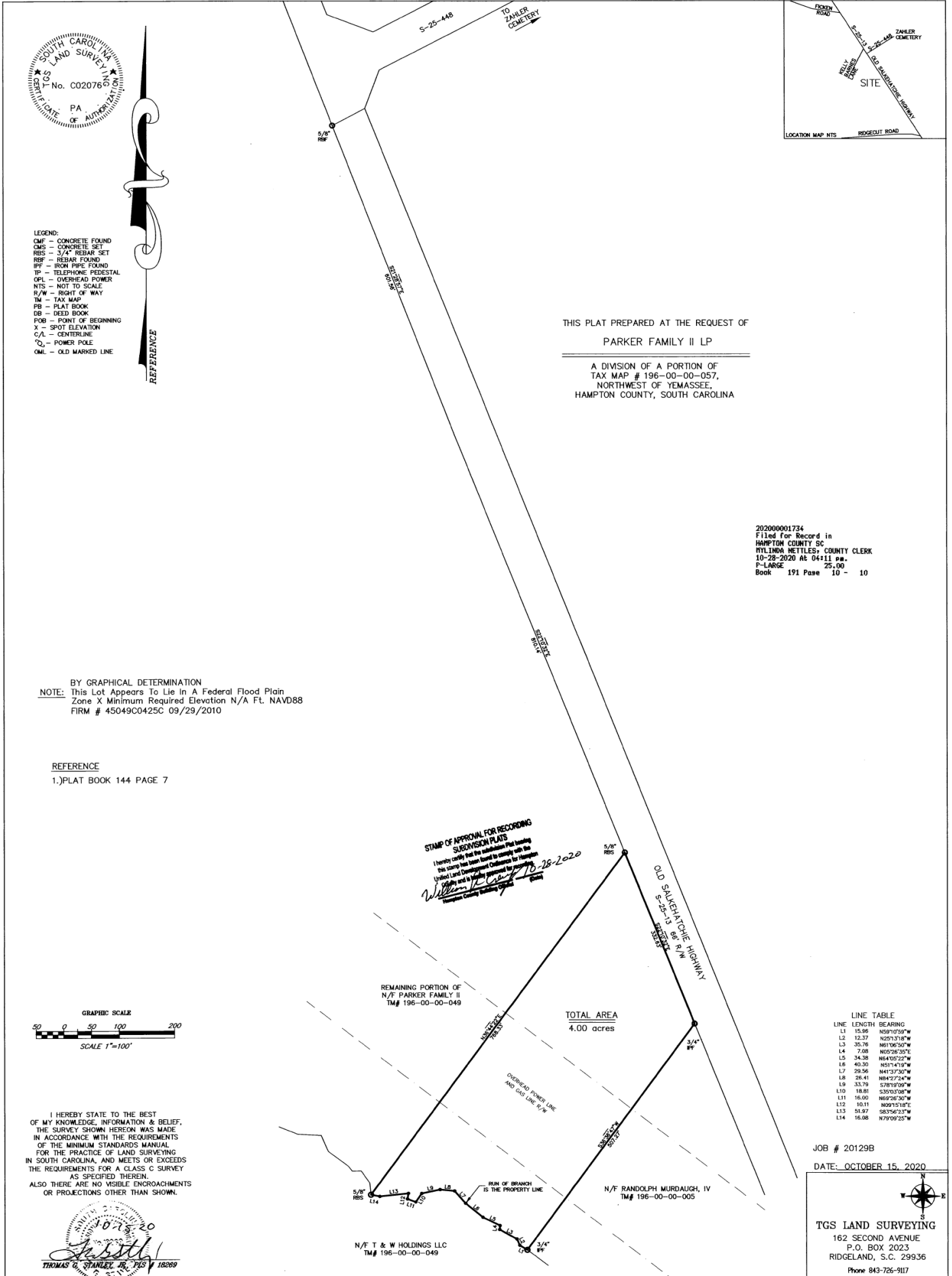


**Legend**

-  Parker Tract Boundary
-  Surface Road



Boundary Map  
Parker Tract  
4.0 +/- Tax Acres  
Hampton County, SC  
Date: 9/8/2025  
2023 Aerial Imagery



- LEGEND:
- CMF - CONCRETE FOUND
  - CMS - CONCRETE SET
  - RBS - 3/4" REBAR SET
  - REF - 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
  - FOB - POINT OF BEGINNING
  - X - SPOT ELEVATION
  - C/L - CENTERLINE
  - PO - POWER POLE
  - OML - OLD MARKED LINE

THIS PLAT PREPARED AT THE REQUEST OF  
**PARKER FAMILY II LP**  
 A DIVISION OF A PORTION OF  
 TAX MAP # 196-00-00-057,  
 NORTHWEST OF YEMASSEE,  
 HAMPTON COUNTY, SOUTH CAROLINA

202000001734  
 Filed for Record in  
 HAMPTON COUNTY SC  
 DYLLON HETTLER, COUNTY CLERK  
 10-28-2020 At 04:11 pm.  
 P-LARGE 25.00  
 Book 191 Page 10 - 10

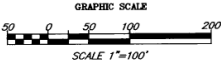
BY GRAPHICAL DETERMINATION  
 NOTE: This Lot Appears To Lie In A Federal Flood Plain  
 Zone X Minimum Required Elevation N/A Ft. NAVD88  
 FIRM # 45049C0425C 09/29/2010

REFERENCE  
 1.) PLAT BOOK 144 PAGE 7

STAMP OF APPROVAL FOR RECORDING  
 SUBDIVISION PLATS  
 I hereby certify that the subdivision plat bearing  
 this stamp has been found to comply with the  
 Unified Land Development Ordinance for Hampton  
 County and is hereby approved for recording.  
 William H. Gault, Jr. 10-28-2020  
 Hampton County Building Dept.

LINE TABLE

LINE	LENGTH	BEARING
L1	15.98	N50°10'59"W
L2	12.37	N25°13'18"W
L3	35.76	N61°06'50"W
L4	7.08	N85°26'55"E
L5	34.38	N64°05'22"W
L6	40.30	N51°14'19"W
L7	29.96	N41°37'50"W
L8	28.41	N84°27'54"W
L9	33.79	S78°19'59"W
L10	18.81	S35°03'58"W
L11	16.00	N69°26'50"W
L12	10.11	N69°15'05"E
L13	51.97	S83°56'33"W
L14	16.08	N79°09'25"W



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.

THOMAS G. STANLEY, JR., PLS 18289

JOB # 20129B  
 DATE: OCTOBER 15, 2020

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

N/F T & W HOLDINGS LLC  
 TM# 196-00-00-049

N/F RANDOLPH MURDAUGH, IV  
 TM# 196-00-00-005

TOTAL AREA  
 4.00 acres

REMAINING PORTION OF  
 N/F PARKER FAMILY II  
 TM# 196-00-00-049

## Section 4.5

## RR, Rural Resource District

### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands, and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

### 4.5.2 Permitted uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such uses(s) shall meet all applicable regulations contained in this Ordinance.

- (1). Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2). Automobile service station and/or garage.
- (3). Cemetery.
- (4). Church and similar places of worship, auxiliary building and uses, including child care centers and cemeteries accessory thereto.
- (5). Community and child care centers.
- (6). Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7). Dwelling, single-family detached.
- (8). Family day care homes.
- (9). Home occupations.
- (10). Schools, either public or private; technical vocational or general curriculum.
- (11). Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12). Flea markets and auction barns.
- (13). Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming

- pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14). Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
  - (15). Roadside stand for the display and sale of agricultural products.
  - (16). Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
  - (17). Automotive race and testing tracks, subject to the applicable requirements of Article VII.
  - (18). Mining and extraction operations, subject to the applicable requirements of Article VII.
  - (19). Public utilities.
  - (20). Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
  - (21). Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
  - (22). Recycling transfer stations and facilities.
  - (23). Marinas, piers, boat ramps, boat storage, and related marine activities.
  - (24). Uses accessory to the above.
  - (25). Signs in accord with Article V.

## **Section 4.6                    APD, Airport Protection District**

### **4.6.1            Purpose**

The purposed of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

### **4.6.2            Permitted Uses**

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to





