

Rowesville Tree Farm

1,626 (+/-) Acres

Orangeburg County, SC

Offered at \$12,195,000 (\$7,500/acre)

There are no conservation easements on this property

Shown by appointment only

For Showings

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Notes:

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

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.



Rowesville Tree Farm – Property Highlights

- 1,626 (+/-) acres east of Rowesville in Orangeburg County, South Carolina
 - 1,553 (+/-) acres of planted pine
 - Formerly owned by Westvaco Corporation, this property was heavily drained many years ago and a quality road system established
 - This property is extremely productive for loblolly pine
 - **No conservation easements**
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- 10 (+/-) miles to Orangeburg, SC
 - 21 (+/-) miles to Santee, SC
 - 56 (+/-) miles to Columbia, SC
 - 71 (+/-) miles to Charleston, SC

City	Miles	Drive Time
Orangeburg	10	18 Min
Santee	21	30 Min
Bamberg	21	33 Min
Walterboro	46	52 Min
Summerville	47	1 Hr
Columbia	60	1 Hr
Sumter	63	1 Hr 10 Min
Florence	91	1 Hr 30 Min

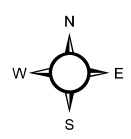
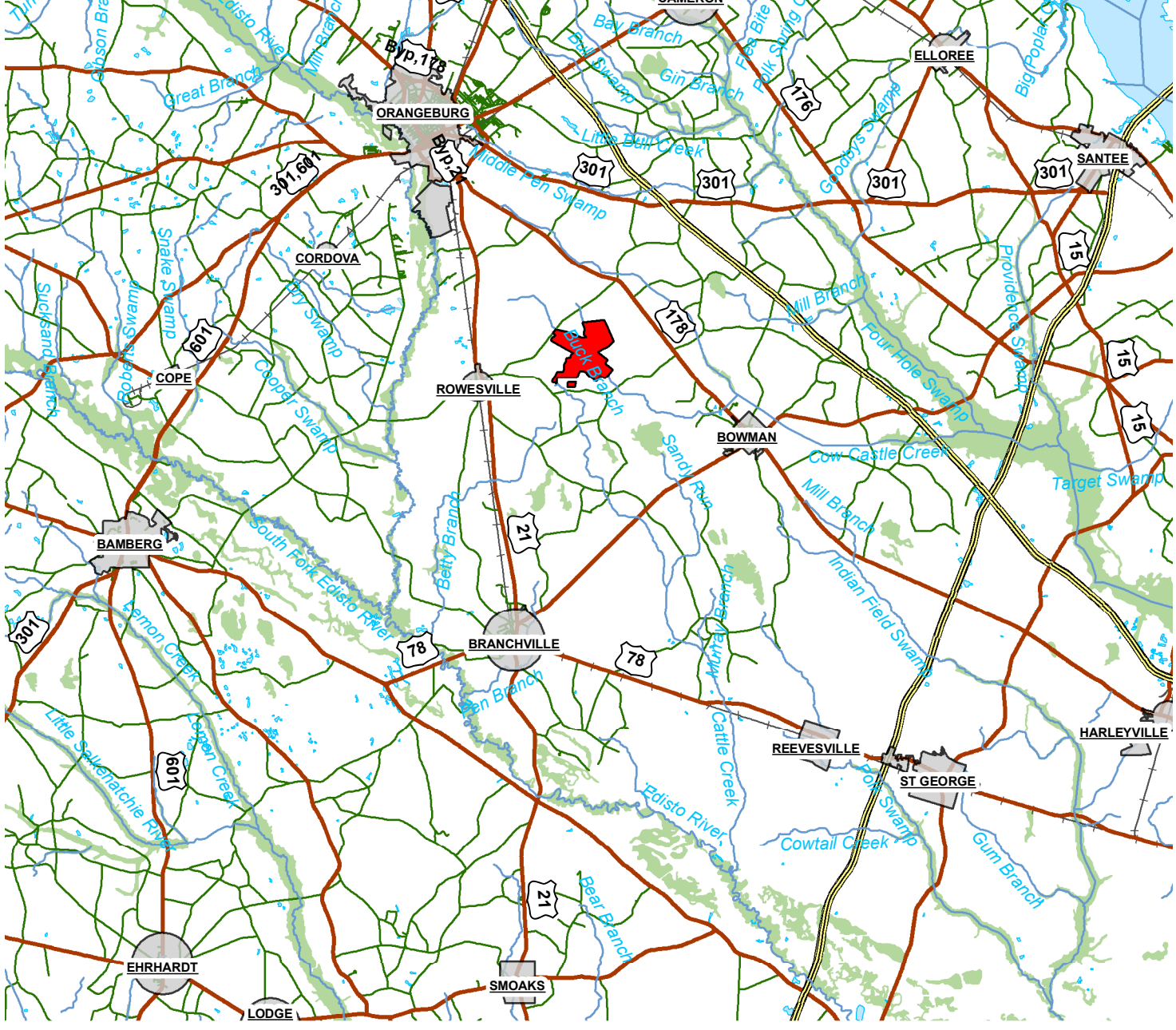
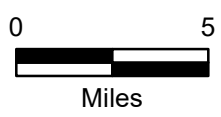


Exhibit A



Location Map
 Rowesville Tree Farm
 1622.7 +/- GIS Acres
 Orangeburg County, SC
 7/14/2025
 2023 Aerial Photography

Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
By	Byars loam	95	351.2	21.64%
Cx	Coxville sandy loam	90	259.1	15.97%
Dn	Dunbar sandy loam	90	7.3	0.45%
GoA	Goldsboro sandy loam	90	90.6	5.58%
Jo	Johns loamy sand	86	182.0	11.22%
Js	Johnston sandy loam	90	0.3	0.02%
Ly	Lynchburg fine sandy loam	86	428.0	26.38%
NoA	Noboco loamy sand	90	74.4	4.58%
Pa	Pantego fine sandy loam	98	15.0	0.92%
RnA	Rains sandy loam, Atlantic Coast Flatwoods	94	210.2	12.95%
Sa	Stallings loamy sand	79	4.6	0.28%
Site Index Representative of Loblolly Pine			1622.7	100.00%

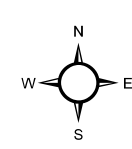
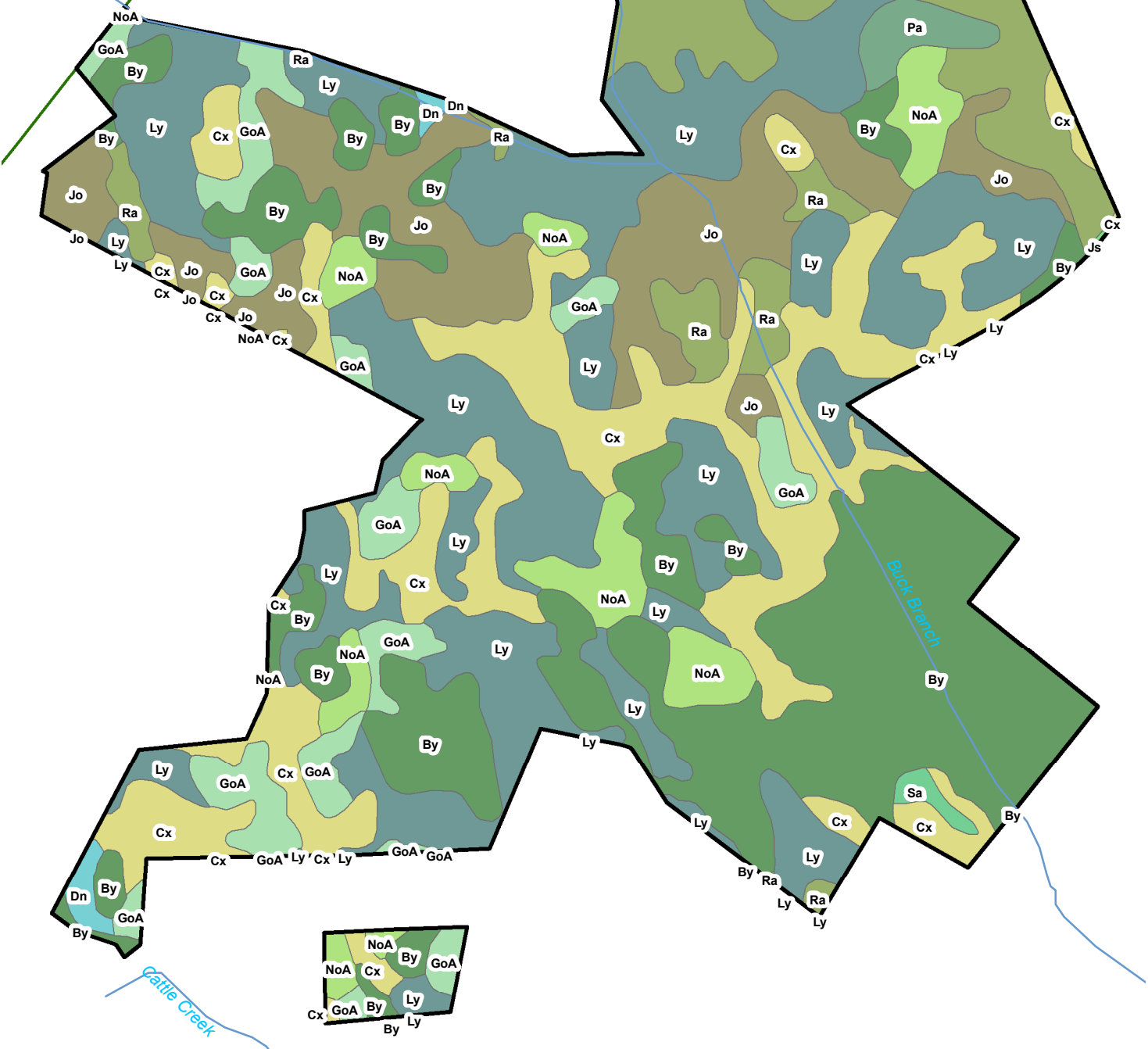
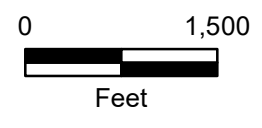


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