

Sandy Run Farm

Crocketville, South Carolina

(Hampton County)

316.54 (+/-) Tax Acres

Offered at \$2,215,780 (\$7,000/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:

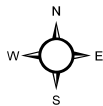
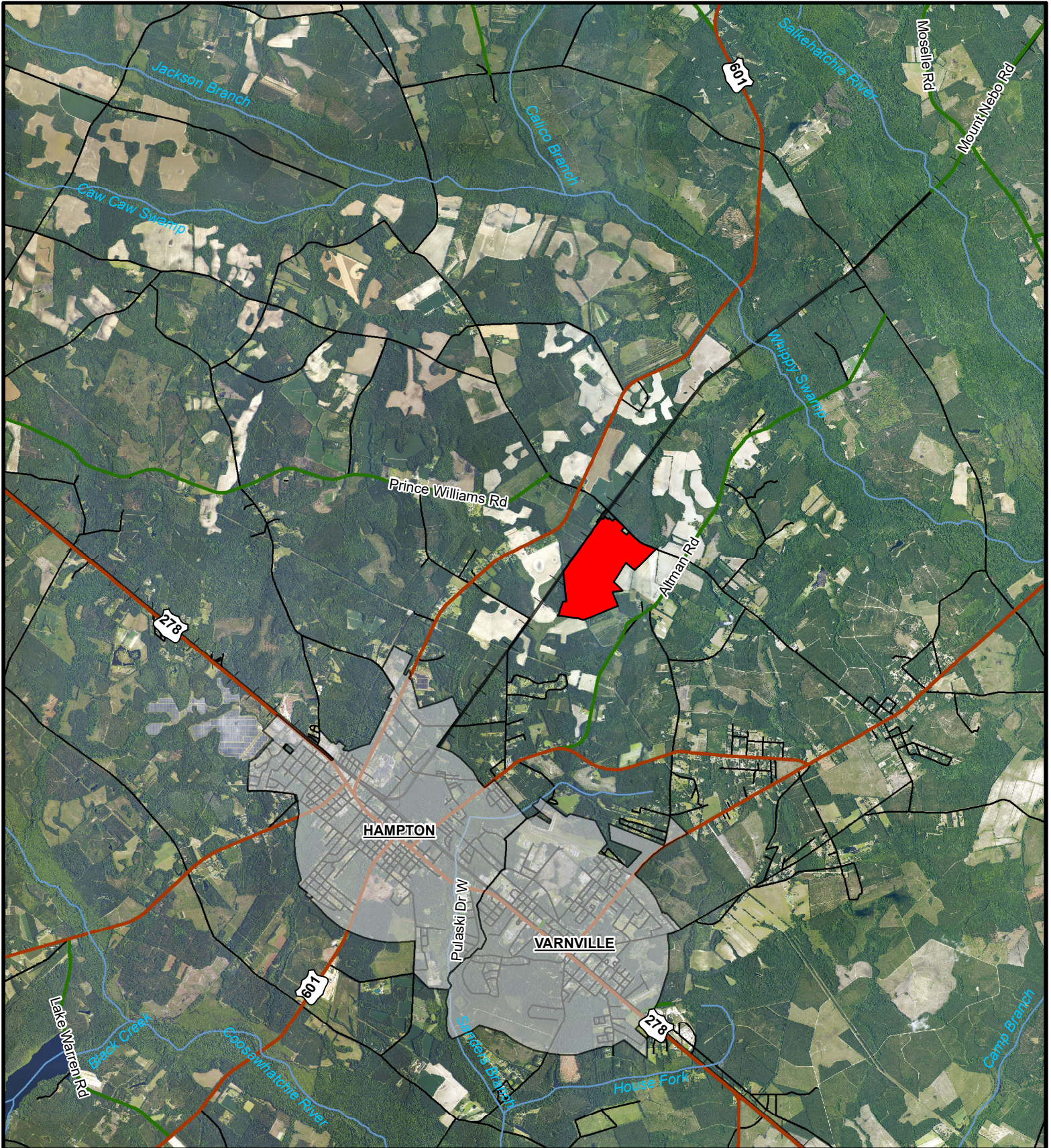
1. This offering is subject to change or withdrawal without notice.

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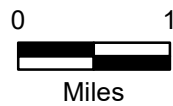
Sandy Run Farm – Property Highlights

- 316.54 +/- acres in Crocketville, SC (Hampton County)
- 25 +/- acre dove field complete with wire
- Game rich property with excellent turkey populations and trophy whitetail hunting
- Well-stocked with varying ages of pine timber
- Quality road system throughout
- Detailed timber information available upon request
- No conservation easements
- 47 (+/-) miles to Beaufort, SC
- 59 (+/-) miles to Bluffton, SC
- 63 (+/-) miles to Aiken, SC
- 64 (+/-) miles to Hilton Head Island, SC
- 75 (+/-) miles to downtown Charleston, SC
- 83 (+/-) miles to Downtown Columbia, SC

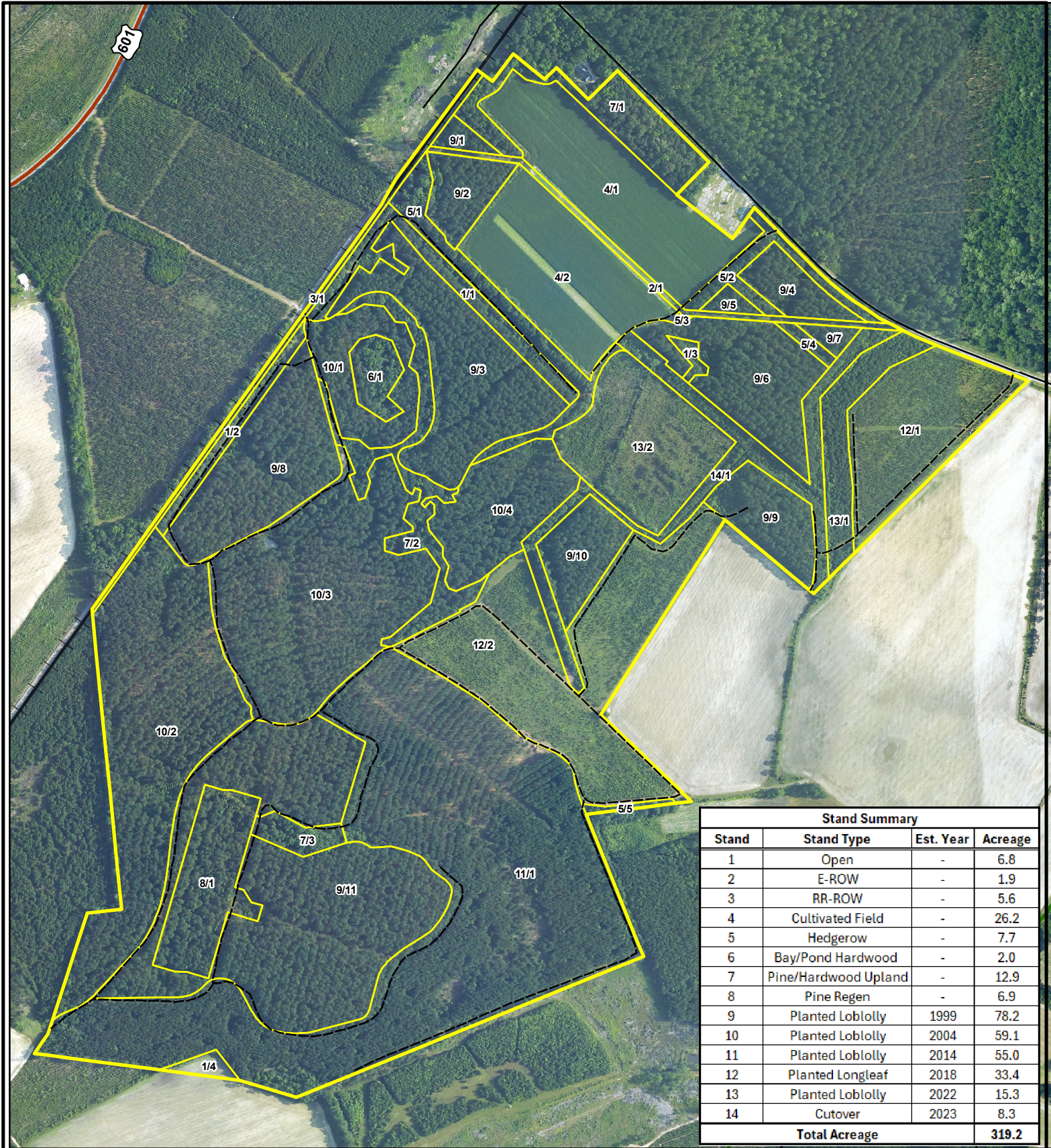


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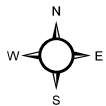
Sandy Run Farm Location



Location Map
 Sandy Run Farm
 319.2 +/- GIS Acres
 Hampton County, SC
 Date: 2/5/2026
 2025 Aerial Photography

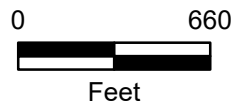


Stand Summary			
Stand	Stand Type	Est. Year	Acreage
1	Open	-	6.8
2	E-ROW	-	1.9
3	RR-ROW	-	5.6
4	Cultivated Field	-	26.2
5	Hedgerow	-	7.7
6	Bay/Pond Hardwood	-	2.0
7	Pine/Hardwood Upland	-	12.9
8	Pine Regen	-	6.9
9	Planted Loblolly	1999	78.2
10	Planted Loblolly	2004	59.1
11	Planted Loblolly	2014	55.0
12	Planted Longleaf	2018	33.4
13	Planted Loblolly	2022	15.3
14	Cutover	2023	8.3
Total Acreage			319.2

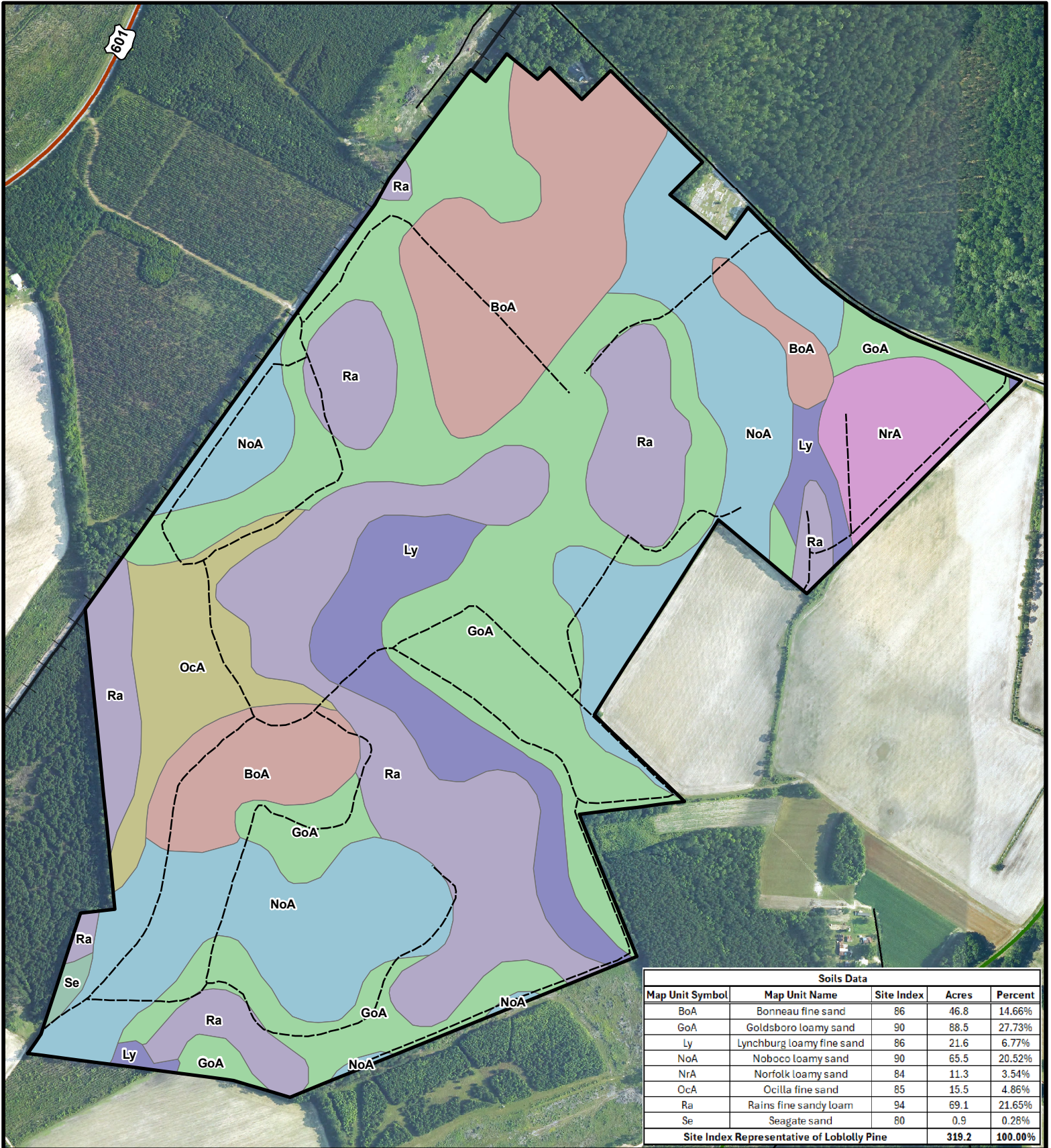


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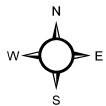
- Access Road
- Stand Delineation
- Sandy Run Farm Boundary



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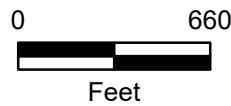


Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau fine sand	86	46.8	14.66%
GoA	Goldsboro loamy sand	90	88.5	27.73%
Ly	Lynchburg loamy fine sand	86	21.6	6.77%
NoA	Noboco loamy sand	90	65.5	20.52%
NrA	Norfolk loamy sand	84	11.3	3.54%
OcA	Ocilla fine sand	85	15.5	4.86%
Ra	Rains fine sandy loam	94	69.1	21.65%
Se	Seagate sand	80	0.9	0.28%
Site Index Representative of Loblolly Pine			319.2	100.00%



Legend

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