

Tall Pine Preserve

358 (+/-) Acres

Smoaks, South Carolina

Bamberg County

Priced at \$5,500,000

For Showings

Bill Mixon (803) 842-4602 bill@wisebatten.com
Mary Beth Poston (803) 625-4256 marybeth@wisebatten.com

Additional Information may be seen at www.wisebatten.com

There are no conservation easements on this property.

Notes:

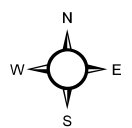
1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.



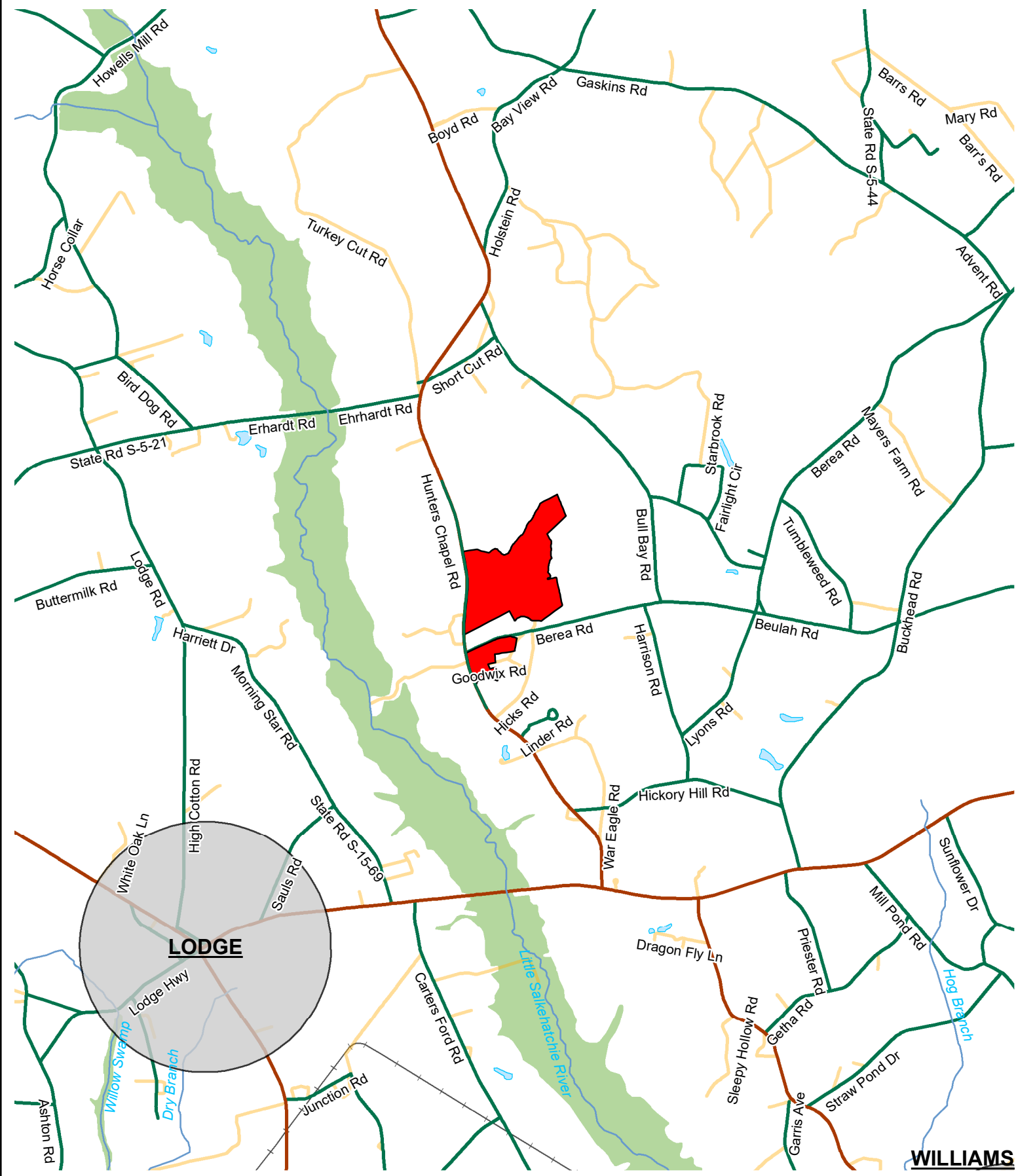
Tall Pine Preserve – Property Highlights

- 358 +/- acre Turnkey high-fenced whitetail preserve in Bamberg County, SC
- Offered with tractors, planters, UTVs and all of the necessary items to run the farm at a high level.
- 170-200 inch Whitetails!
- The Whitetail herd has been strictly managed for the production of trophy deer and there is an exceptional protein/feeding schedule in place
- Over 19,000 feet of 10-foot perimeter fence
- Numerous high-quality elevated deer stands, baiting sites, and food plots
- Newly renovated 3-bedroom, 2-bathroom hunting cabin with fenced entrance and custom pool
- 40' x 35' barn complete with two large grain silos
- 3-bedroom, 2-bathroom manager's house
- Dog kennels
- 0.25 +/- acre pond
- There are no conservation easements on Tall Pine Preserve

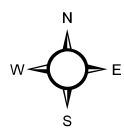
- 60.2 +/- miles to Downtown Beaufort
- 69.3 +/- miles from Downtown Charleston
- 73.3 +/- miles to Downtown Columbia
- 75.1 +/- miles to Hilton Head Island
- 78.2 +/- miles to Downtown Augusta, GA
- 80.2 +/- miles to Downtown Savannah, GA



Location Map
 Tall Pine Preserve
 357.9 +/- GIS Acres
 Bamberg County, SC
 Date: 7/23/2025
 2023 Aerial Imagery

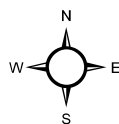
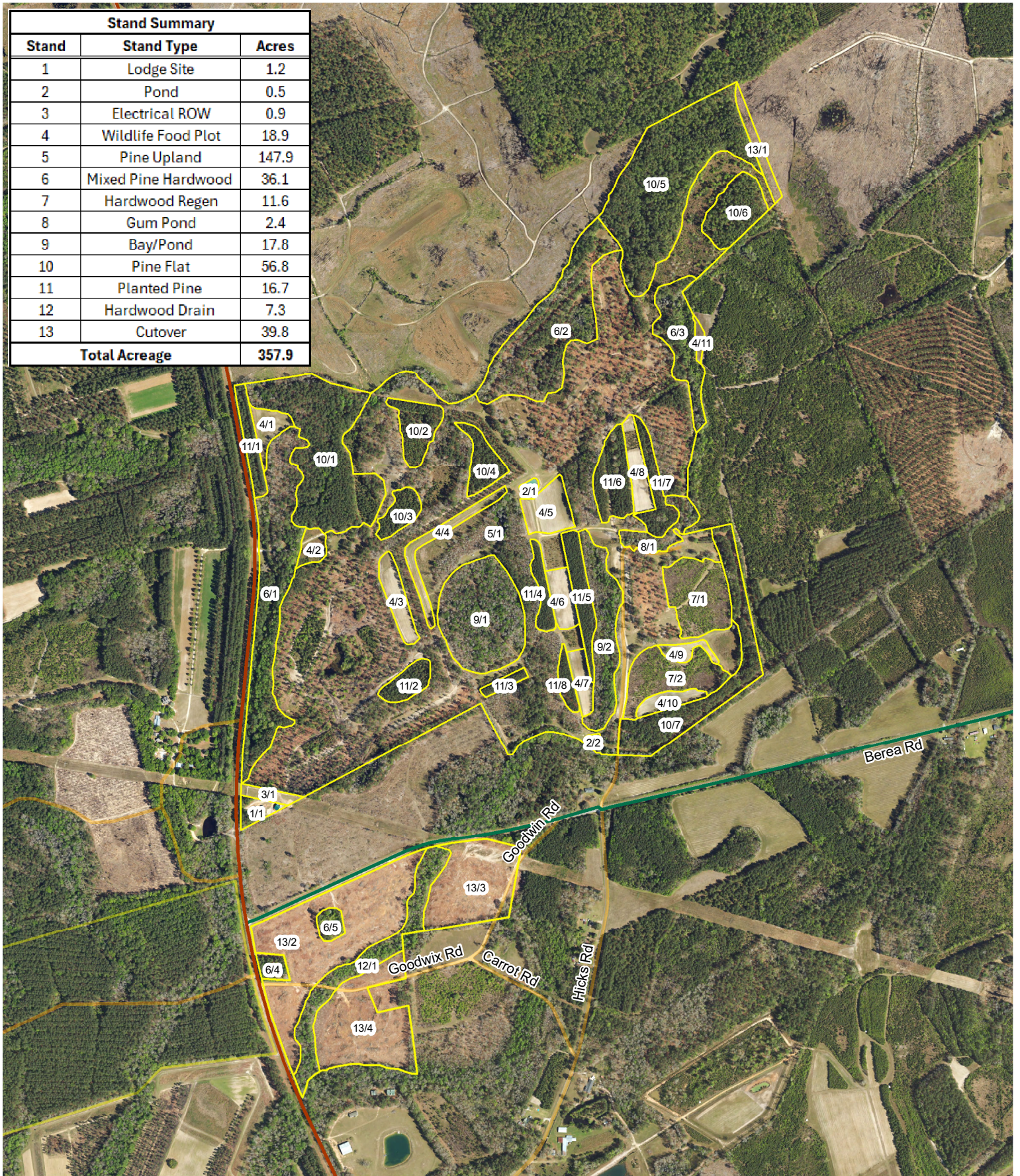


WILLIAMS

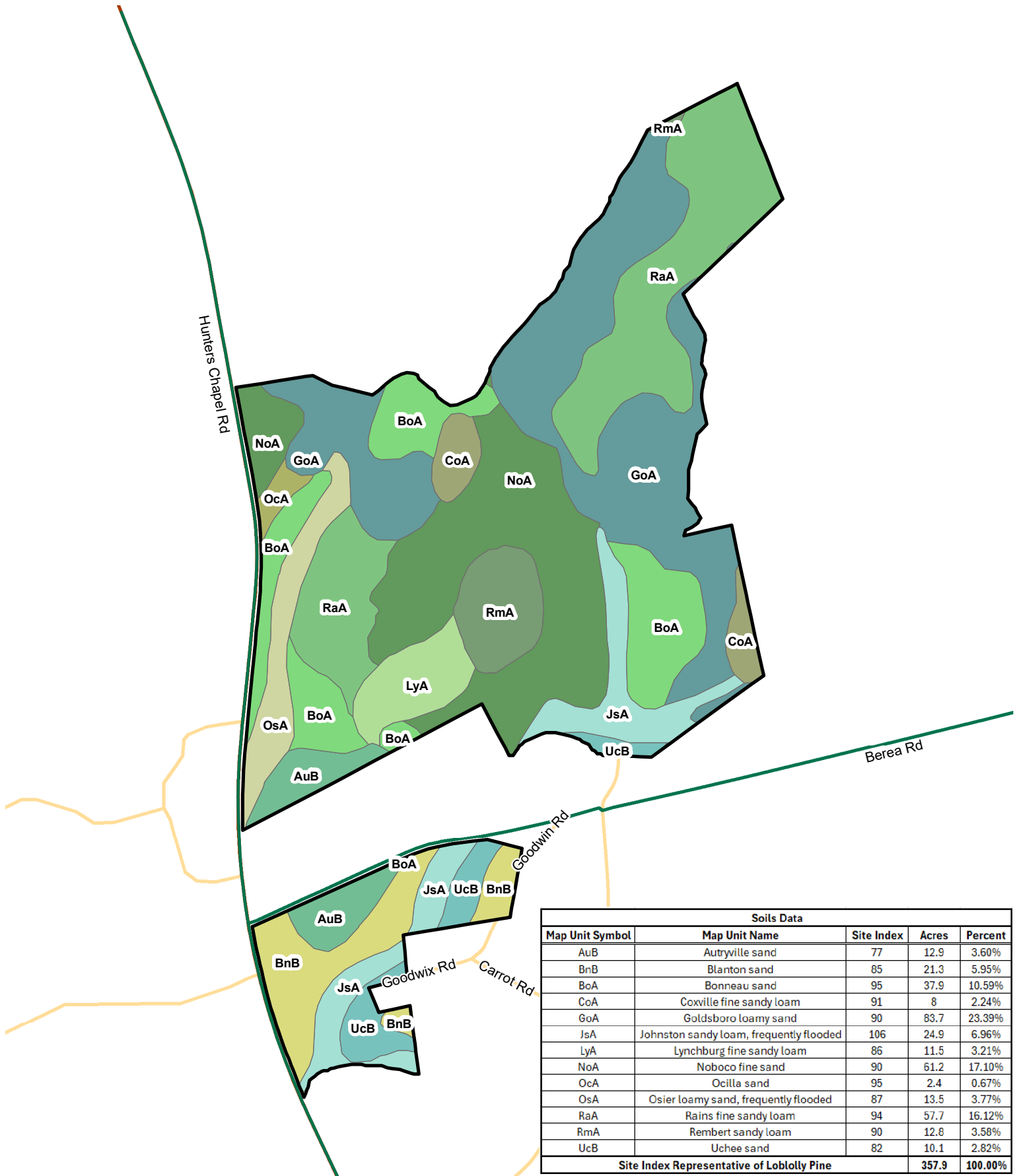


Location Map
 Tall Pine Preserve
 357.9 +/- GIS Acres
 Bamberg County, SC
 Date: 7/23/2025
 2023 Aerial Imagery

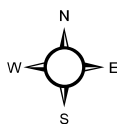
Stand Summary		
Stand	Stand Type	Acres
1	Lodge Site	1.2
2	Pond	0.5
3	Electrical ROW	0.9
4	Wildlife Food Plot	18.9
5	Pine Upland	147.9
6	Mixed Pine Hardwood	36.1
7	Hardwood Regen	11.6
8	Gum Pond	2.4
9	Bay/Pond	17.8
10	Pine Flat	56.8
11	Planted Pine	16.7
12	Hardwood Drain	7.3
13	Cutover	39.8
Total Acreage		357.9



Stand Map
Tall Pine Preserve
357.9 +/- GIS Acres
Bamberg County, SC
Date: 7/23/2025
2023 Aerial Imagery



Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
AuB	Autryville sand	77	12.9	3.60%
BnB	Blanton sand	85	21.3	5.95%
BoA	Bonneau sand	95	37.9	10.59%
CoA	Coxville fine sandy loam	91	8	2.24%
GoA	Goldsboro loamy sand	90	83.7	23.39%
JsA	Johnston sandy loam, frequently flooded	106	24.9	6.96%
LyA	Lynchburg fine sandy loam	86	11.5	3.21%
NoA	Noboco fine sand	90	61.2	17.10%
OcA	Ocilla sand	95	2.4	0.67%
OsA	Osier loamy sand, frequently flooded	87	13.5	3.77%
RaA	Rains fine sandy loam	94	57.7	16.12%
RmA	Rembert sandy loam	90	12.8	3.58%
UcB	Uchee sand	82	10.1	2.82%
Site Index Representative of Loblolly Pine			357.9	100.00%



Soils Map
 Tall Pine Preserve
 357.9 +/- GIS Acres
 Bamberg County, SC
 Date: 7/23/2025
 2023 Aerial Imagery







