

Turkey Creek

472.8 (+/-) Acres

Hampton County, SC

Offered at \$4,750,000

This property is protected by a conservation easement with The Nature Conservancy

Shown by appointment only

For Showings

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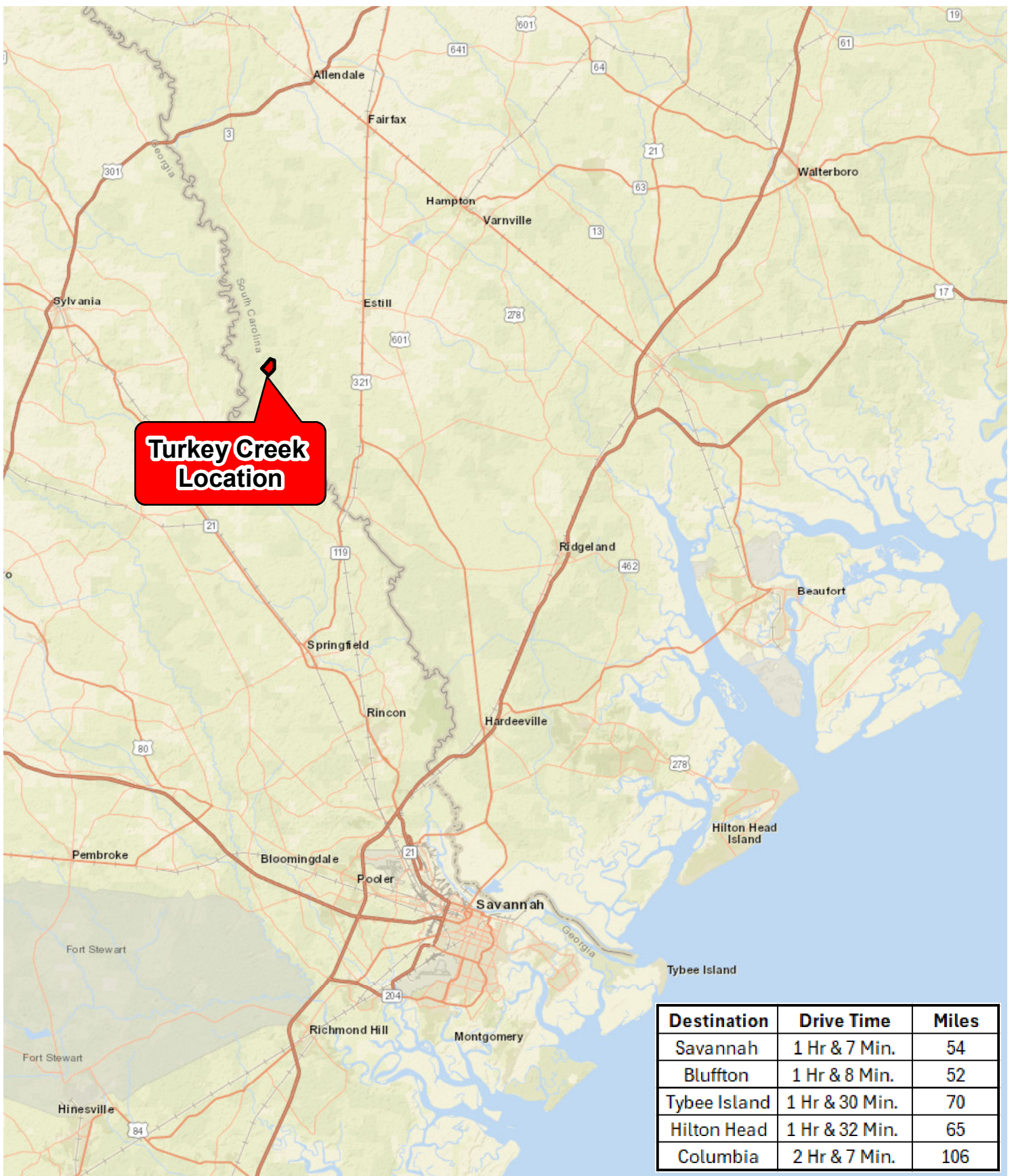
Notes:

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



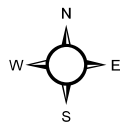
Turkey Creek Property Highlights

- 472.8 (+/-) acres in Hampton County, SC near the community of Shirley
- Two story, 3 bedroom, 2 bathroom log cabin with large porches and fireplace
- Three bay enclosed storage barn ideal for small equipment and off-road vehicles
- Deer skinning shed complete with walk-in cooler and freezer
- 0.7 (+/-) acre fishing pond
- Pole barn
- Gated entrance on Crab Orchard Road
- High quality road system throughout
- 15 (+/-) acres of planted food plots with deer stands in place
- Flood-able green-tree excellent for waterfowl
- Towering hardwood and pine timber
- Excellent wildlife habitat
- Surrounded by like-minded neighbors
- Nearby plantations include Woodside, Crab Orchard, the Calhoun Tract, Woodstock, Bostick, Groton, Gravel Hill, and others
- Protected by a conservation easement with The Nature Conservancy
Conservation easement note: Within the 12.7 (+/-) acre building envelope, additional structures can be erected, including a new primary dwelling and related outbuildings. A copy of the conservation easement is available upon request.
- 49 +/- miles to Savannah, GA
- 47 +/- miles to Bluffton, SC
- 35 +/- miles to Yemassee, SC (I-95's Exit 38)




**Turkey Creek
Location**

Destination	Drive Time	Miles
Savannah	1 Hr & 7 Min.	54
Bluffton	1 Hr & 8 Min.	52
Tybee Island	1 Hr & 30 Min.	70
Hilton Head	1 Hr & 32 Min.	65
Columbia	2 Hr & 7 Min.	106

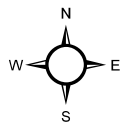
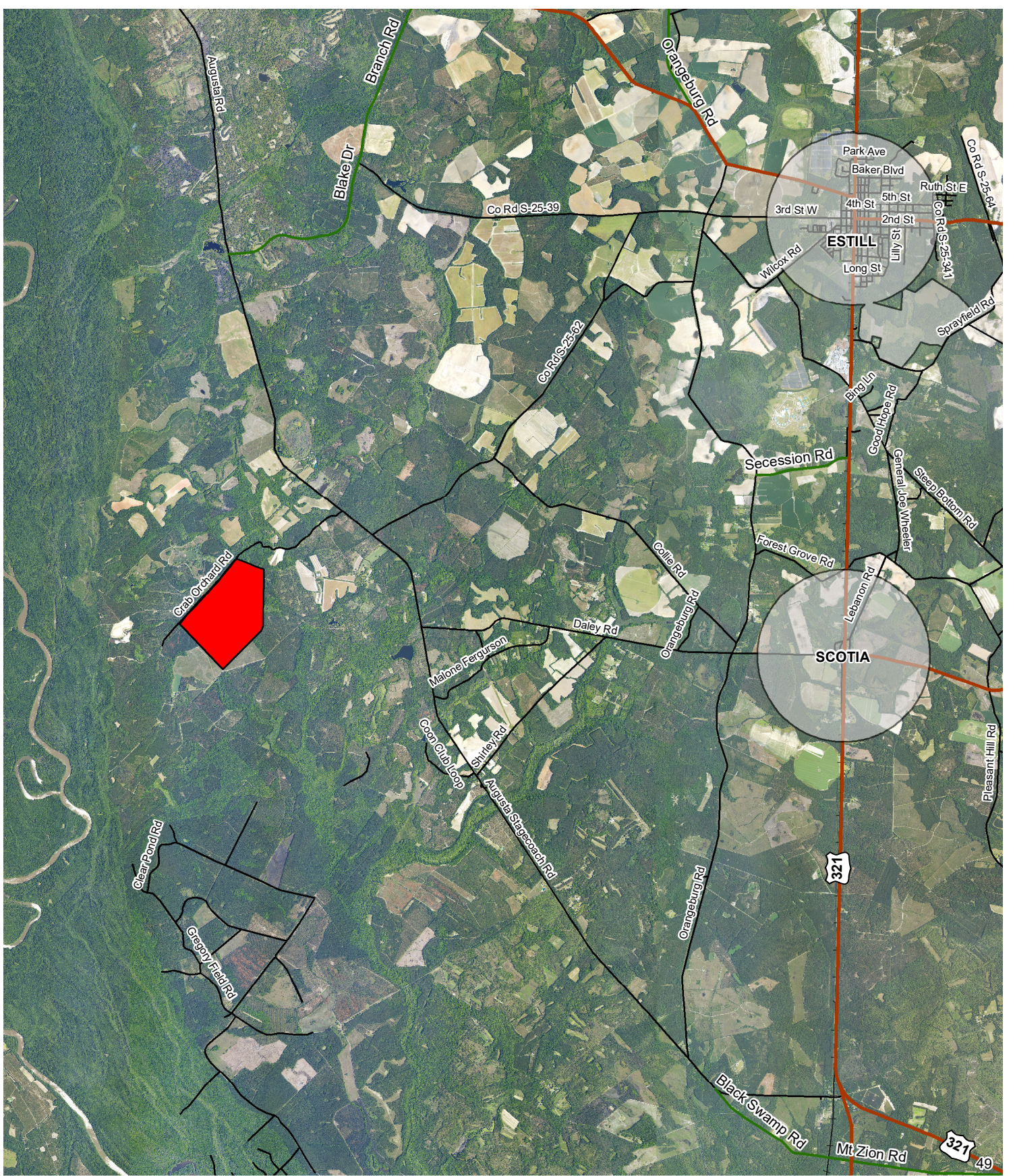


Legend

 Turkey Creek Boundary



Location Map
 Turkey Creek
 468.7 +/- GIS Acres
 472.82 +/- Tax Acres
 Hampton County, SC
 Date: 11/11/2025



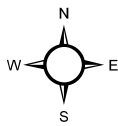
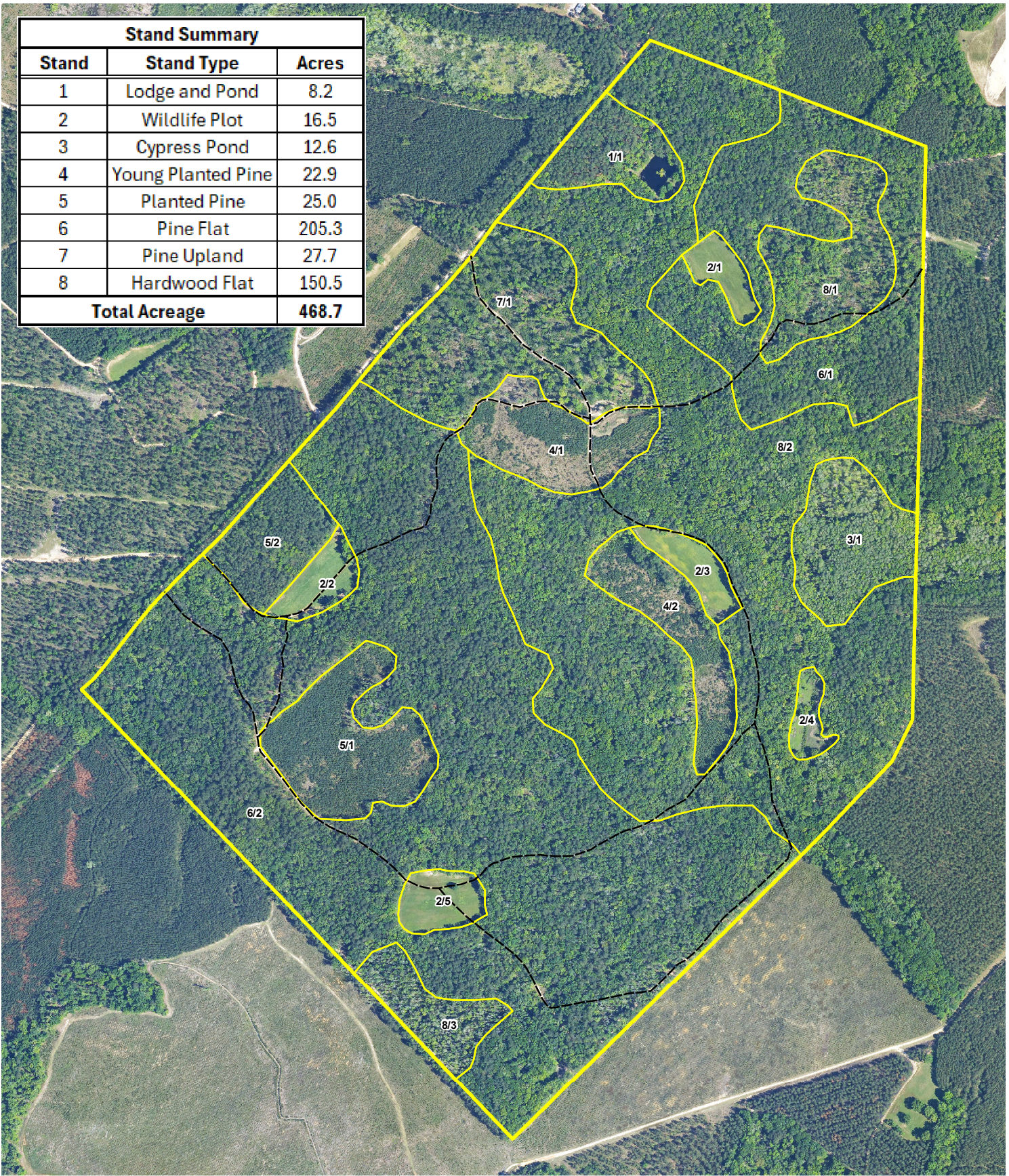
Legend

Turkey Creek Boundary



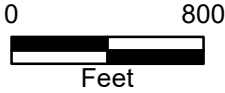
Location Map
 Turkey Creek
 468.7 +/- GIS Acres
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 Hampton County, SC
 Date: 10/30/2025

Stand Summary		
Stand	Stand Type	Acres
1	Lodge and Pond	8.2
2	Wildlife Plot	16.5
3	Cypress Pond	12.6
4	Young Planted Pine	22.9
5	Planted Pine	25.0
6	Pine Flat	205.3
7	Pine Upland	27.7
8	Hardwood Flat	150.5
Total Acreage		468.7



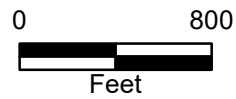
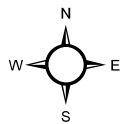
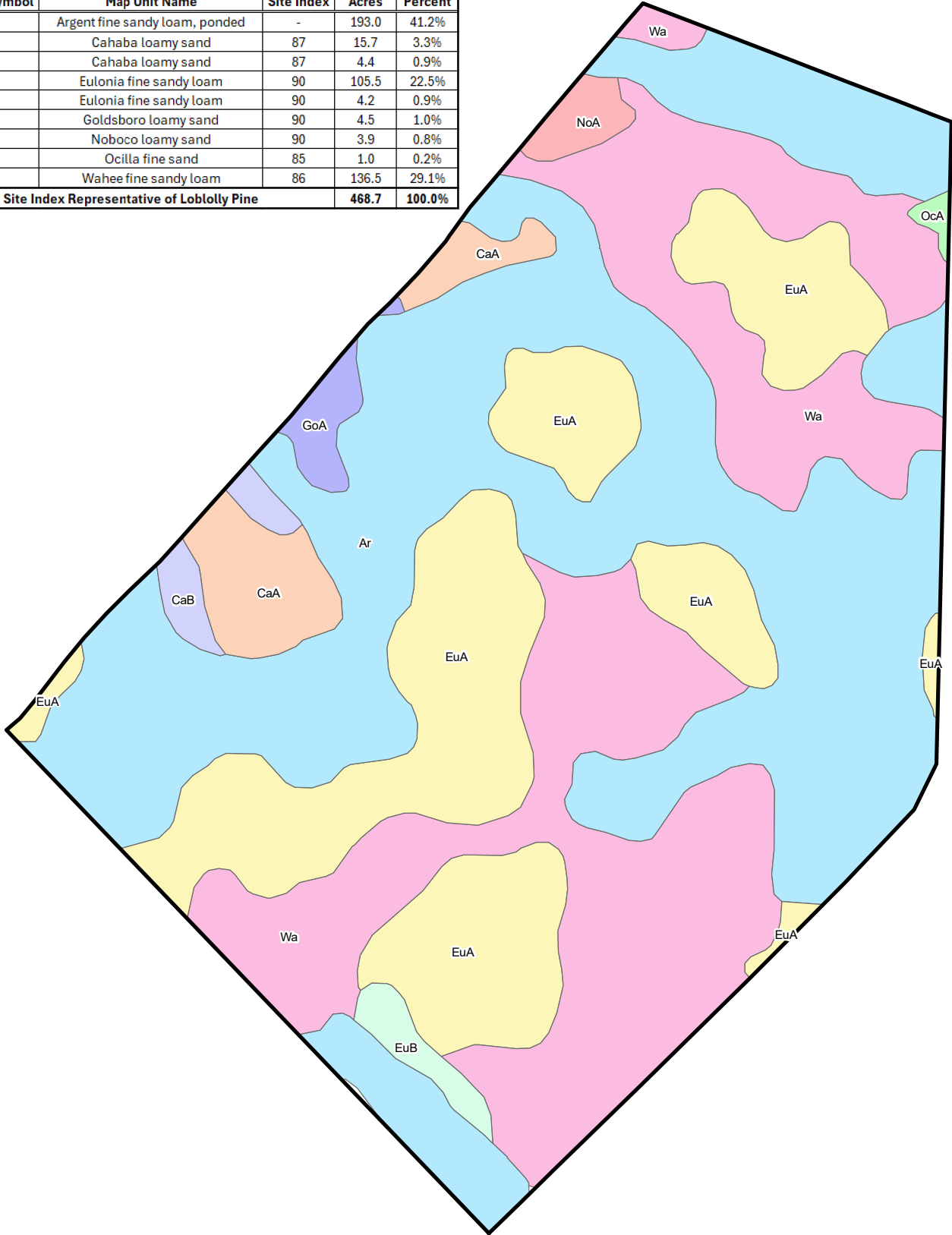
Legend

- Access Road
- Stand Delineation
- Turkey Creek Boundary



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Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ar	Argent fine sandy loam, ponded	-	193.0	41.2%
CaA	Cahaba loamy sand	87	15.7	3.3%
CaB	Cahaba loamy sand	87	4.4	0.9%
EuA	Eulonia fine sandy loam	90	105.5	22.5%
EuB	Eulonia fine sandy loam	90	4.2	0.9%
GoA	Goldsboro loamy sand	90	4.5	1.0%
NoA	Noboco loamy sand	90	3.9	0.8%
OcA	Ocilla fine sand	85	1.0	0.2%
Wa	Wahee fine sandy loam	86	136.5	29.1%
Site Index Representative of Loblolly Pine			468.7	100.0%



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