

Woodside Plantation

967.49 (+/-) acres

Hampton County, South Carolina

Offered at \$12,000,000

Shown by appointment only

For Showings

Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Crapse	(803) 942-3824	marybeth@wisebatten.com

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

Notes:

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

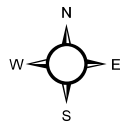
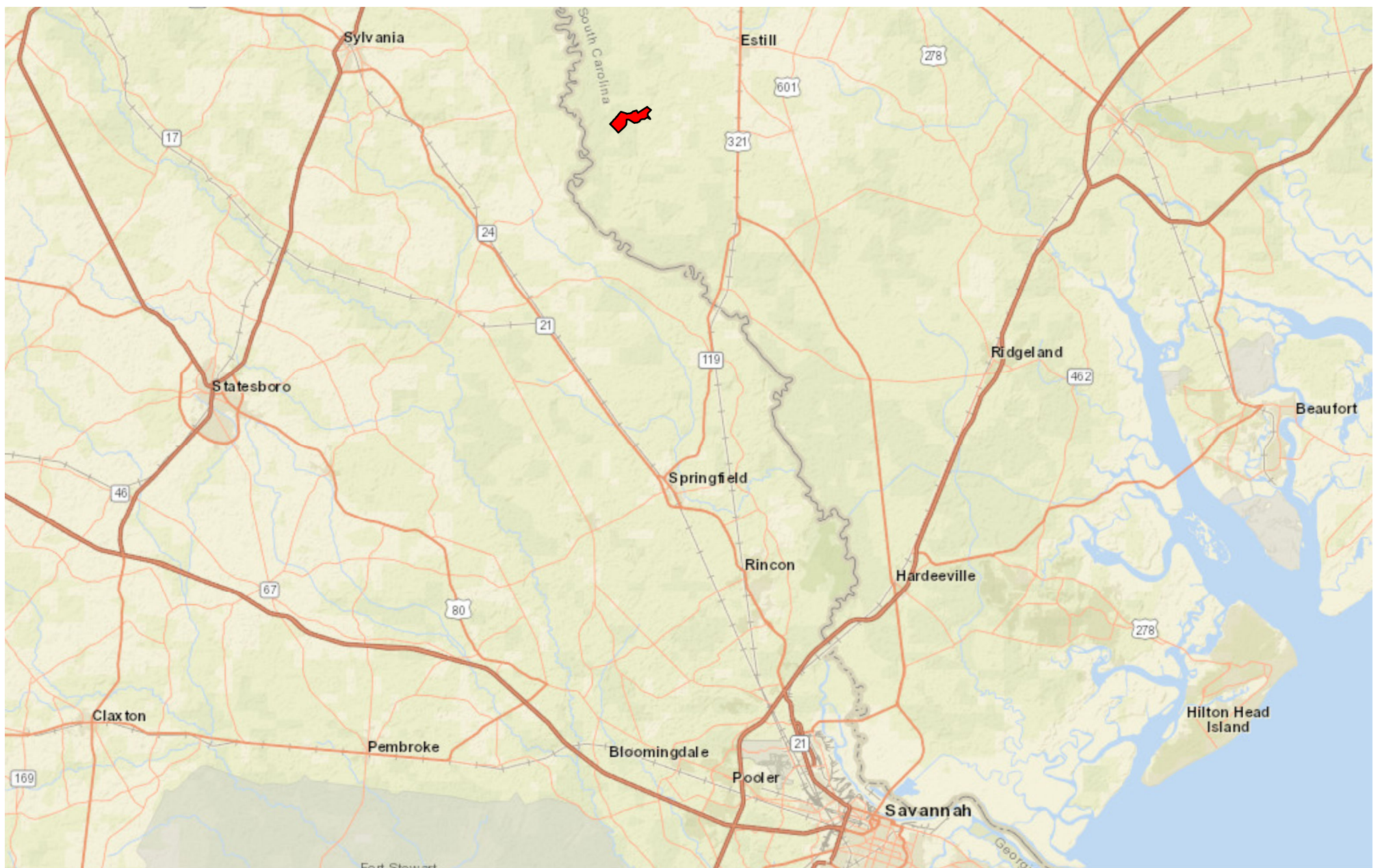
Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.



Woodside Plantation – Property Highlights

- 967.49 (+/-) acres in Hampton County, South Carolina along Augusta Stagecoach Rd
- Located In close proximity to the Hamilton Ridge WMA, Webb WMA, and Palachucola WMA which together totals 24,000 (+/-) acres
- Originally part of a 75,000-acre land grant in 1737
- Offered TURNKEY with farming equipment and furnishings included
- ¾ mile live oak allée leading you to the 1800's plantation house
- Built in 1871, the Colonial Revival home is a throwback to plantation days and has been lovingly renovated with all the modern conveniences. With five large bedrooms, the home can accommodate groups of up to ten hunting and non-shooting guests
- Home features: copper roof, wide plank hardwood floors, multiple fireplaces, modern kitchen with high-end appliances, cypress molding, ceilings and panels, gun room, formal study, and a remarkable oval entrance hall
- Dining room mural was painted by Jennifer Rempel of Pittsburgh in 1994 and contains only wildlife and flora indigenous to Woodside
- Well-appointed single-bedroom guest house adjacent to the main plantation house
- Hunting barn with gun storage and large dining area that serves as a great place to meet up for a hunt
- Manager's house
- 3.75 (+/-) acre bass pond located behind the main plantation house
- Expansive, ready to hunt quail woods with established quail courses that mimic the conditions of old-fashioned quail hunts
- Excellent wildlife habitat throughout and extremely game rich environment
- Traditional quail hunting experience with mule-drawn wagon and hunters on horseback
- 90' x 50' horse barn and equestrian facilities with 15 (+/-) acres of fenced paddocks including a 1-acre riding arena
- A ten-run dog kennel and flight pen
- 132 (+/-) acres of tillable ag fields that could also serve as plantable areas for quail cover
- Additional improvements that support the farming operations include 125' x 35' pole barn, 115' x 35' pole barn, 134' x 40' woodshed, grain bin, and multiple support structures

- Overflow log cabin lodging (Turkey Creek) with its own gated entrance and featuring 3 bedrooms, 2 bathrooms, with large porches overlooking a stocked bass pond
 - Two natural wood duck holes and 9 (+/-) acres of flooded, planted and controlled waterfowl impoundment
 - Towering hardwood and pine timber throughout
 - Expansive and well-maintained road system
 - Surrounded by like-minded neighbors
 - Protected by a conservation easement with The Nature Conservancy
 - Nearby plantations include Crab Orchard, the Calhoun Tract, Woodstock, Bostick, Groton, Gravel Hill, and others
-
- 8 (+/-) miles from Estill, SC
 - 12 (+/-) miles from Lester's BBQ
 - 50 (+/-) miles from Bluffton, SC
 - 51 (+/-) miles from Palmetto Bluff
 - 52 (+/-) miles from Savannah, GA
 - 57 (+/-) miles from Hilton Head Island, SC
 - 58 (+/-) miles from Beaufort, SC
 - 97 (+/-) miles from Charleston, SC

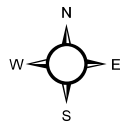
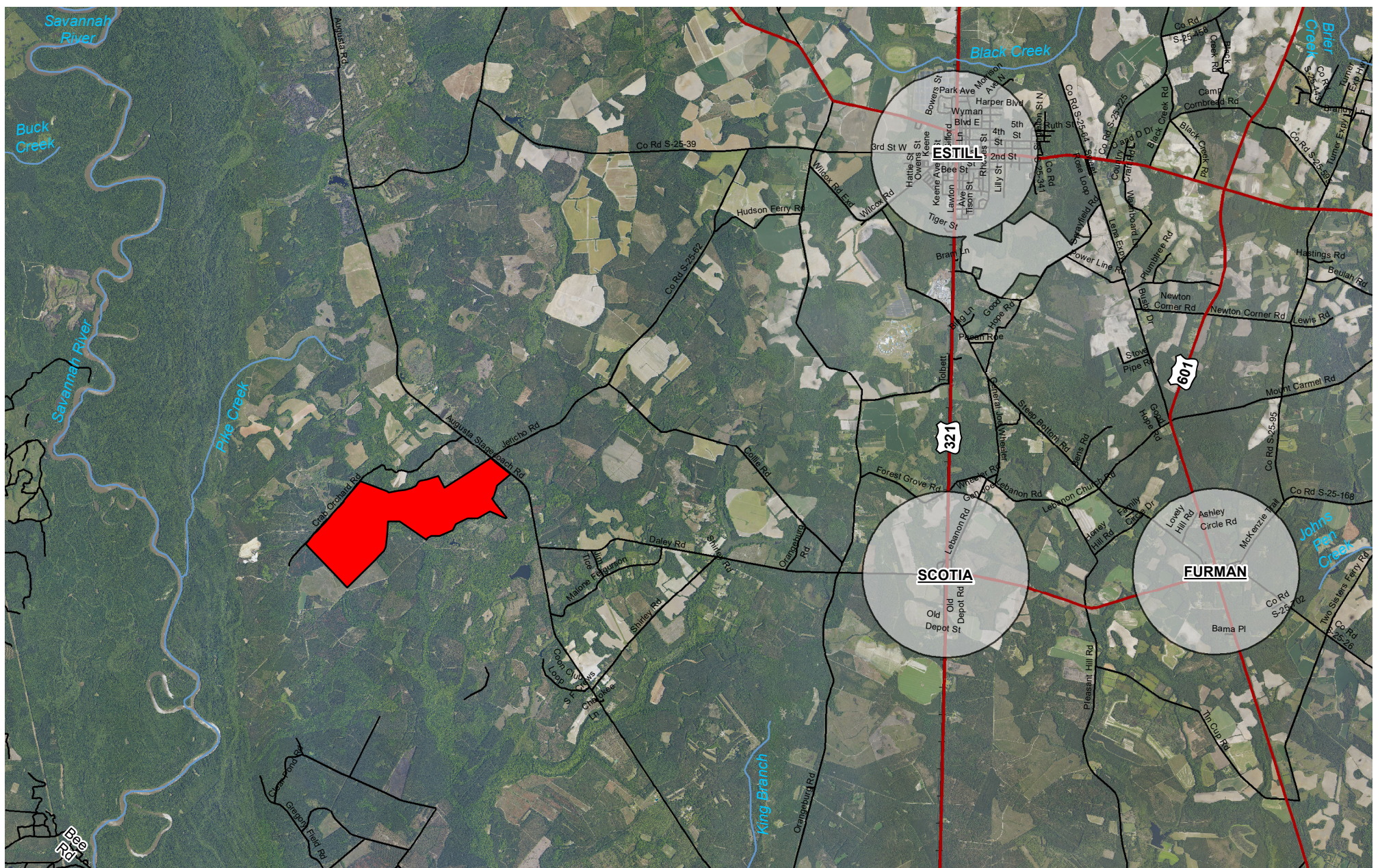


Legend

Woodside Location



Location Map
 Woodside Plantation
 961.0 +/- GIS Acres
 967.5 +/- Tax Acres
 Hampton County, SC
 Date: 2/10/2026

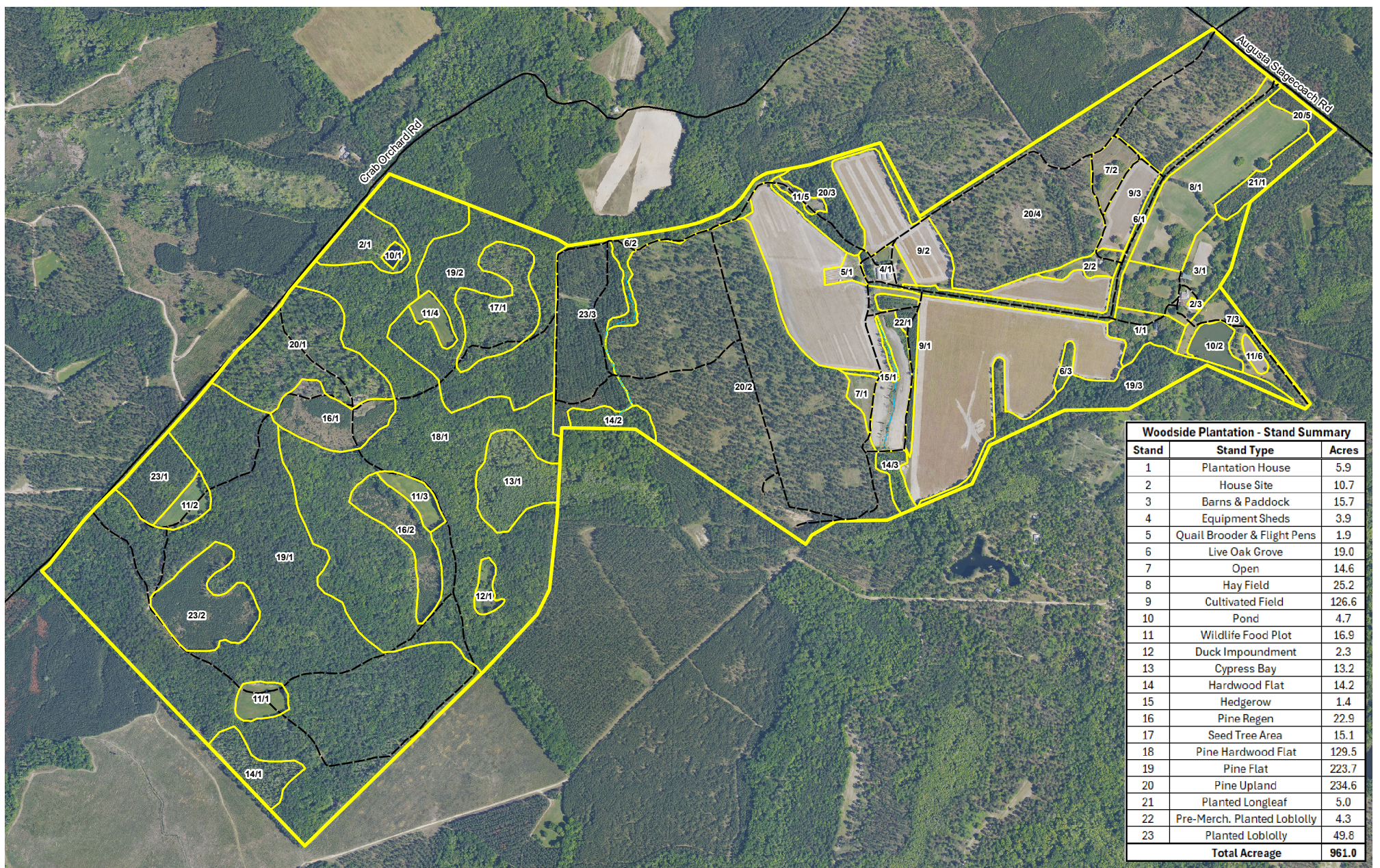


Legend

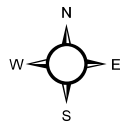
- Municipal Area
- Woodside Location



Location Map
 Woodside Plantation
 961.0 +/- GIS Acres
 967.5 +/- Tax Acres
 Hampton County, SC
 Date: 2/10/2026
 2025 Aerial Imagery

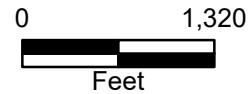


Woodside Plantation - Stand Summary		
Stand	Stand Type	Acres
1	Plantation House	5.9
2	House Site	10.7
3	Barns & Paddock	15.7
4	Equipment Sheds	3.9
5	Quail Brooder & Flight Pens	1.9
6	Live Oak Grove	19.0
7	Open	14.6
8	Hay Field	25.2
9	Cultivated Field	126.6
10	Pond	4.7
11	Wildlife Food Plot	16.9
12	Duck Impoundment	2.3
13	Cypress Bay	13.2
14	Hardwood Flat	14.2
15	Hedgerow	1.4
16	Pine Regen	22.9
17	Seed Tree Area	15.1
18	Pine Hardwood Flat	129.5
19	Pine Flat	223.7
20	Pine Upland	234.6
21	Planted Longleaf	5.0
22	Pre-Merch. Planted Loblolly	4.3
23	Planted Loblolly	49.8
Total Acreage		961.0

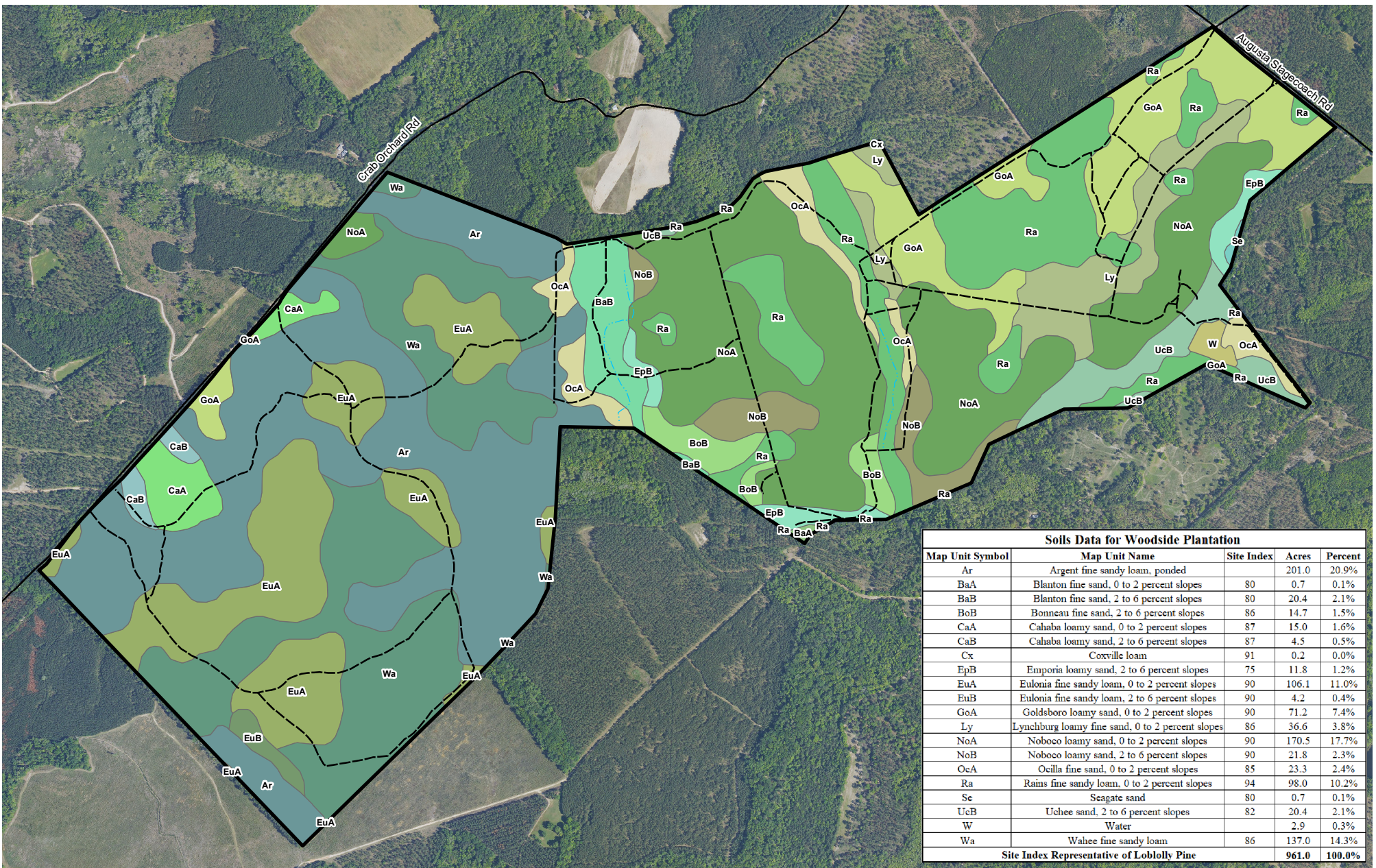


Legend

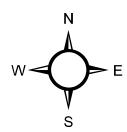
- Access Roads
- - - Drainage Ditch
- Stand Delineation
- Woodside Boundary



Stand Map
 Woodside Plantation
 961.0 +/- GIS Acres
 967.5 +/- Tax Acres
 Hampton County, SC
 Date: 2/9/2026
 2025 Aerial Imagery

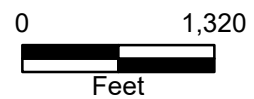


Soils Data for Woodside Plantation				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ar	Argent fine sandy loam, ponded		201.0	20.9%
BaA	Blanton fine sand, 0 to 2 percent slopes	80	0.7	0.1%
BaB	Blanton fine sand, 2 to 6 percent slopes	80	20.4	2.1%
BoB	Bonneau fine sand, 2 to 6 percent slopes	86	14.7	1.5%
CaA	Cahaba loamy sand, 0 to 2 percent slopes	87	15.0	1.6%
CaB	Cahaba loamy sand, 2 to 6 percent slopes	87	4.5	0.5%
Cx	Coxville loam	91	0.2	0.0%
EpB	Emporia loamy sand, 2 to 6 percent slopes	75	11.8	1.2%
EuA	Eulonia fine sandy loam, 0 to 2 percent slopes	90	106.1	11.0%
EuB	Eulonia fine sandy loam, 2 to 6 percent slopes	90	4.2	0.4%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	90	71.2	7.4%
Ly	Lynchburg loamy fine sand, 0 to 2 percent slopes	86	36.6	3.8%
NoA	Noboco loamy sand, 0 to 2 percent slopes	90	170.5	17.7%
NoB	Noboco loamy sand, 2 to 6 percent slopes	90	21.8	2.3%
OcA	Ocilla fine sand, 0 to 2 percent slopes	85	23.3	2.4%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	98.0	10.2%
Se	Seagate sand	80	0.7	0.1%
UcB	Uchee sand, 2 to 6 percent slopes	82	20.4	2.1%
W	Water		2.9	0.3%
Wa	Wahee fine sandy loam	86	137.0	14.3%
Site Index Representative of Loblolly Pine			961.0	100.0%



Legend

- Drainage Ditch
- Access Roads
- Woodside Boundary



Soils Map
 Woodside Plantation
 961.0 +/- GIS Acres
 967.5 +/- Tax Acres
 Hampton County, SC
 Date: 2/10/2026
 2025 Aerial Imagery