

Hwy 119 Tract

38.94 (+/-) Plat Acres

South of Garnett in Jasper County, SC

Priced at \$583,905 (\$14,995/acre)

For Showings

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Additional Information may be seen at www.wisebatten.com

Notes:

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



Hwy 119 Tract Property Highlights

- Frontage on Hwy 119 and Stokes Bluff Rd (both paved)
- Excellent hunting tract (deer and turkey)
- Adjoins Palachucola Wildlife Management Area (WMA), which is a game-rich 6,757 (+/-) acres of timberland fronting the Savannah River
- Close to Stokes Bluff Public boat landing

Webb WMA's 5,866 (+/-) acres and Hamilton Ridge WMA's 13,281 (+/-) acres, together with Palachucola WMA's 6,757 (+/-) acres, combine to equal 25,904 (+/-) acres of contiguous state-owned property available to the public. These adjoin tens of thousands of acres of privately owned lands which are protected in perpetuity by conservation easements. The Hwy 119 tract of 38.94 (+/-) acres is located in the middle of this enormous area of protected land.

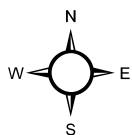
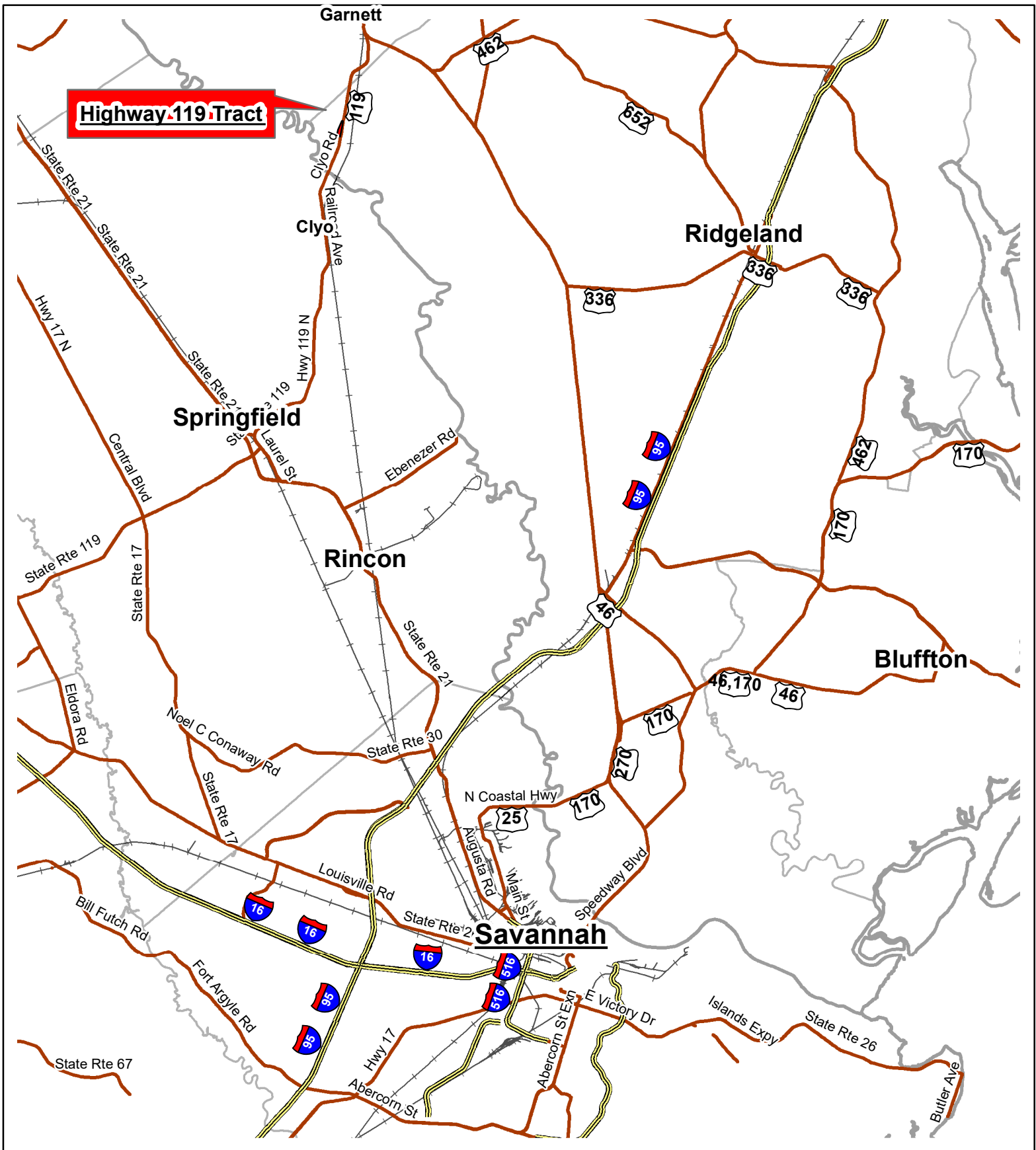
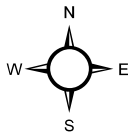
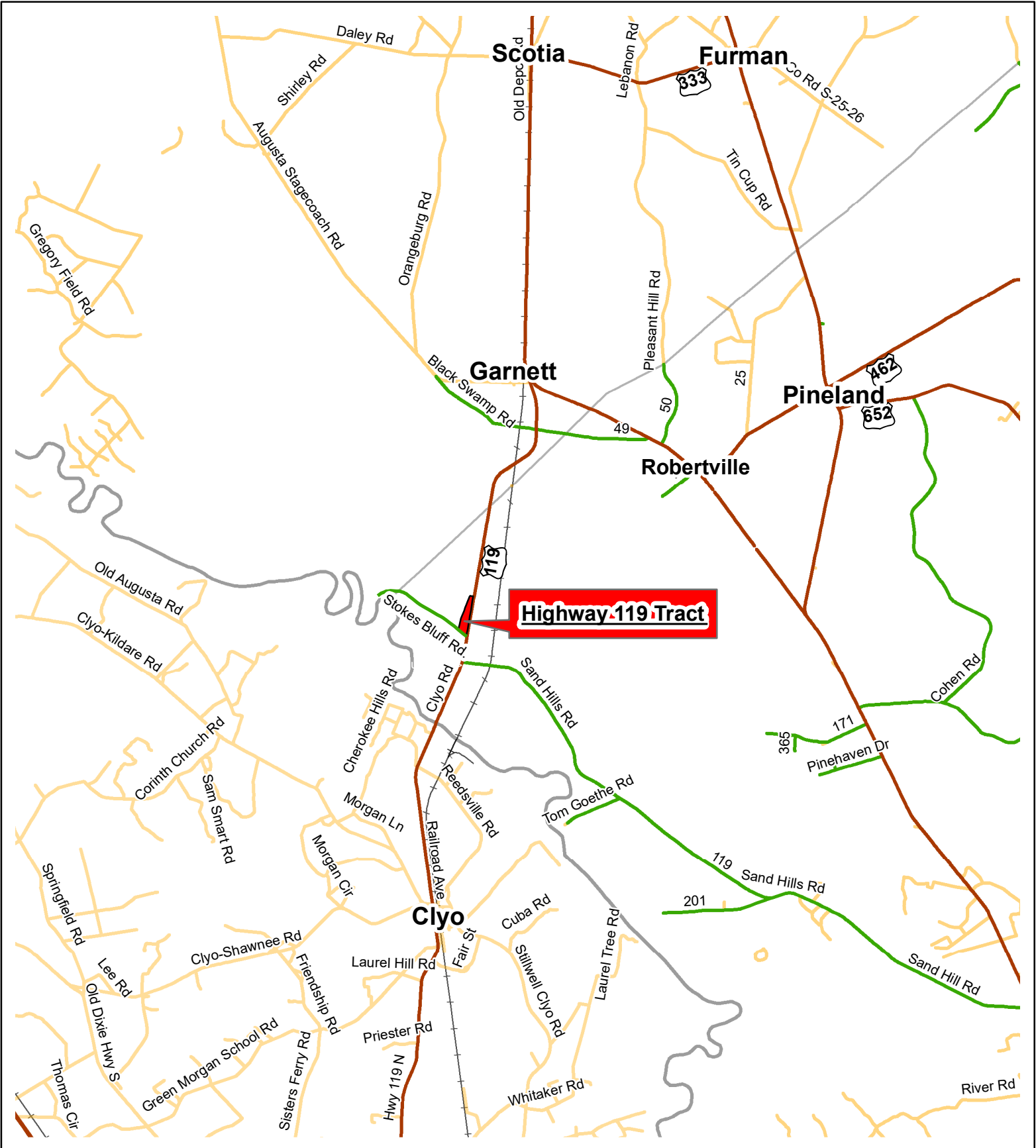


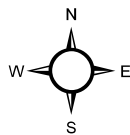
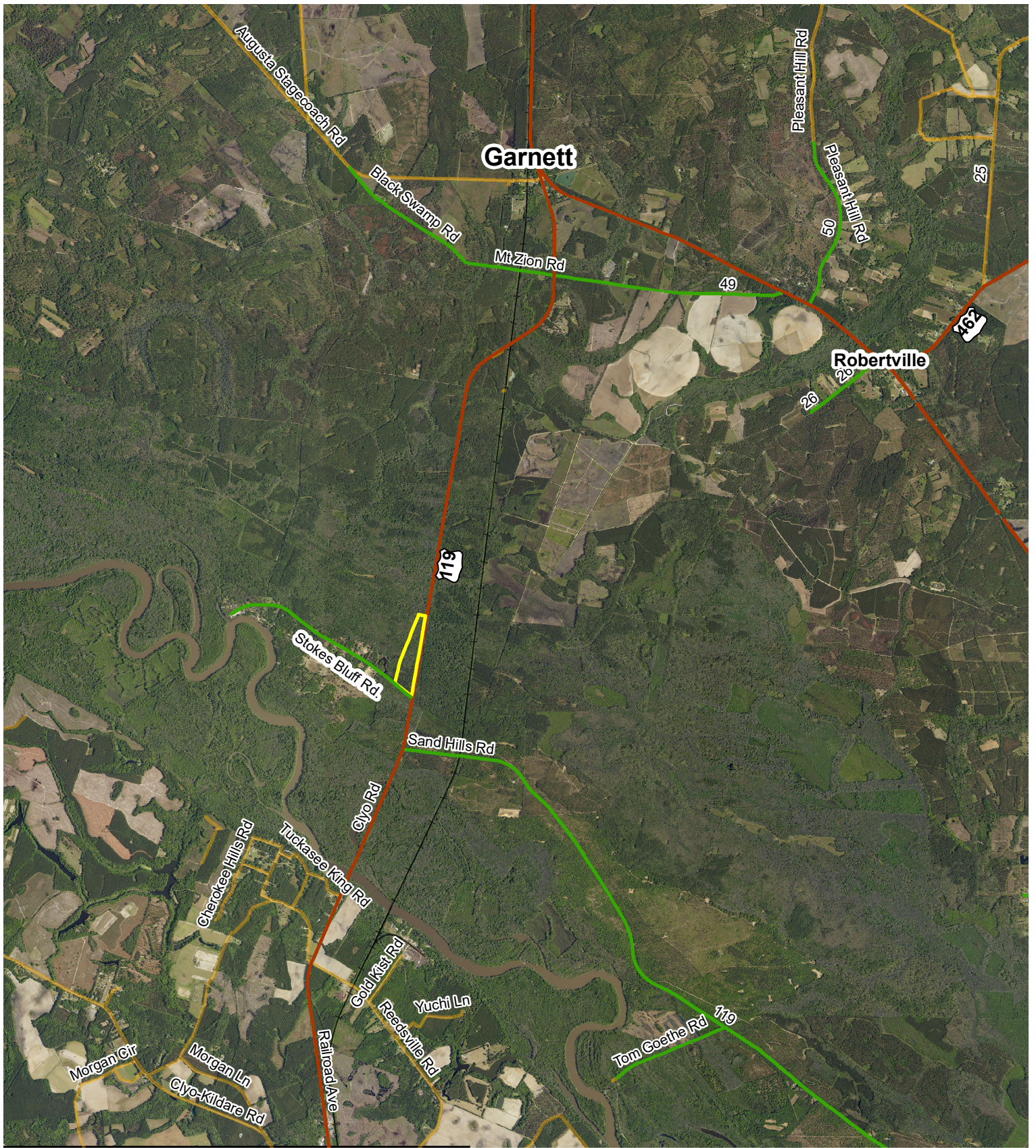
Exhibit A



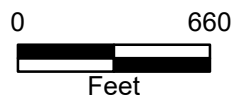
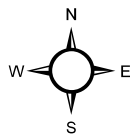
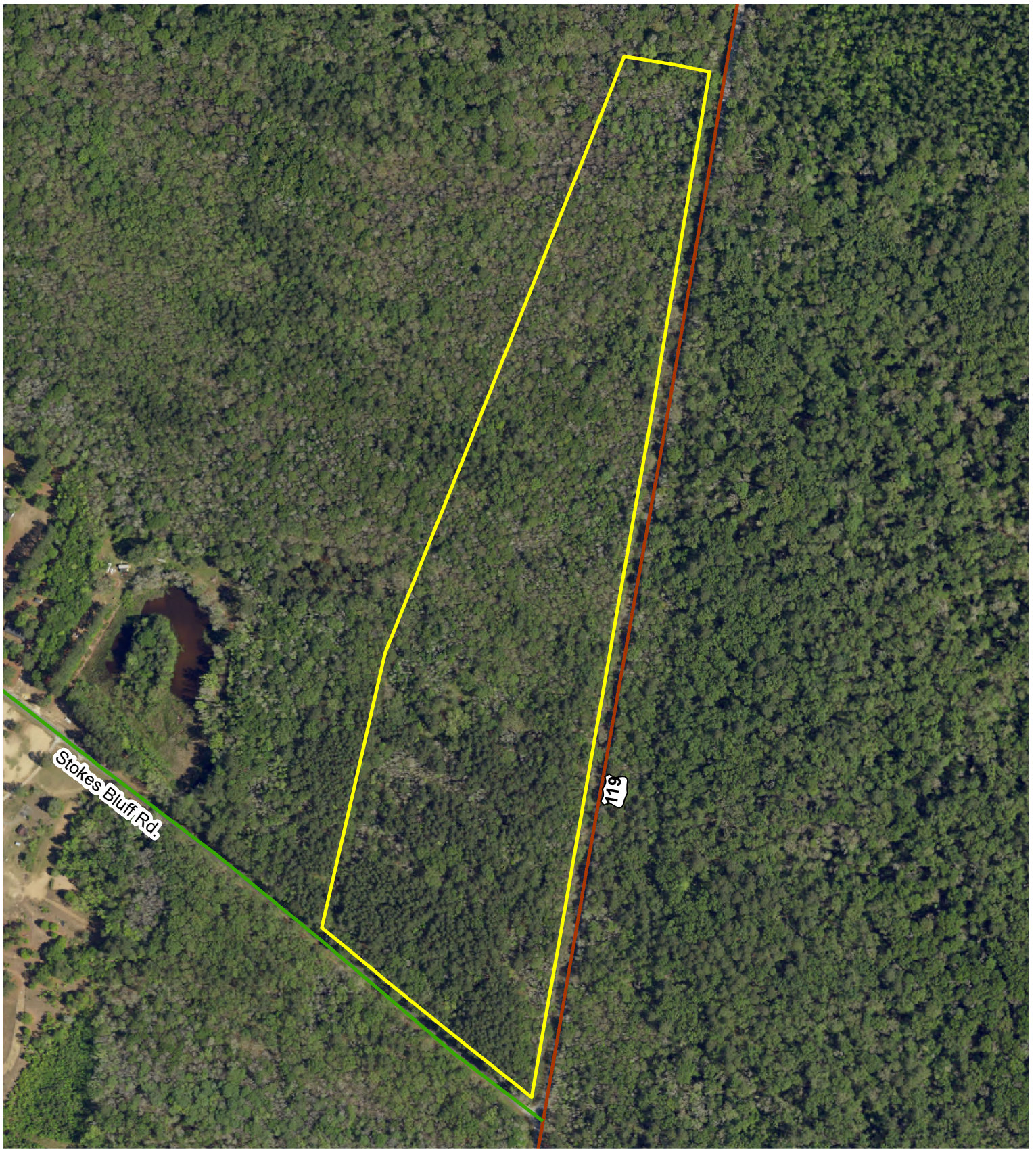
Location Map
 Highway 119 Tract
 38.94 +/- Plat Acres
 Jasper County, SC
 Date: 7/11/2024



Location Map
 Highway 119 Tract
 41.3 +/- GIS Acres
 38.94 +/- Plat Acres
 Jasper County, SC
 Date: 7/22/2024



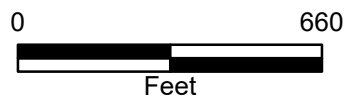
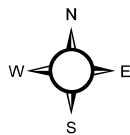
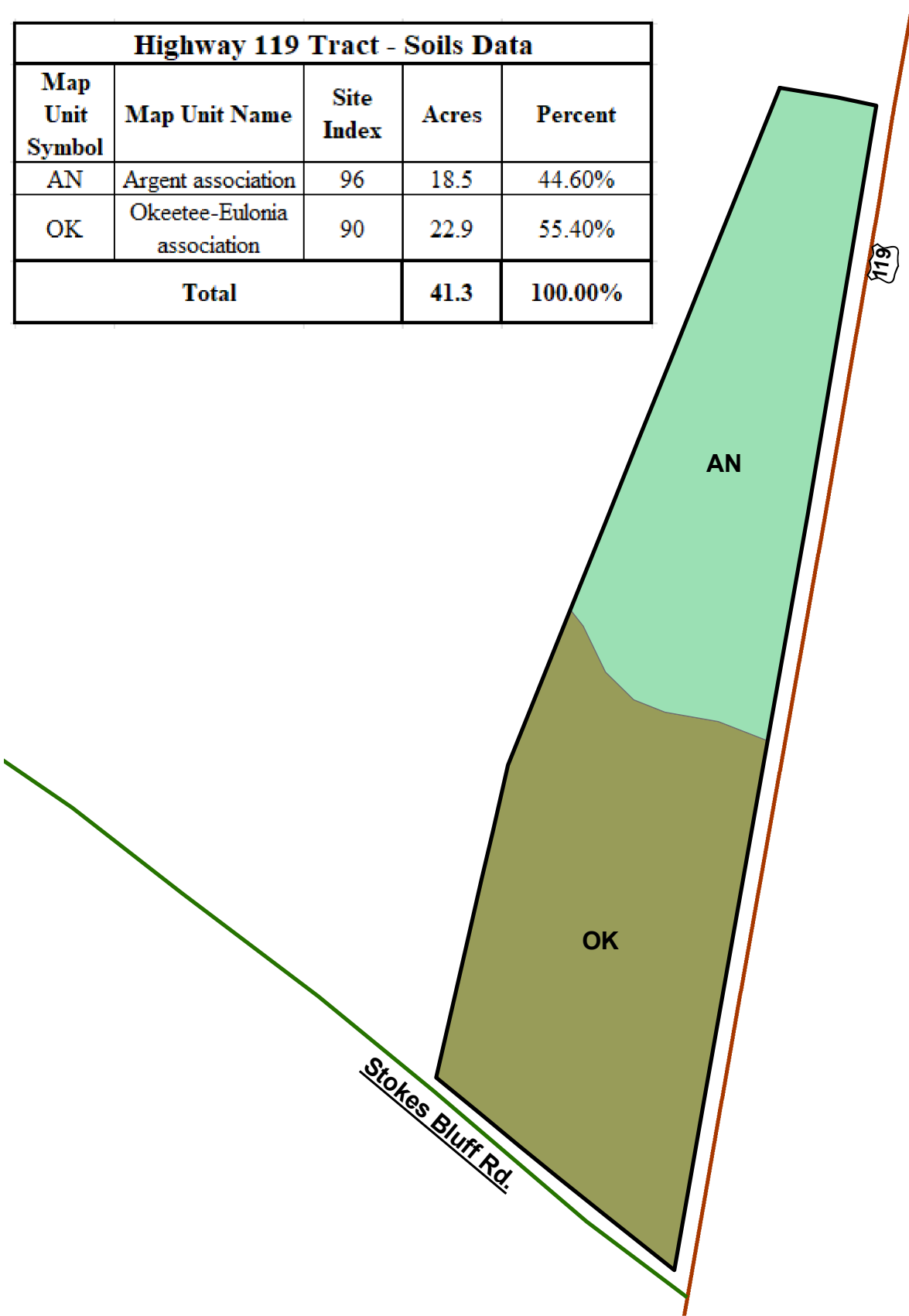
Location Map
 Highway 119 Tract
 41.3 +/- GIS Acres
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 Jasper County, SC
 Date: 7/22/2024



Boundary Map
Highway 119 Tract
41.3 +/- GIS Acres
38.94 +/- Plat Acres
Jasper County, SC
Date: 7/22/2024

Highway 119 Tract - Soils Data

Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
AN	Argent association	96	18.5	44.60%
OK	Okeetee-Eulonia association	90	22.9	55.40%
Total			41.3	100.00%



Soils Map
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