

Stokes Bluff Tract

38.94 (+/-) Plat Acres

South of Garnett in Jasper County, SC

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

For Showings

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

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.



Stokes Bluff 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.

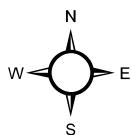
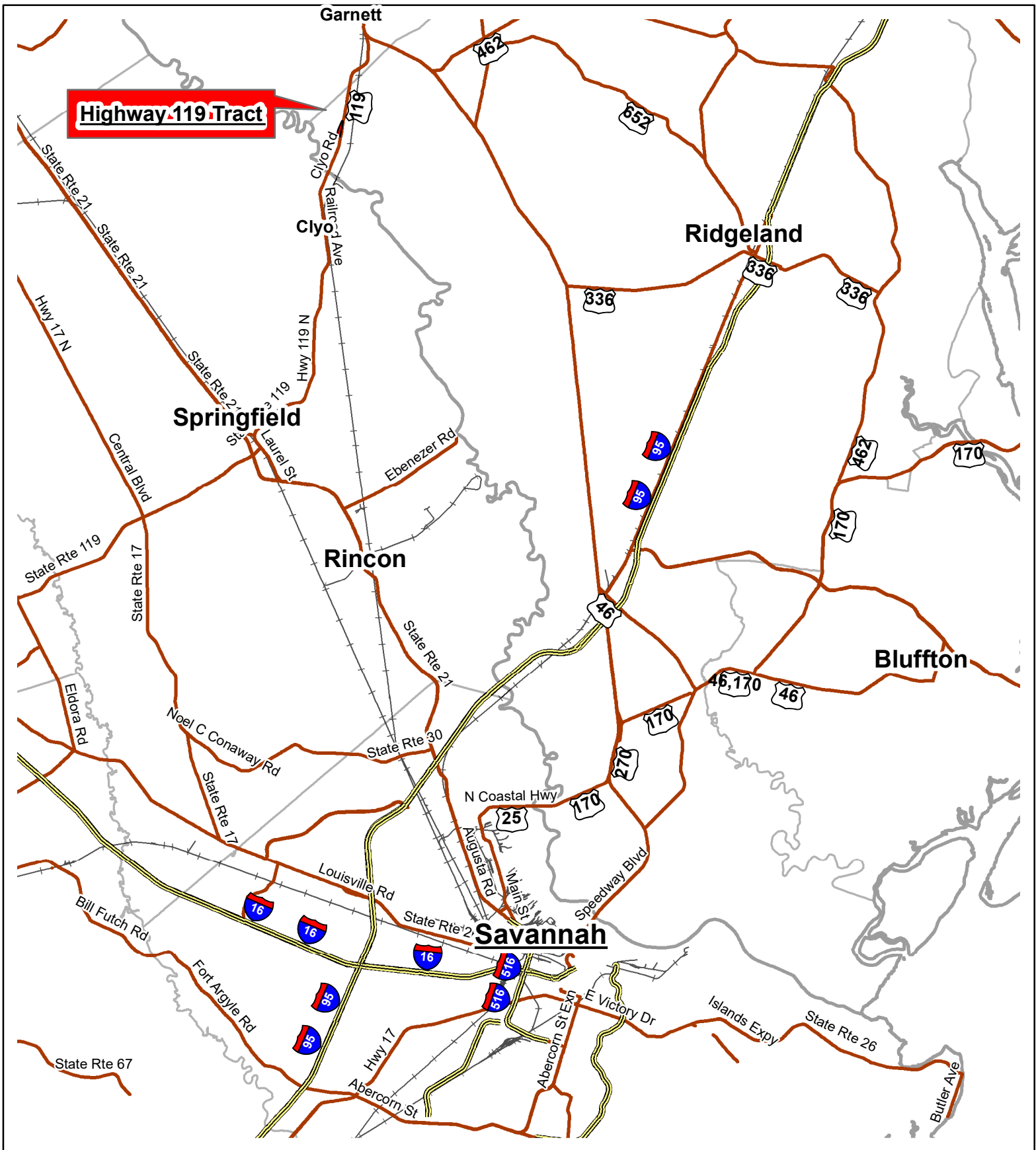
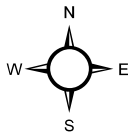
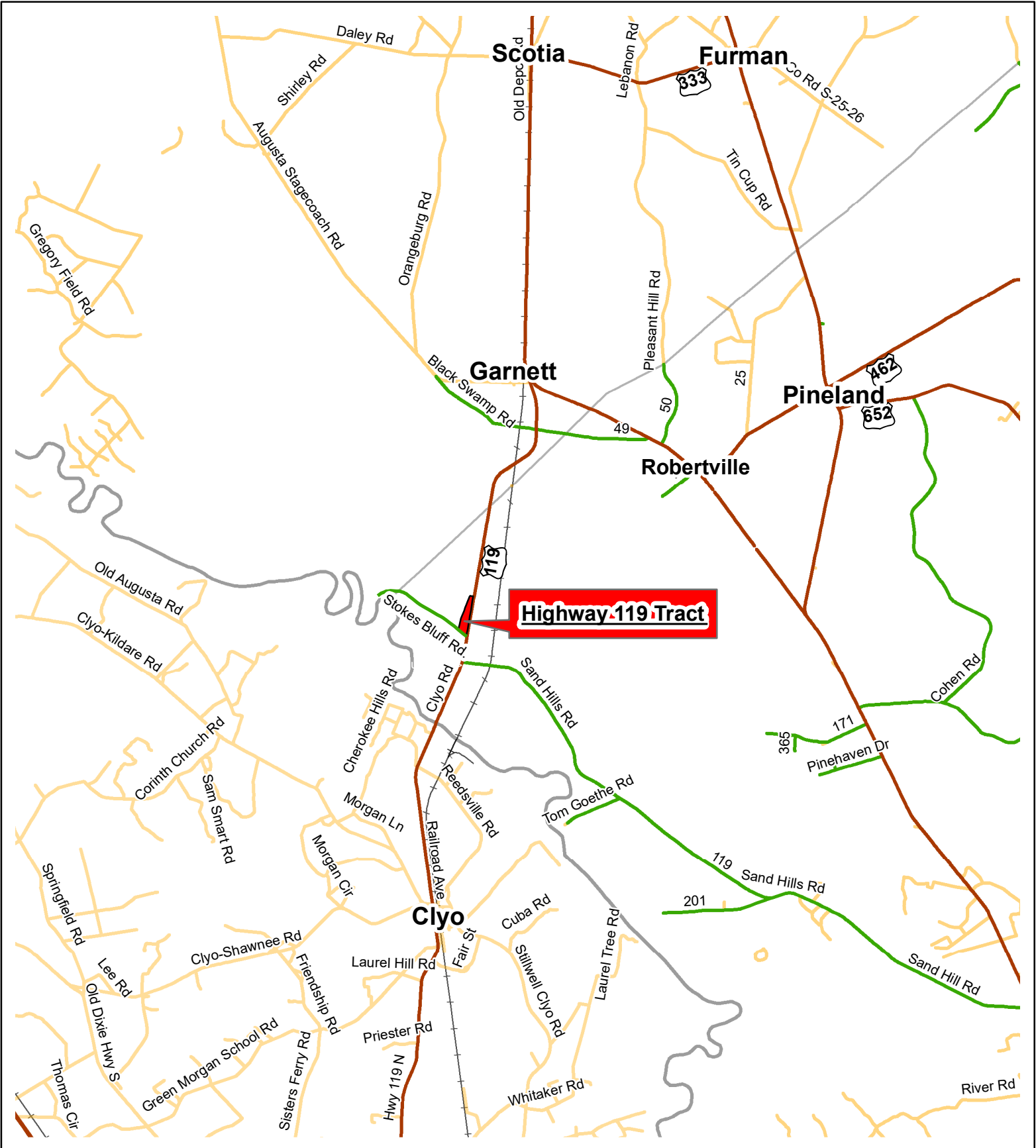


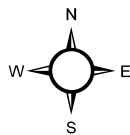
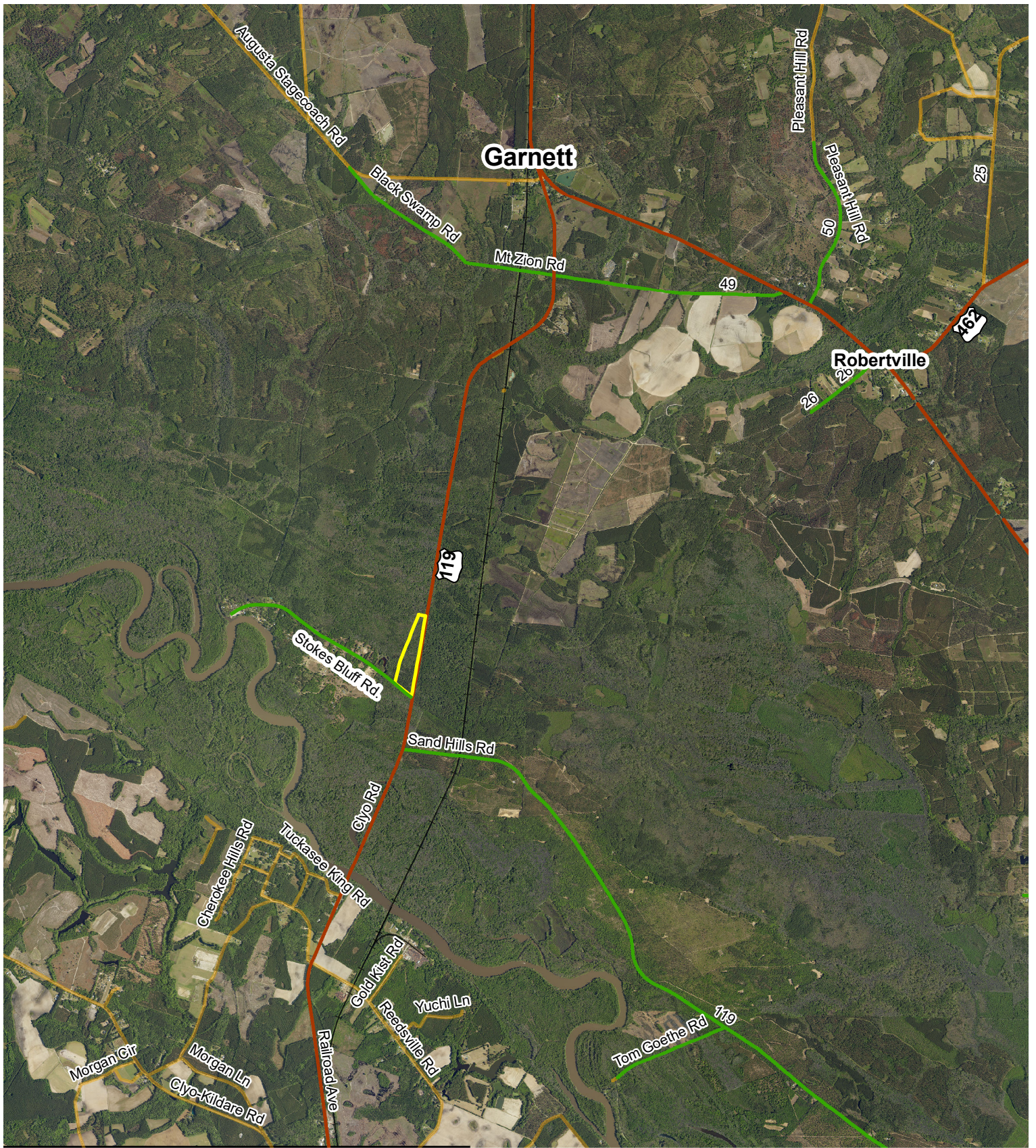
Exhibit A



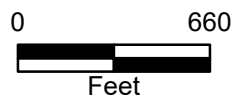
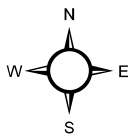
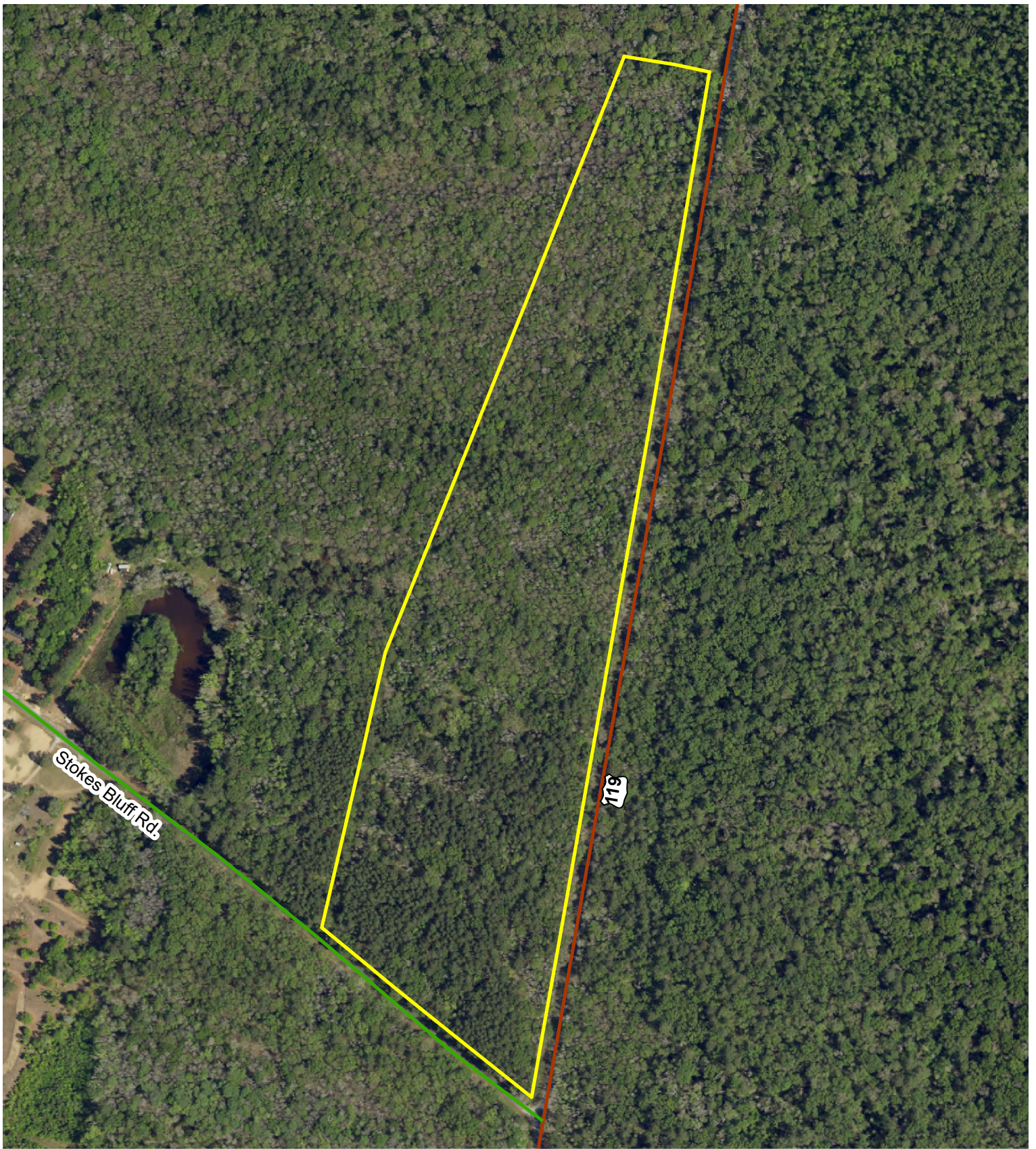
Location Map
 Stokes Bluff Tract
 38.94 +/- Plat Acres
 Jasper County, SC
 Date: 7/11/2024



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



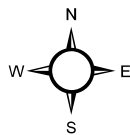
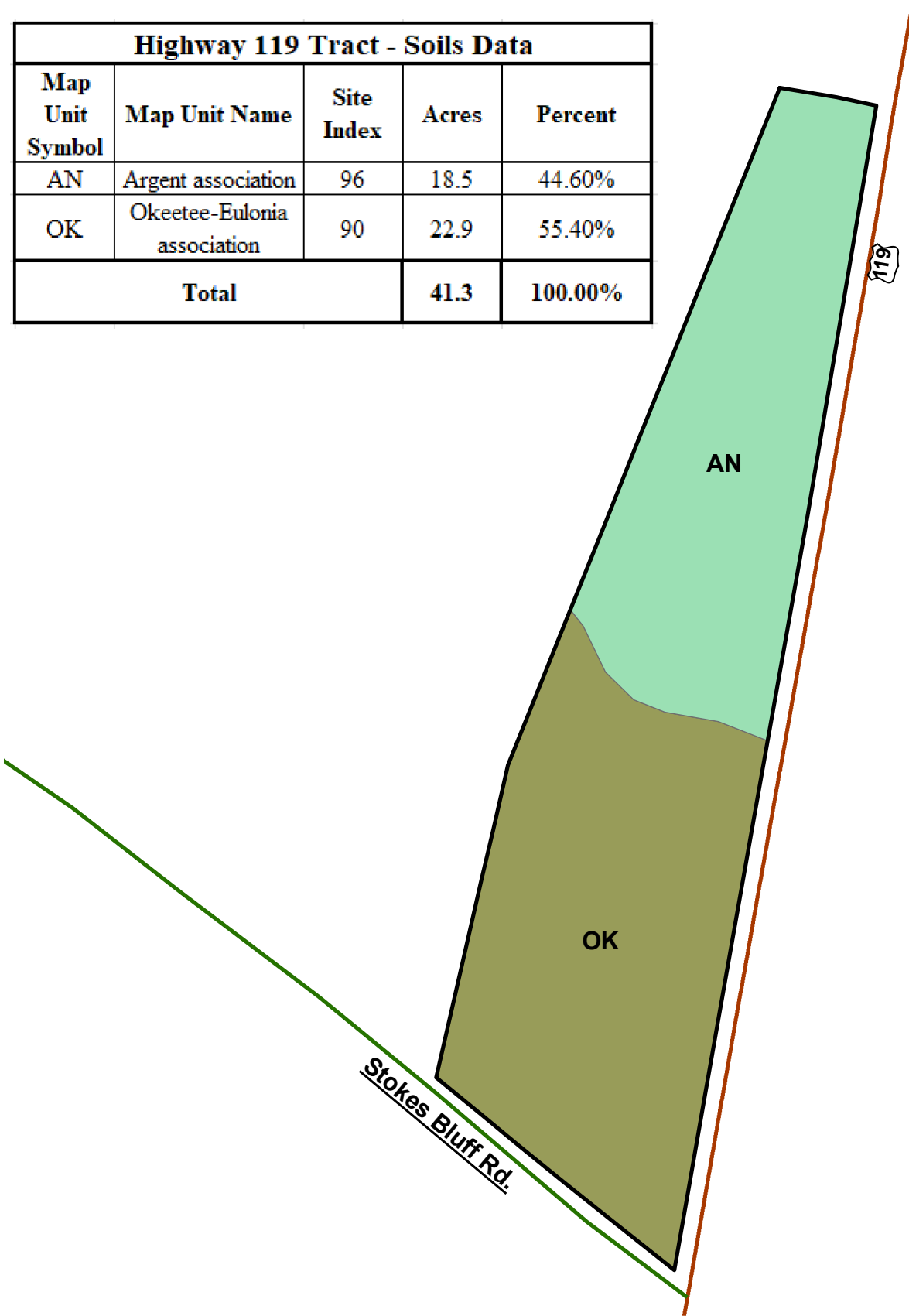
Location Map
 Stokes Bluff Tract
 41.3 +/- GIS Acres
 38.94 +/- Plat Acres
 Jasper County, SC
 Date: 7/22/2024



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

