

Hayes Tract

Varnville, South Carolina

(Hampton County)

45.1 (+/-) Tax Acres

Offered as follows:

45.1 (+/-) acres \$676,500 (\$15,000/acre)

17.25 (+/-) acres \$267,375 (\$15,500/acre)

Shown by appointment only

For Showings

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

Notes:

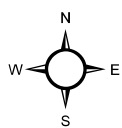
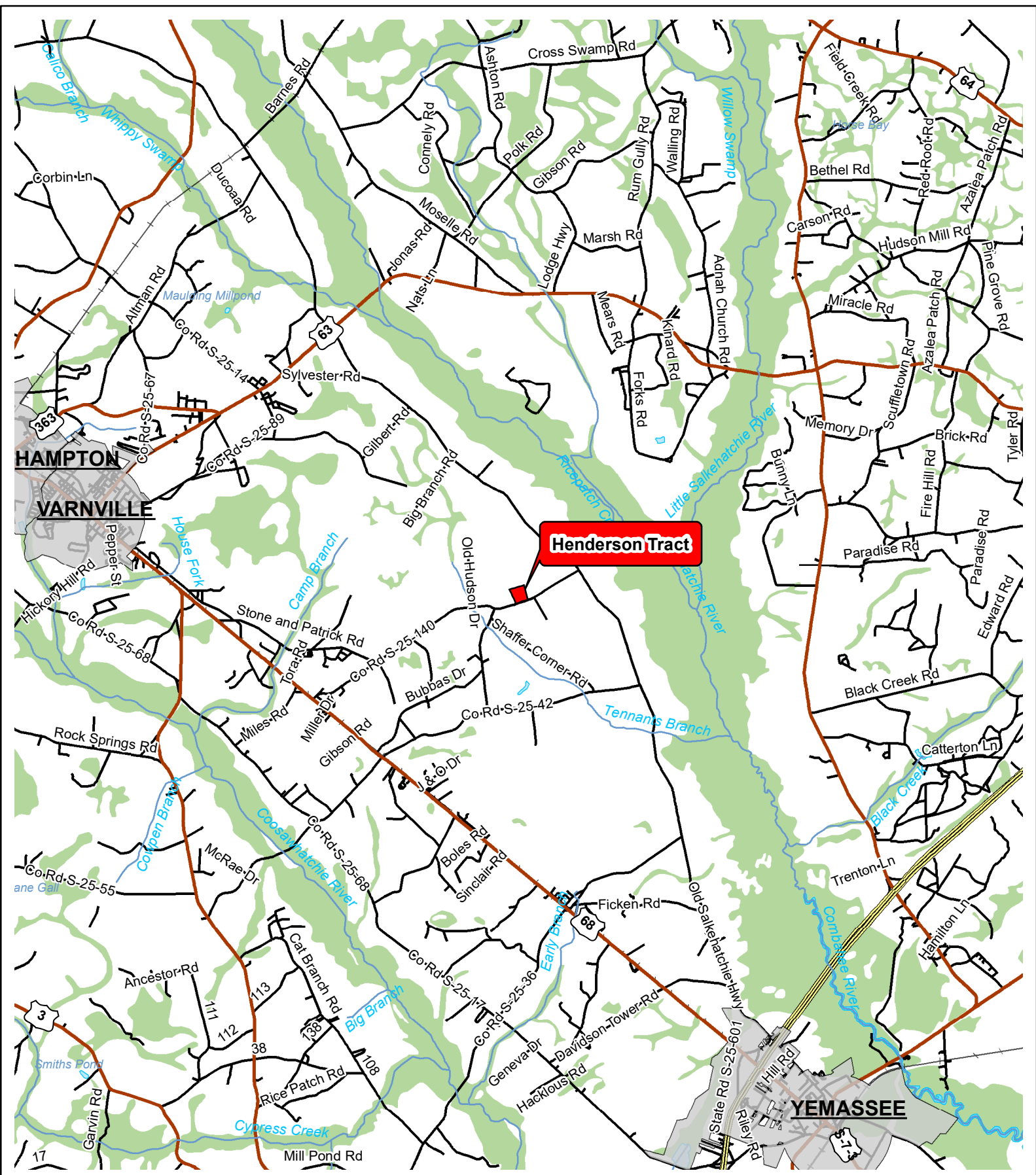
1. This offering is subject to change or withdrawal without notice.

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

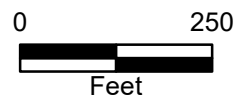
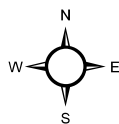
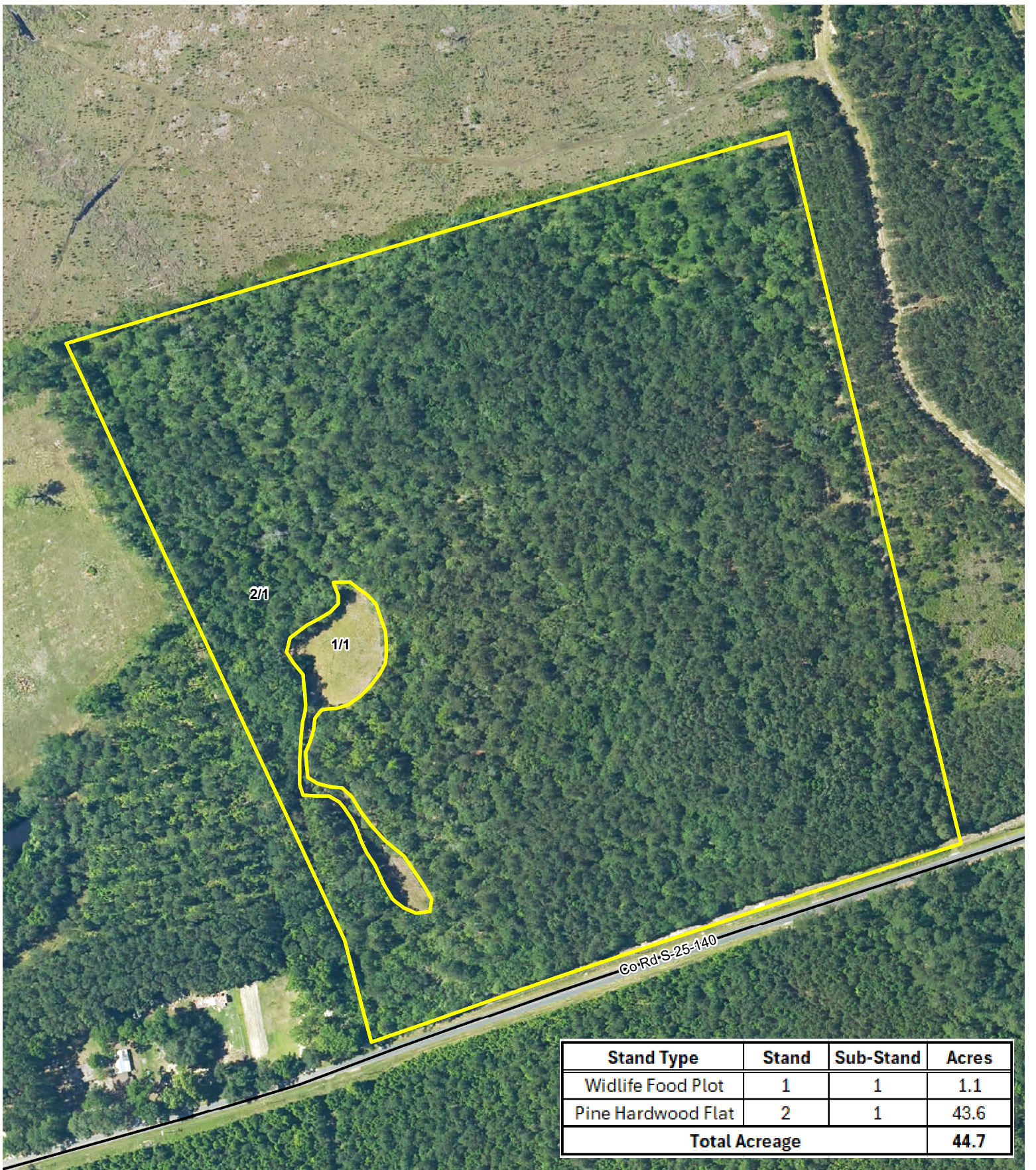


Hayes Tract – Property Highlights

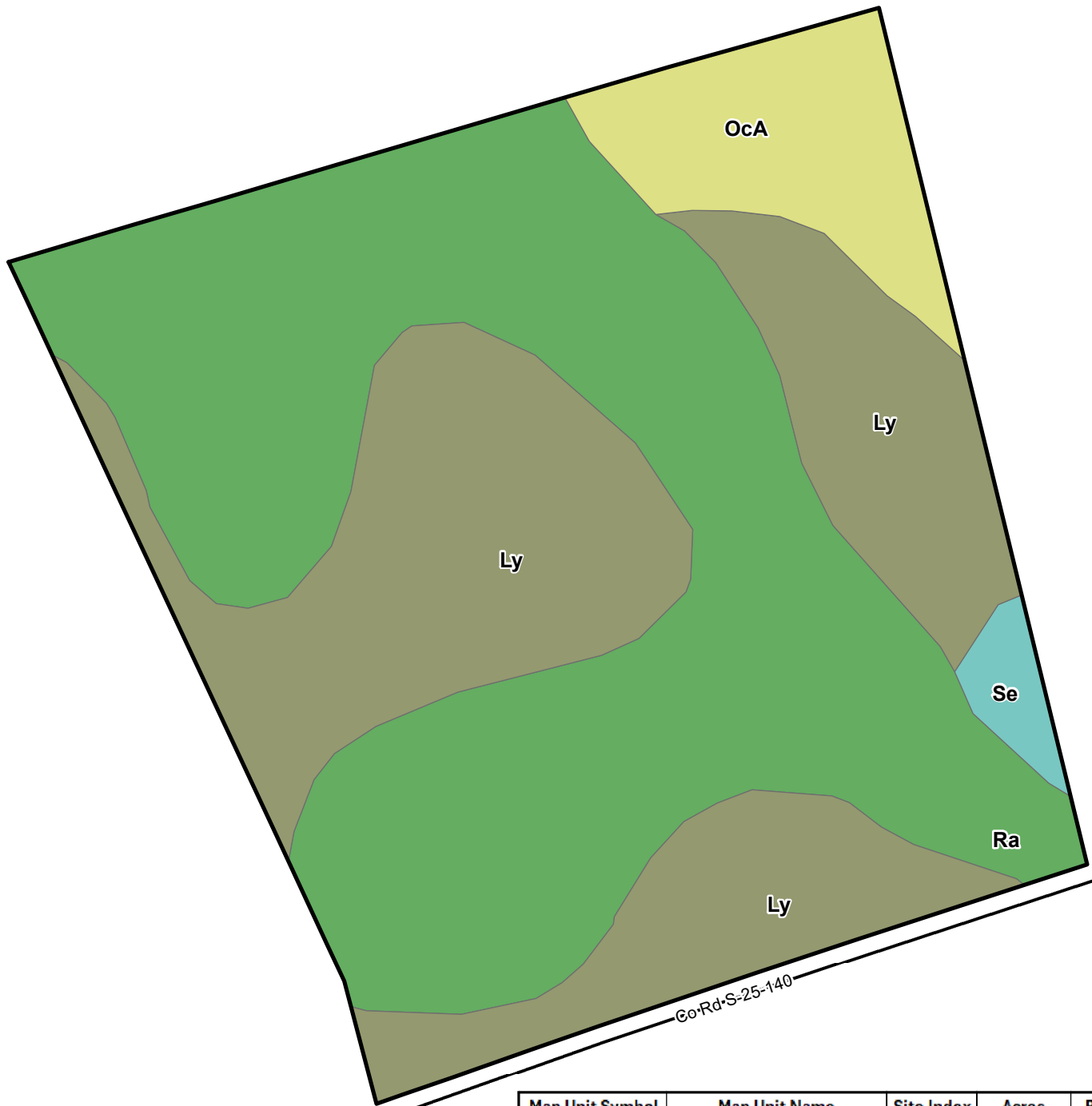
- 45.1 (+/-) tax acres
- 2 access points on Henderson Road (paved)
- Excellent hunting tract – deer and turkeys
- Pines and hardwoods throughout
- 11 (+/-) miles to Varnville (hospital, gas stations, grocery stores)
- 14 (+/-) miles to I-95 Exit 38 at Yemassee
- 36 (+/-) miles to Beaufort, SC
- 50 (+/-) miles to Bluffton, SC
- 60 (+/-) miles to Savannah, GA



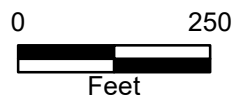
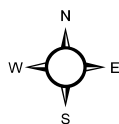
Location Map
 Hayes Tract
 45.1 +/- Tax Acres
 44.7 +/- GIS Acres
 Hampton County, SC
 Date: 1/27/2026



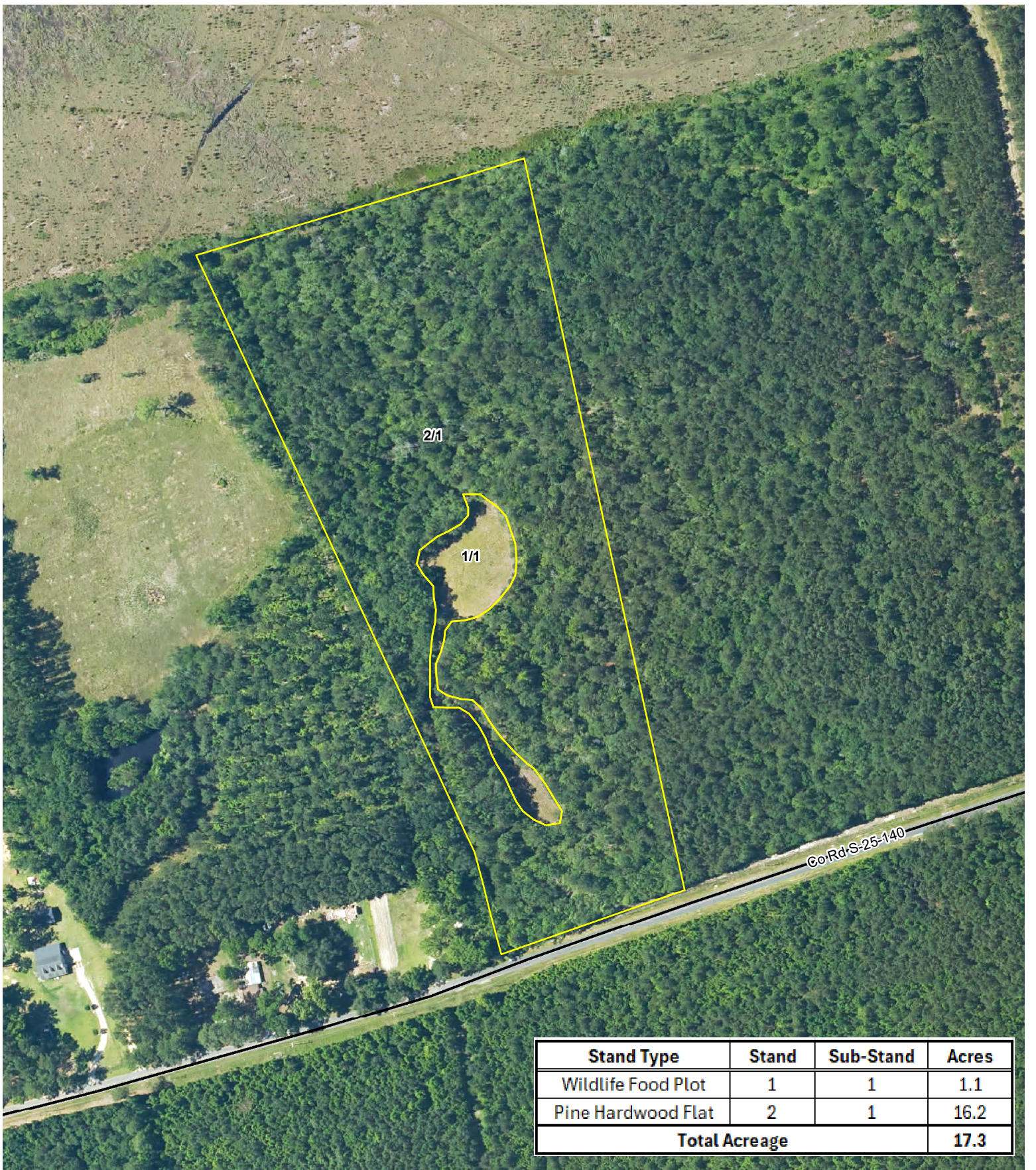
Stand Map
 Hayes Tract
 45.1 +/- Tax Acres
 44.7 +/- GIS Acres
 Hampton County, SC
 Date: 1/27/2026
 2025 Aerial Imagery



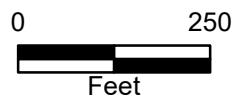
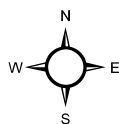
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ly	Lynchburg loamy fine sand	86	16.5	36.90%
OcA	Ocilla fine sand	85	3.7	8.20%
Ra	Rains fine sandy loam	94	23.9	53.40%
Se	Seagate sand	80	0.7	1.50%
Site Index Representative of Loblolly Pine			44.7	100.00%



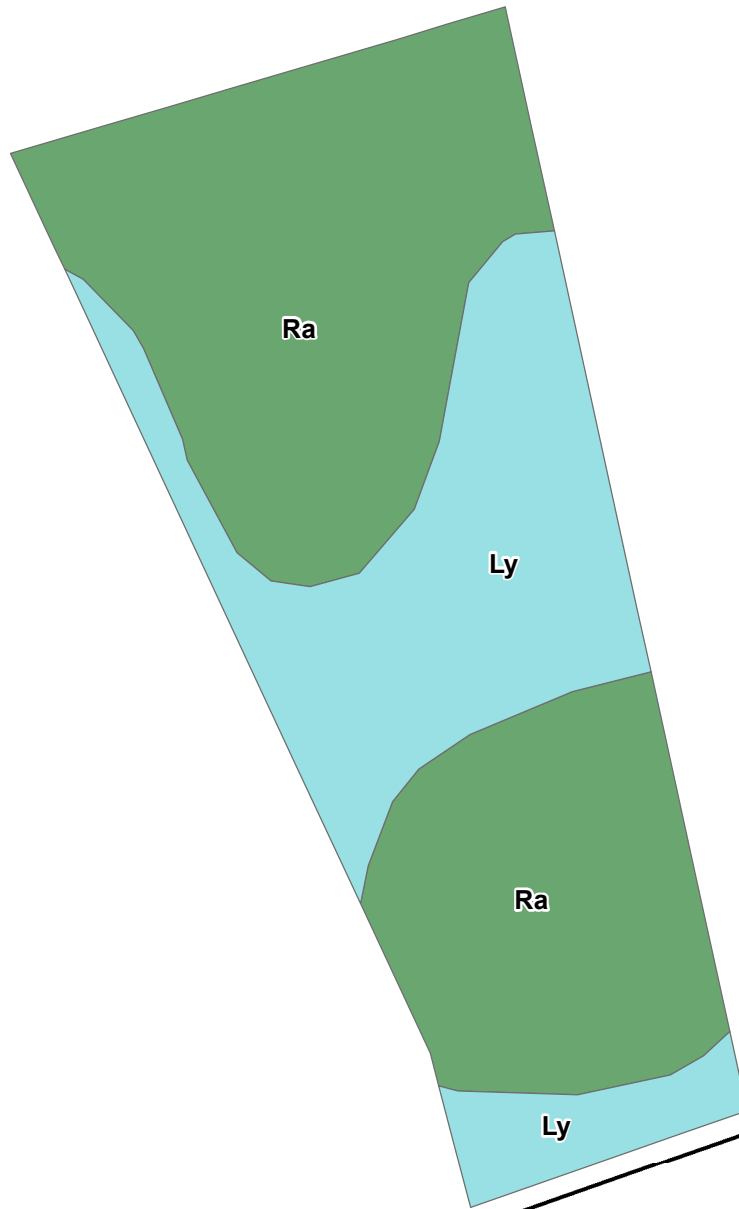
Soils Map
 Hayes Tract
 45.1 +/- Tax Acres
 44.7 +/- GIS Acres
 Hampton County, SC
 Date: 1/27/2026



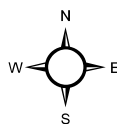
Stand Type	Stand	Sub-Stand	Acres
Wildlife Food Plot	1	1	1.1
Pine Hardwood Flat	2	1	16.2
Total Acreage			17.3



Stand Map
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 2025 Aerial Imagery



Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ly	Lynchburg loamy fine sand	86	6.1	35.20%
Ra	Rains fine sandy loam	94	11.2	64.80%
Site Index Representative of Loblolly Pine			17.3	100.00%



Soils Map
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