

PROPERTY DESCRIPTION

The Robertson Farm consists of 272 +/- acres located in northwest Colleton County, near the community of Smoaks. The landscape is diverse, with varying age classes of planted pine, open agricultural land and mature natural stands of old-growth hardwood and pine.

Features include a bold stream running through the property flanked by mature oak trees that produce a bumper crop of acorns annually. In addition, there are 45 acres of open agricultural land currently being leased; these fields have been highly productive not only in ag crops but also as equally productive dove fields. The majority of this tract is high, usable land and includes soils like Goldsboro, Lynchburg, and Norfolk. The interior roads are excellent, providing access to all portions of the property with two separate access points from county paved roads.

The property has been well managed by the same family for several generations. As a result of their stewardship, this farm is poised to provide future revenue streams and serve as a highly productive recreational sporting property as well.

ACREAGE BREAKDOWN

- 131 +/- Acres Planted Pine
- 96 +/- Acres Natural Pine & Hardwood
- 45 +/- Acres Agricultural Land

PROPERTY FEATURES:

- Bold Stream
- Interior Roads
- Planted Pines
- Old Growth Hardwoods
- Ag fields

DIRECTIONS:

From Exit 68 on I-95, take Highway 61 west for 3.5 miles to Highway 217. Turn left on 217 towards Smoaks for 5.5 miles. Take a right onto Johnsville Road, and in .8 miles the property is on the left.



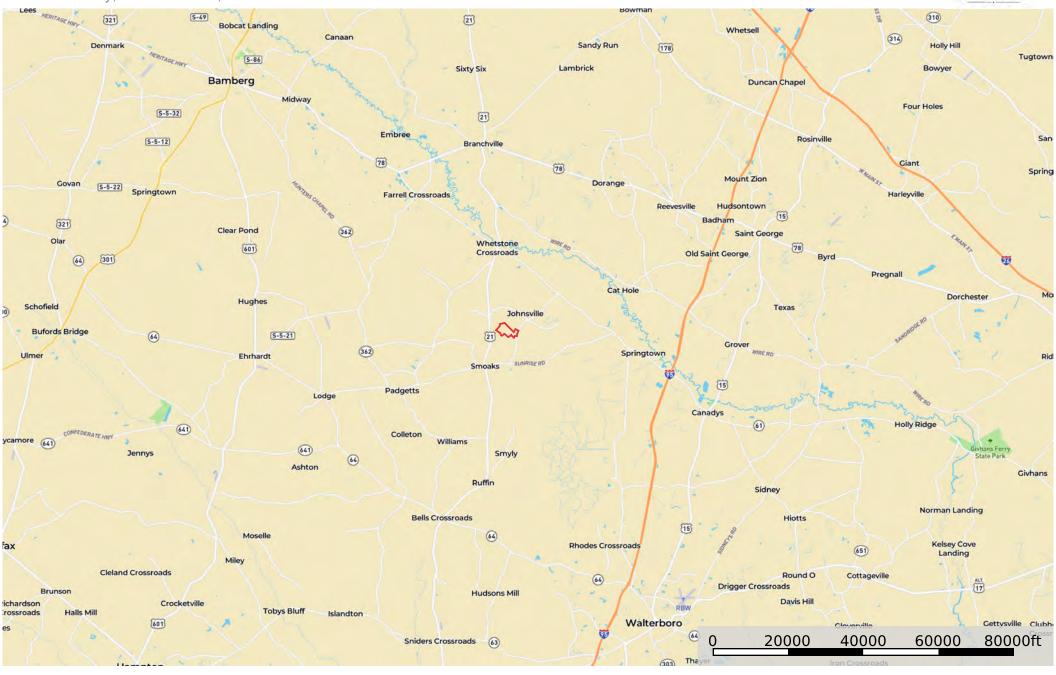
CONTACT

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Robertson Farm

Colleton County, South Carolina, 272 AC +/-

CROSBY LAND COMPANY



D Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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Robertson Farm



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|D Boundary 269.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
41	Lynchburg loamy fine sand, 0 to 2 percent slopes	106.4	39.44	0	59	2w
36	Goldsboro loamy fine sand	92.14	34.16	0	57	2w
55	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	50.98	18.9	0	47	4w
44A	Norfolk loamy fine sand, 0 to 2 percent slopes	11.46	4.25	0	51	1
51	Pelham loamy sand, 0 to 2 percent slopes	8.78	3.25	0	40	4w
45	Ocilla loamy sand	0.01	0.0	0	40	3w
TOTALS		269.7 7(*)	100%	-	55.09	2.4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.