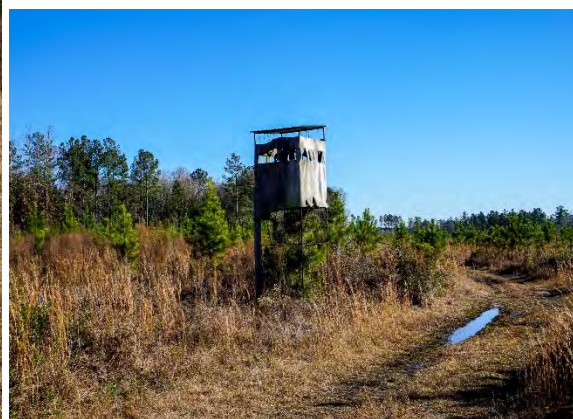
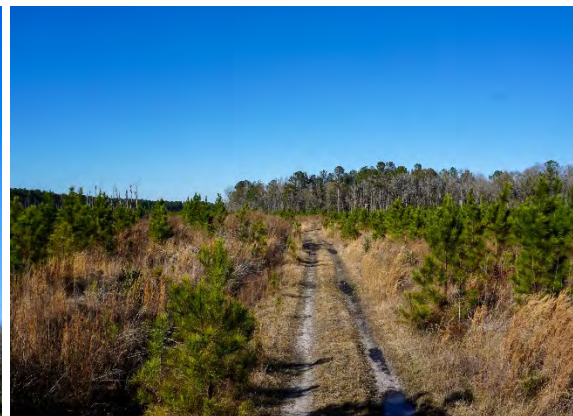


FOR SALE

WASHIE PELHAM

Colleton County
129.62 +/- Acres
\$447,189



The Washie Pelham tract is located in northwestern Colleton County only 1 hour from Beaufort, SC and 1.5 hours from Charleston, SC. The property is the ideal size acreage for easy management yet its shape allows it to hunt much larger than it actually is. This area of Colleton County is known for producing quality deer and abundant turkey populations, located in close proximity to the famed Salkehatchie River. This is a must see tract of land for any avid hunters.

FEATURES

- DEER HUNTING
- TURKEY HUNTING
- EASY ACCESS TO CHARLESTON AND BEAUFORT, SC

DIRECTIONS

From Walterboro head South on N. Jefferies Blvd. toward Benson St. In 1.9 miles continues onto SC-63 W for 14.1 miles and the property will be on your right.

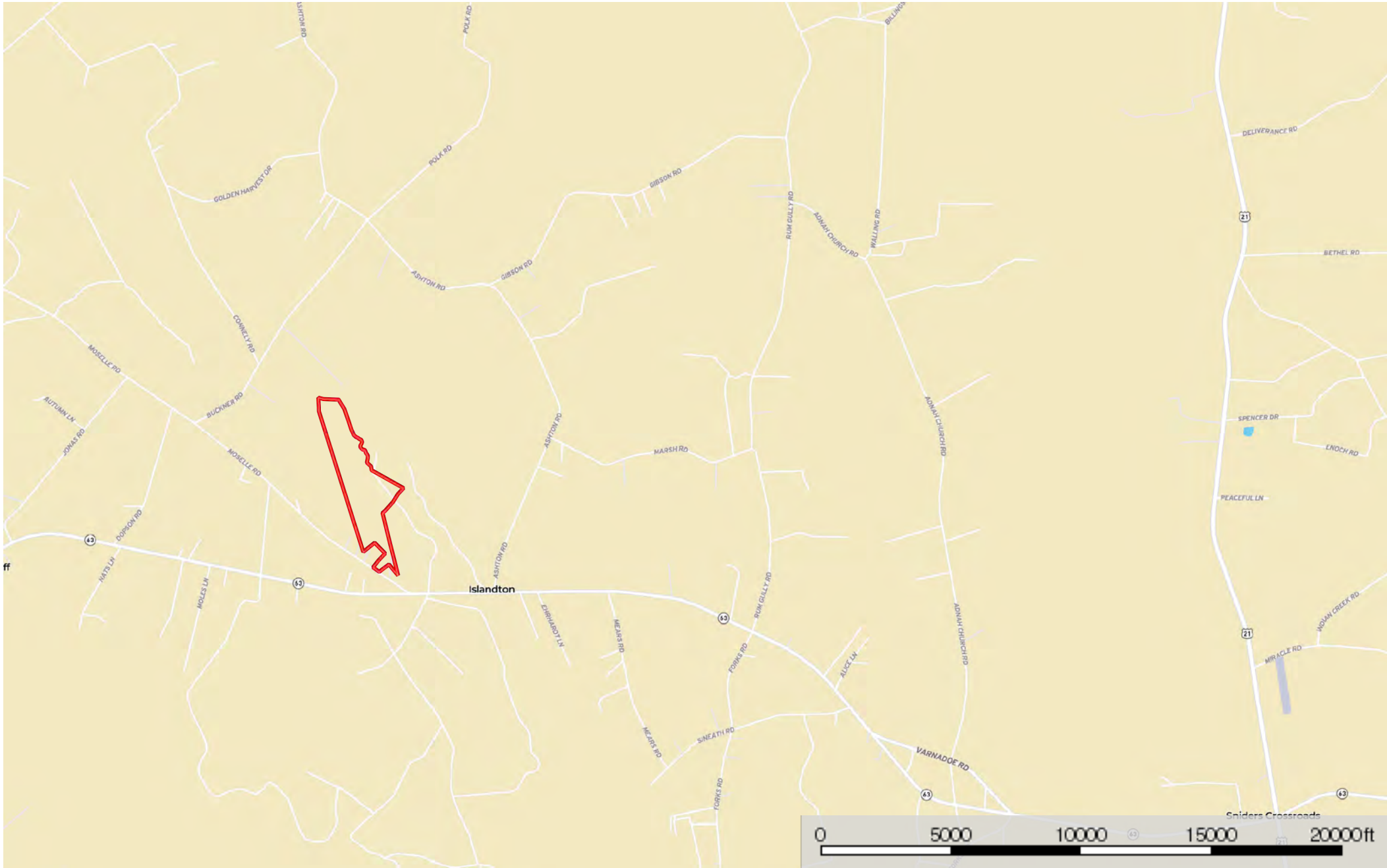
CONTACT


TODD CROSBY, BROKER-IN-CHARGE

ToddCrosby@CrosbyLandCo.com

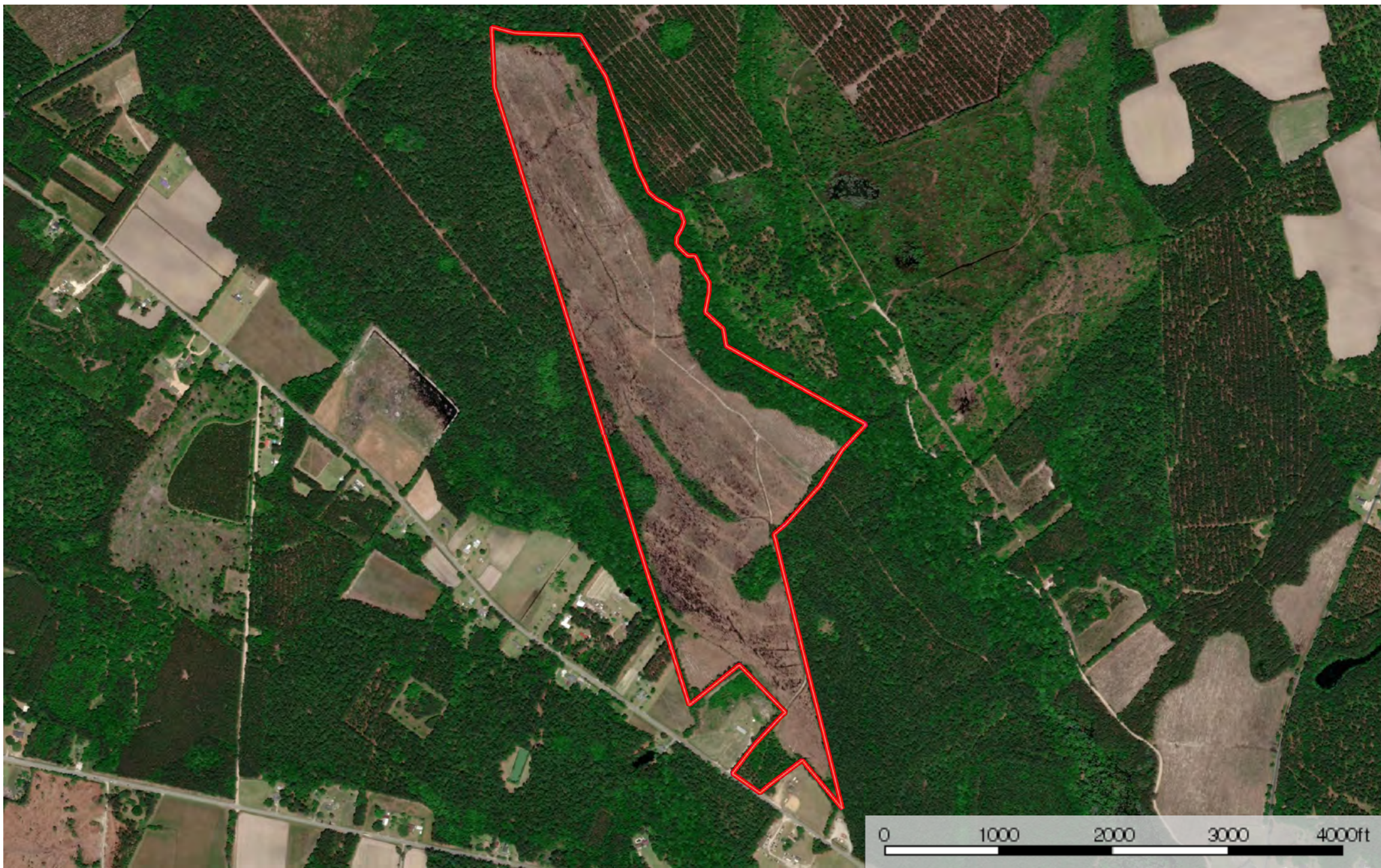
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843.909.0159

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 **Boundary**

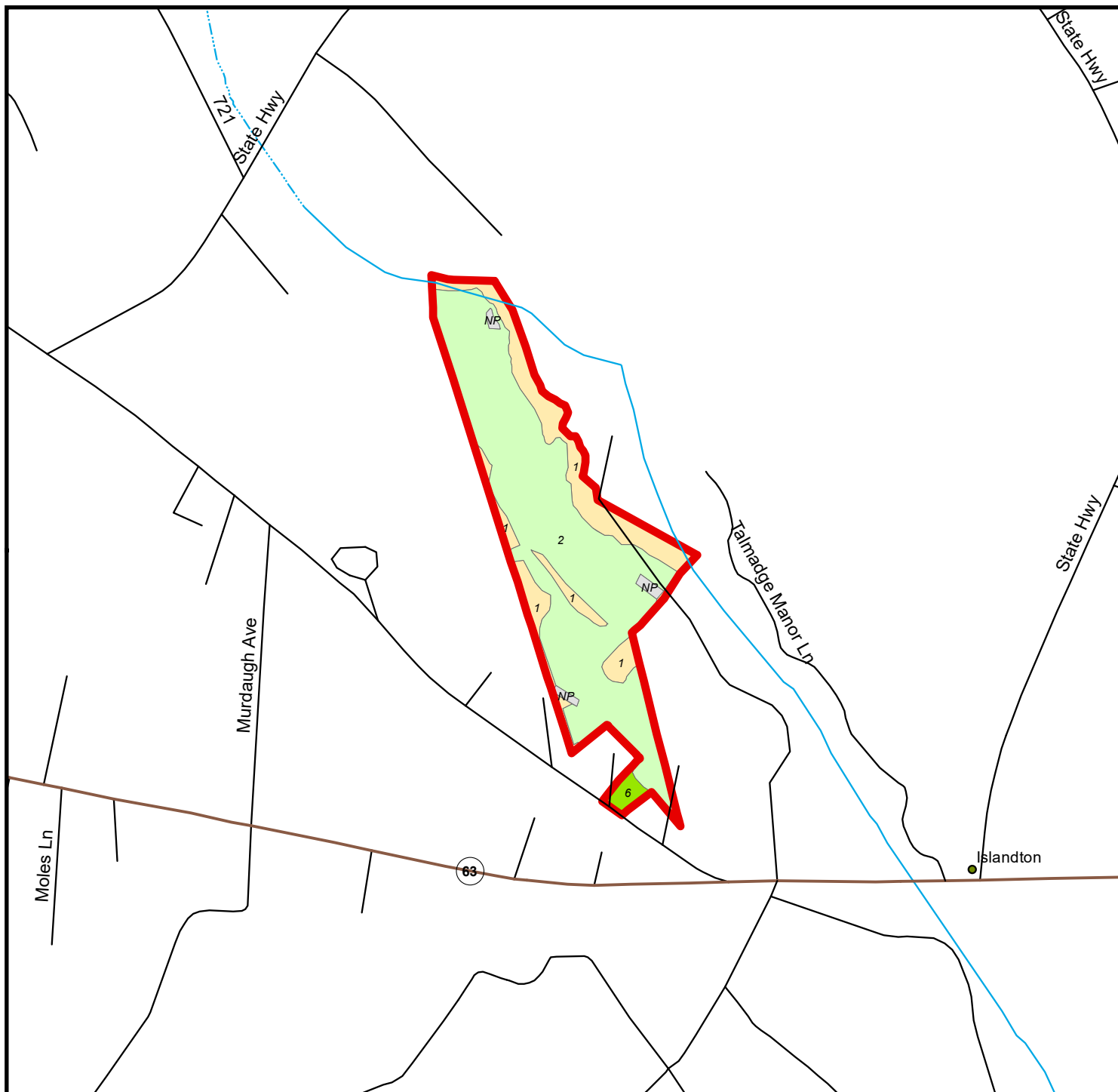
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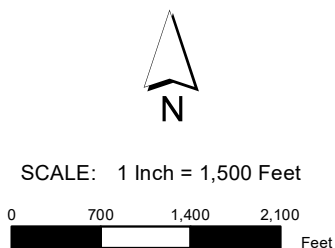
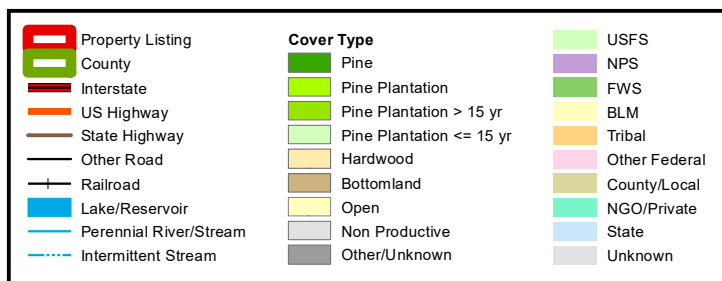
Boundary

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Stand Map
805F - Washie Pelham
Parcel # 45029Hb0310
 Colleton County, SC - approx. 129.0 acres +/-



| Stand # | Cover Type | Age | Acres |
|---------|--------------------------|-----|-------|
| NP | Non Productive | NA | 1.6 |
| 1 | Hardwood | 34 | 31.6 |
| 2 | Pine Plantation <= 15 yr | 4 | 93.0 |
| 6 | Pine Plantation > 15 yr | 33 | 2.7 |

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

7/29/2022