



# REVOLUTIONARY TRAIL FARM

## ALLENDALE COUNTY, SC

587 +/- ACRES  
\$3,404,500



### PROPERTY DESCRIPTION

Revolutionary Trail Farm is located in lower Allendale County, just 47 miles from Augusta, GA. This area of Allendale County is widely known to be a productive, game-rich area of the Lowcountry. The property features professionally managed timber with diverse age classes of genetically improved Loblolly pine.

The property includes 406 acres of planted pine, 62 acres of natural pine, and 85 acres of hardwood. Approximately 92 acres of pine are ready for the first thinning, controlled fire, and timber stand improvements. This management will provide immediate cash flow for a new buyer and the development of high-quality habitat for wildlife.

The farm is easily accessible with a good internal road system and includes a 60x22 pole shed/tractor barn, an old farmhouse, a serviceable well, and electricity on site. There is also a 14-acre spring-fed pond that could be restored for recreational opportunities. The topography ranges from 200 to 290+ feet, and the mix of scattered hardwood and pine diversity offers excellent wildlife habitat for deer, turkey, and quail.

**SHOWINGS BY APPOINTMENT ONLY. MUST BE ACCOMPANIED BY LISTING AGENT.**

### PROPERTY FEATURES:

- Old Farm House
- 60x22 Tractor Shed
- Internal Road System
- Spring-Fed Pond Site
- Serviceable Well & Electricity
- Diverse Managed Pine Stands & Hardwood
- Several Established Food Plots & Mature Sawtooth Oak Groves

### DIRECTIONS:

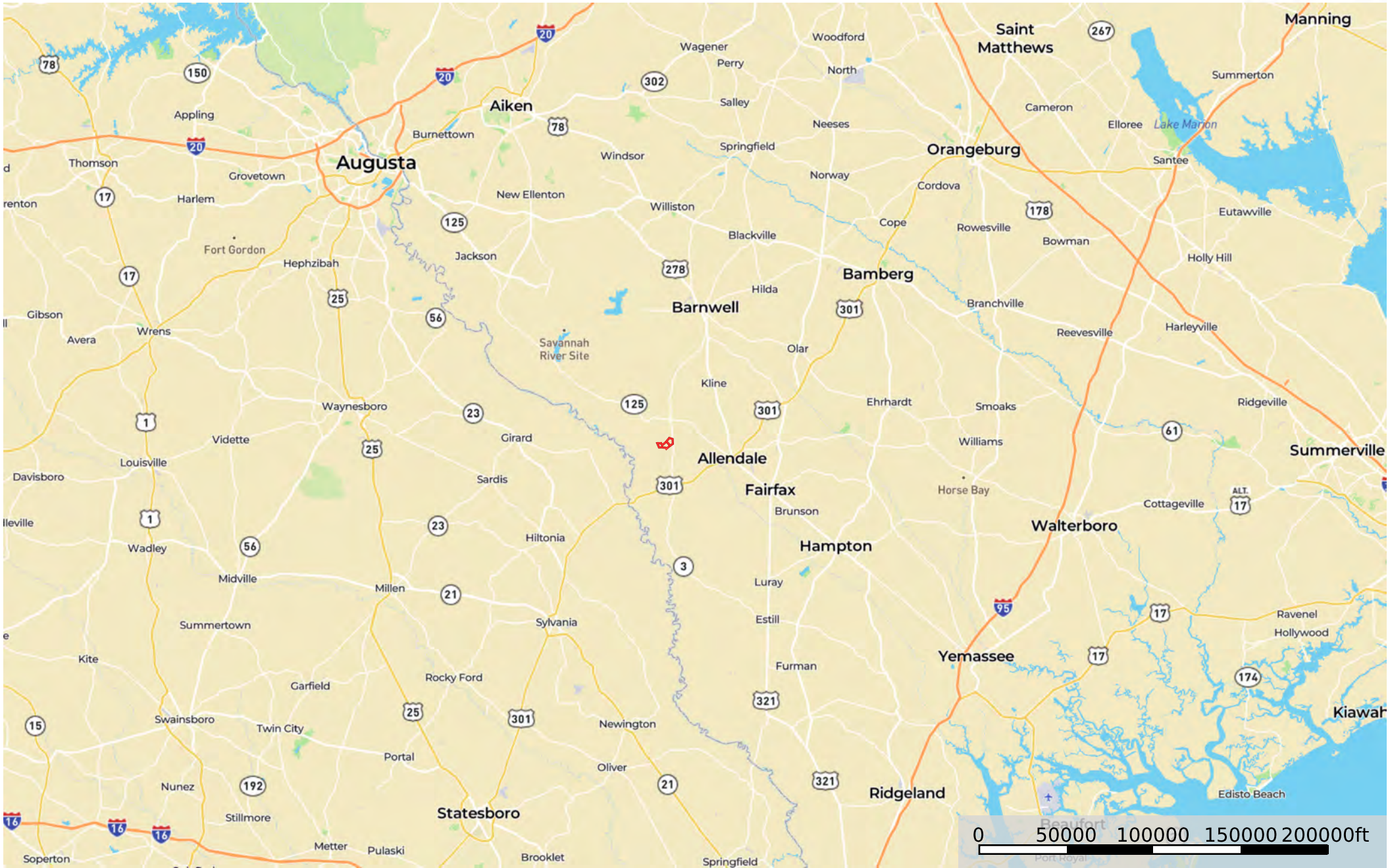
From the intersection of 301/125/278 in Allendale, SC, travel 8.3 miles west on US Highway 278 to SC Highway #3 and turn left. Travel south on Highway #3 for 3.25 miles to Revolutionary Trail Road and turn right. In .5 miles after passing the historic Gillette United Methodist Church and Bates Road, the property is on both side of Revolutionary Trail Road.

### CONTACT

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www.CrosbyLandCo.com



**Revolutionary Trail Farm**  
 Allendale County, South Carolina, 587 AC +/-




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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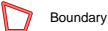


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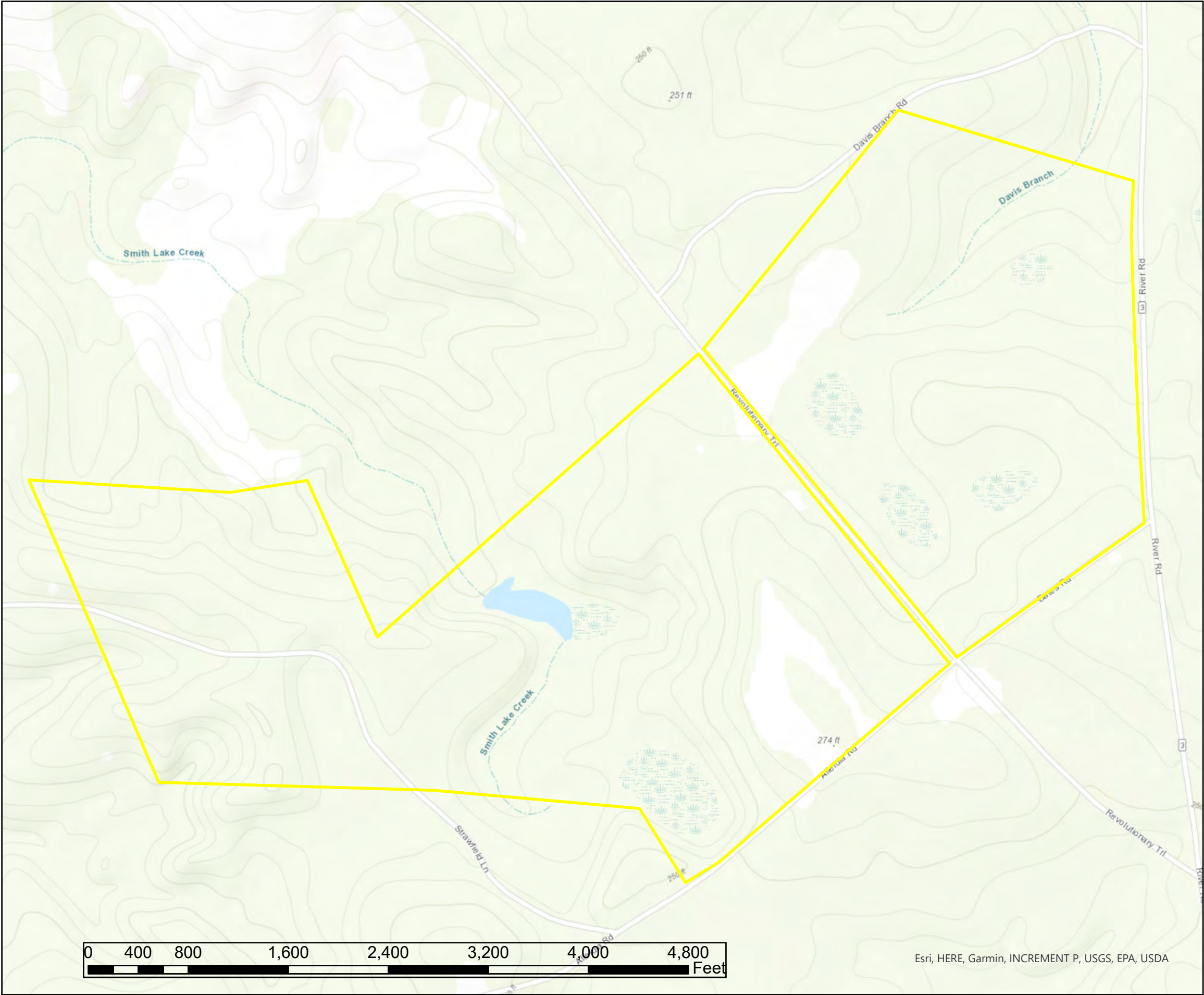


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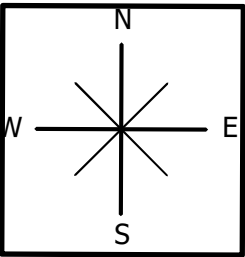


**Revolutionary Trail Farm**  
**Topographic Map**  
**Allendale Co., SC**  
**+/- 587 AC**

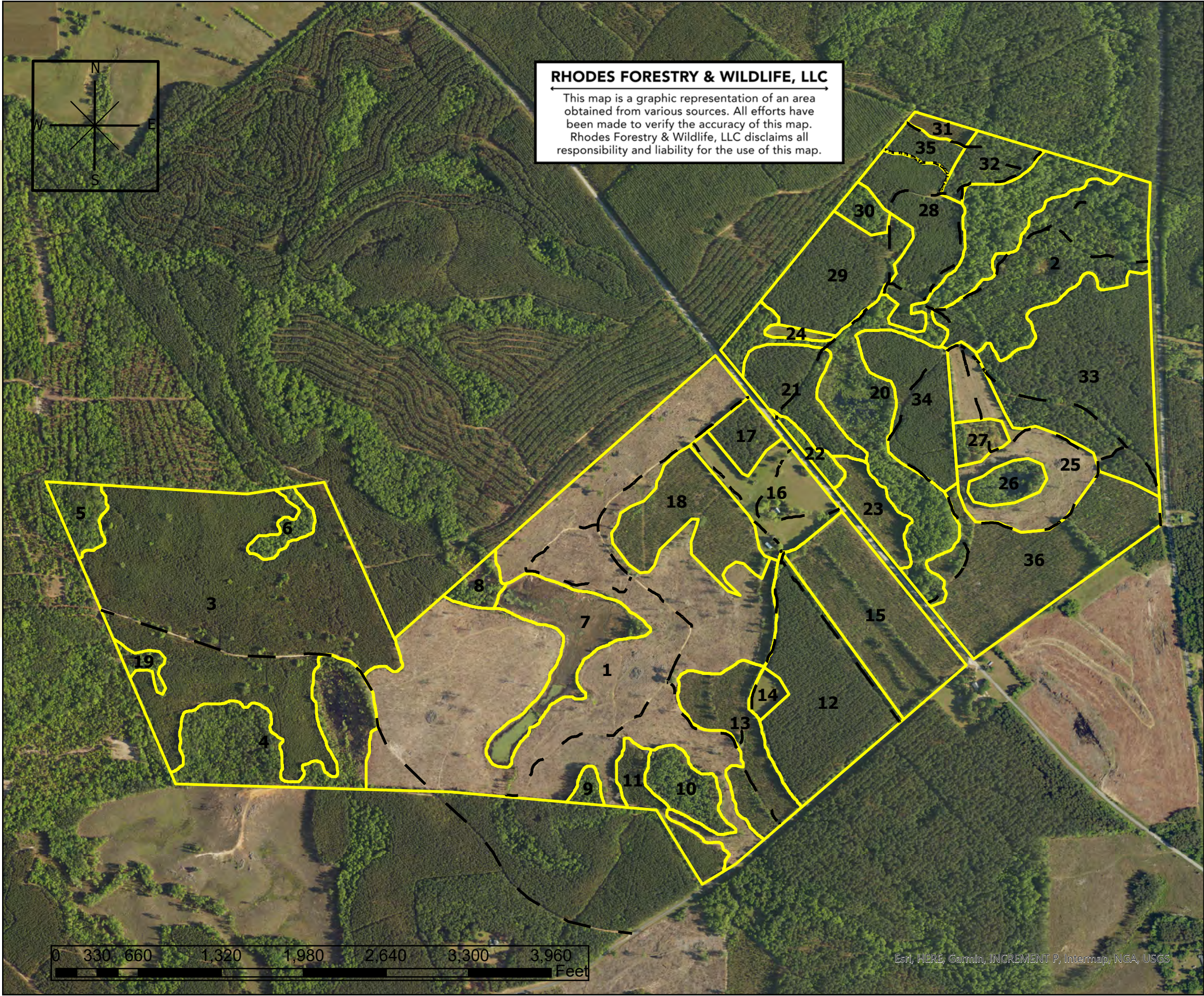


**RHODES FORESTRY & WILDLIFE, LLC**

← This map is a graphic representation of an area obtained from various sources. All efforts have been made to verify the accuracy of this map. Rhodes Forestry & Wildlife, LLC disclaims all responsibility and liability for the use of this map. →







**Revolutionary Trail Farm  
Forest Type Map  
Allendale Co., SC  
+/- 587 AC**

Stand #	Type	Acres	Code-Year
1	Pine	121	PP-2022
2	Mixed Hwd-Pine	27.31	MHP-2000
3	Pine	82.22	PP-2015
4	Hardwood	21.49	HW
5	Hardwood	4.19	HW
6	Hardwood	2.73	HW
7	Pond	14.26	P
8	Hardwood	2.74	HW
9	Hardwood	1.28	HW
10	Hardwood	6.07	HW
11	Pine	5.76	PP-2019
12	Pine	26.46	PP-2009
13	Pine	13.17	PP-2019
14	Field	1.73	F
15	Pine	22.73	PP-2019
16	Grounds	12.47	G
17	Pine	4.33	PP-2009
18	Pine	15.94	PP-2019
19	Hardwood	1.53	HW
20	Hardwood	37.45	HW
21	Pine	9.85	PP-2009
22	Hardwood	1.84	HW
23	Pine	5.66	PP-2019
24	Field	0.96	F
25	Pine	15.97	PP-2022
26	Hardwood	3.74	HW
27	Oak Grove	2.82	OG
28	Pine	14.64	PP-2015
29	Pine	15.73	PP-2009
30	Hardwood	2.45	HW
31	Pine	1.65	PP-2009
32	Pine	5.37	PP-2010
33	Pine	35	NP-2008
34	Pine	13.98	PP-2015
35	Pine	2.87	PP-2010
36	Pine	29.37	PP-2019