

PROPERTY DESCRIPTION

The Guess Farm is located roughly 52 miles south of Columbia, SC and 49 miles southeast of Augusta in a quiet and rural community just outside of Denmark, SC.

Due to the current management style, it is apparent after entering the gate that the property is immensely game rich. Guess Farm has a well-appointed internal road system providing access to several established food plots that are planted annually, along with a 15 +/- acre ag field that holds potential to be a very nice dove field. The property is mostly comprised of pine and hardwoods providing a robust bedding and browse for deer and turkey populations.

PROPERTY FEATURES:

- Internal Road System
- 15 +/- acre ag field

DIRECTIONS

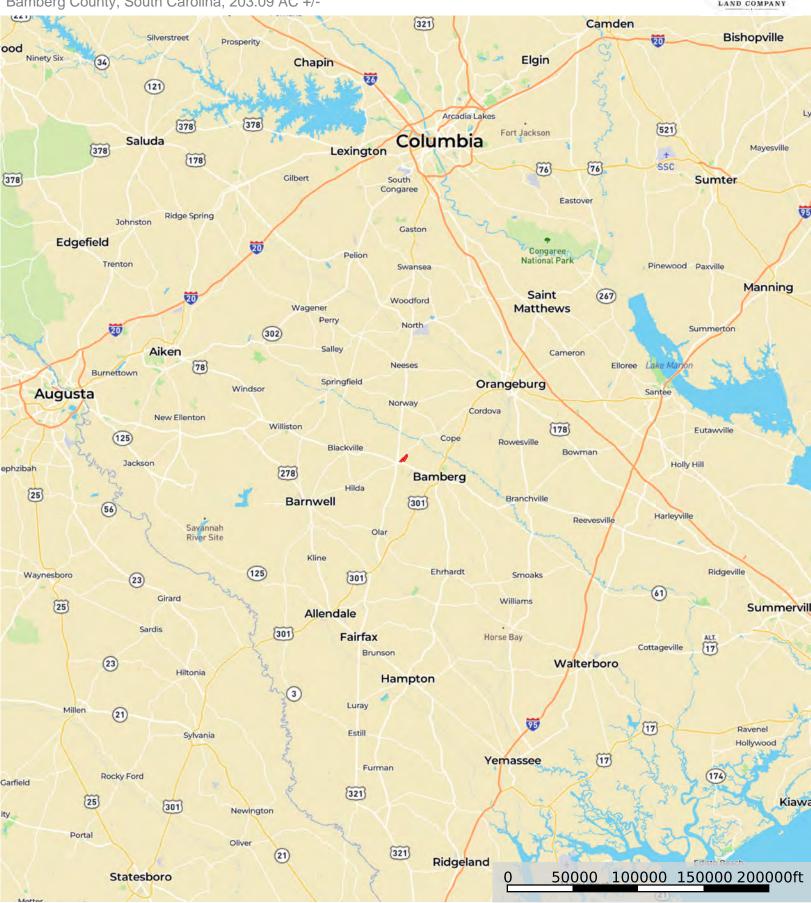
From Denmark, take Hwy 321 North for .4 miles then take a right on Country Club Road. Continue straight for 1.5 miles and take a right onto State Rd S-5-53. Travel for .5 miles and the entrance to the property will be on the right.

CONTACT

Josh Crosby
O: 843-782-5700 ~ M: 843-909-0101
Email: joshcrosby@crosbylandco.com
www.CrosbyLandCo.com

Bamberg County, South Carolina, 203.09 AC +/-





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.

Bamberg County, South Carolina, 203.09 AC +/-

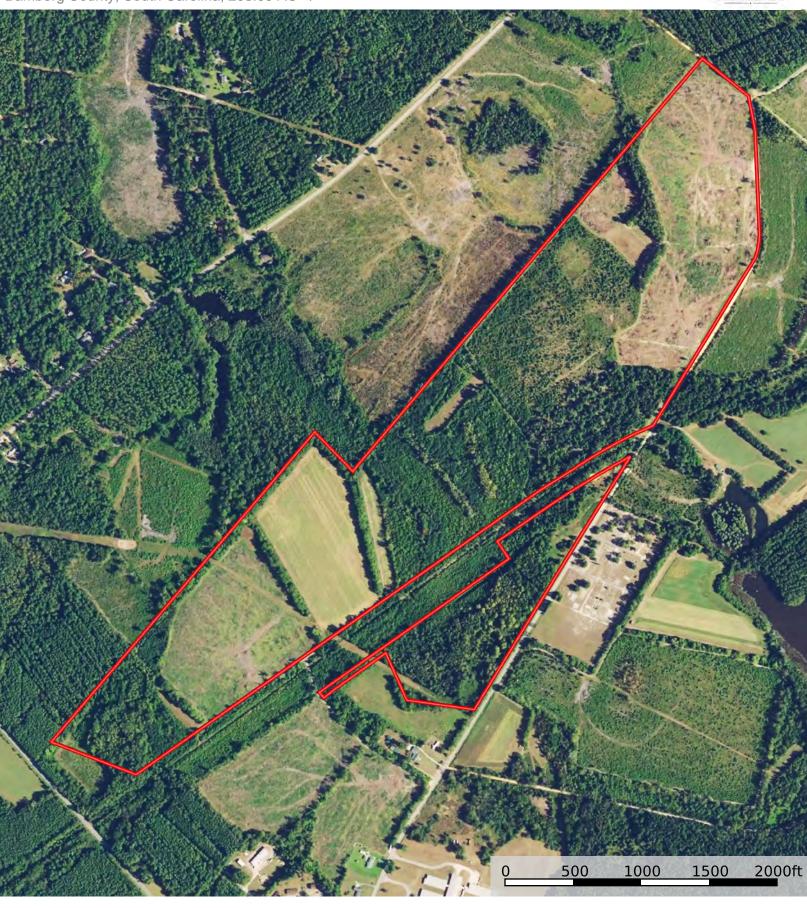




Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition,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

Bamberg County, South Carolina, 203.09 AC +/-



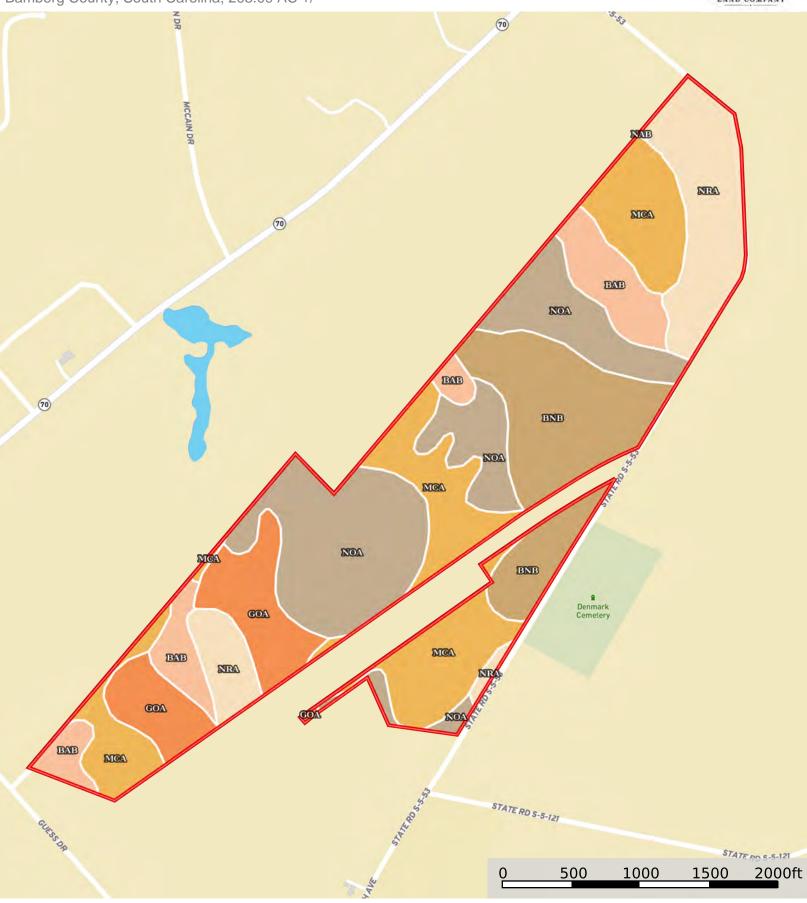


______Bounda

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.

Bamberg County, South Carolina, 203.09 AC +/-





] Bounda

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.

| All Polygons 195.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
NoA	Noboco fine sand, 0 to 2 percent slopes	51.42	26.25	0	70	1
McA	McColl loam, 0 to 2 percent slopes	45.89	23.42	0	32	3w
BnB	Blanton sand, 2 to 6 percent slopes	32.55	16.61	0	24	3s
NrA	Norfolk sand, 0 to 2 percent slopes	27.54	14.06	0	55	1
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	19.93	10.17	0	71	2w
BaB	Barnwell loamy sand, 2 to 6 percent slopes	18.55	9.47	0	75	2e
NaB	Nankin loamy sand, 2 to 6 percent slopes	0.06	0.03	0	76	2e
TOTALS		195.9 2(*)	100%	-	51.93	2.0

^(*) 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.

| Boundary 171.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
NoA	Noboco fine sand, 0 to 2 percent slopes	49.3	28.69	0	70	1
McA	McColl loam, 0 to 2 percent slopes	32.79	19.08	0	32	3w
NrA	Norfolk sand, 0 to 2 percent slopes	26.62	15.49	0	55	1
BnB	Blanton sand, 2 to 6 percent slopes	24.76	14.41	0	24	3s
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	19.77	11.5	0	71	2w
BaB	Barnwell loamy sand, 2 to 6 percent slopes	18.55	10.79	0	75	2e
NaB	Nankin loamy sand, 2 to 6 percent slopes	0.06	0.03	0	76	2e
TOTALS		195.9 2(*)	100%	1	54.46	1.89

^(*) 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.

| Boundary 24.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
McA	McColl loam, 0 to 2 percent slopes	13.1	54.42	0	32	3w
BnB	Blanton sand, 2 to 6 percent slopes	7.79	32.36	0	24	3s
NoA	Noboco fine sand, 0 to 2 percent slopes	2.12	8.81	0	70	1
NrA	Norfolk sand, 0 to 2 percent slopes	0.92	3.82	0	55	1
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.16	0.66	0	71	2w
TOTALS		195.9 2(*)	100%	-	33.92	2.74

^(*) 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.