

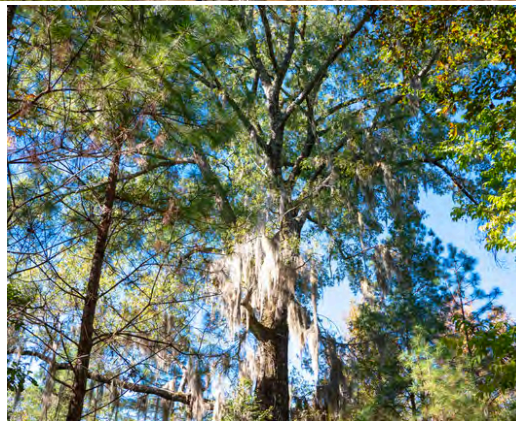
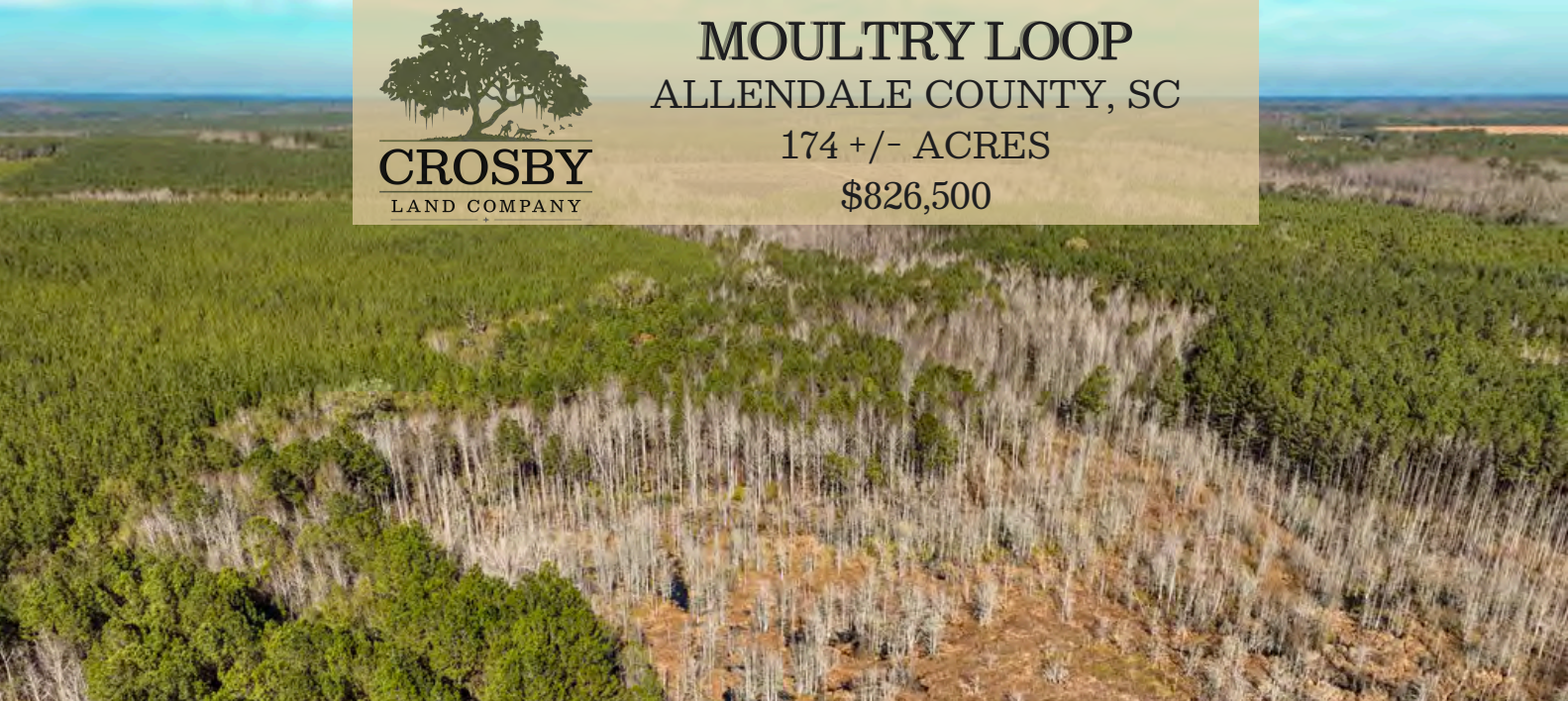


MOULTRY LOOP

ALLENDALE COUNTY, SC

174 +/- ACRES

\$826,500



PROPERTY DESCRIPTION

Moultry Loop is a well-appointed sportsman's property located in one of the best deer and turkey regions of South Carolina. The privacy and seclusion of this property is unmatched. Surrounded by like-minded property managers, this is a rare opportunity to purchase a high-quality tract of land in areas where properties are rarely for sale. The landscape consists of 2002 and 2013 pine plantations as well as 56 acres of natural pine and hardwood mix, adding a natural diversity. Located throughout the property are several established shooting lanes and wildlife feeding areas, which attract quality deer and abundant turkey populations. Watchcaw Creek meanders through the southern section of the property; some of this area is open and floods seasonally, providing some excellent wood duck hunting opportunities to the waterfowl sportsman.

PROPERTY FEATURES:

- Privacy
- Upland Soils
- Duck Hunting
- Interior Roads
- Shooting Lanes

DIRECTIONS:

From Allendale, take US-301 (Burton's Ferry Hwy) south for 3.5 miles. Take a right onto Revolutionary Trail, and travel for $\frac{3}{4}$ of a mile, then take a left onto Moultry Loop. The property is on the left in just under a mile.

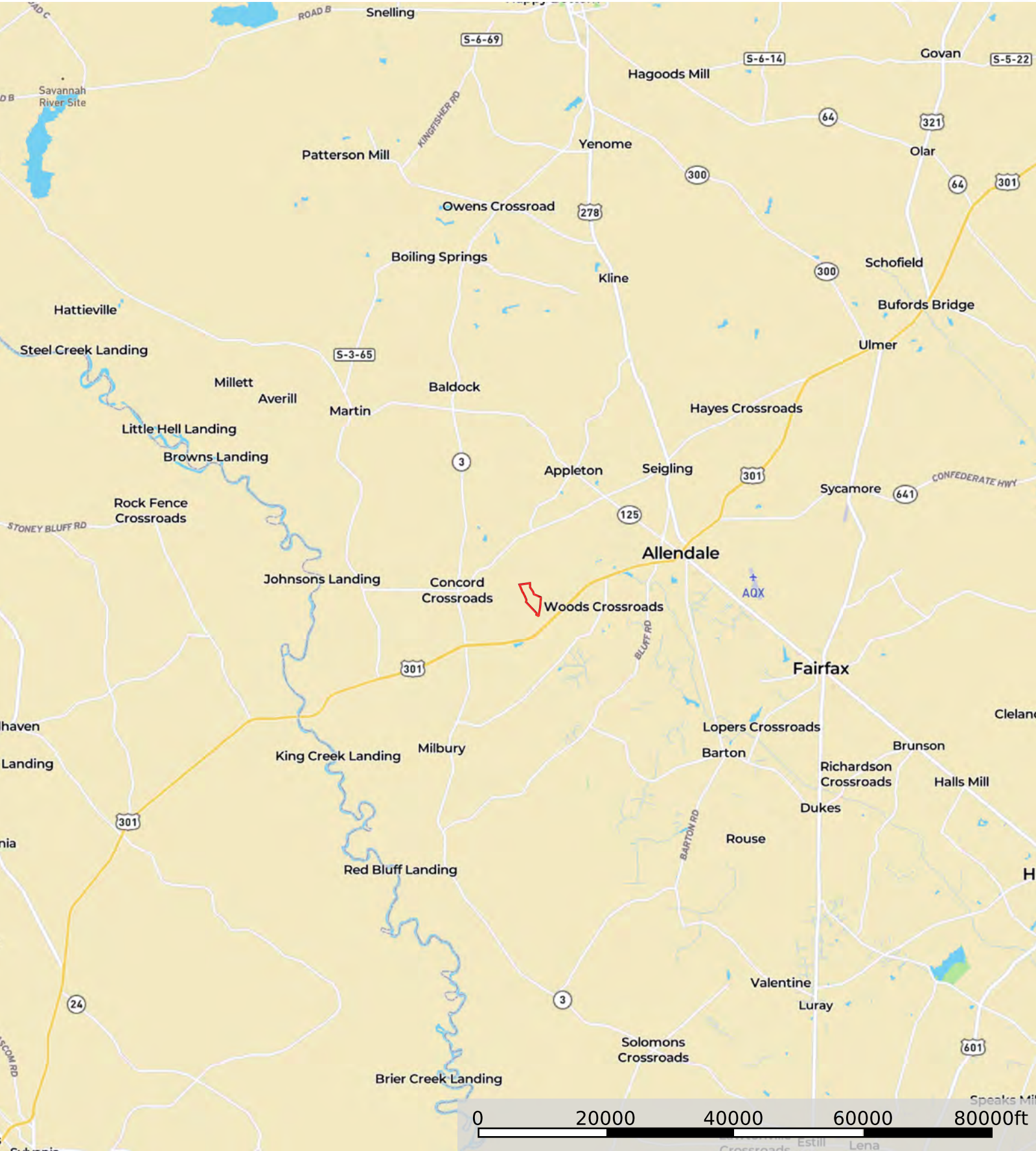
CONTACT


Todd Crosby, BIC, ALC

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Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com



 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Moultry Loop
South Carolina, 174 AC +/-



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Moultry Loop
South Carolina, 174 AC +/-

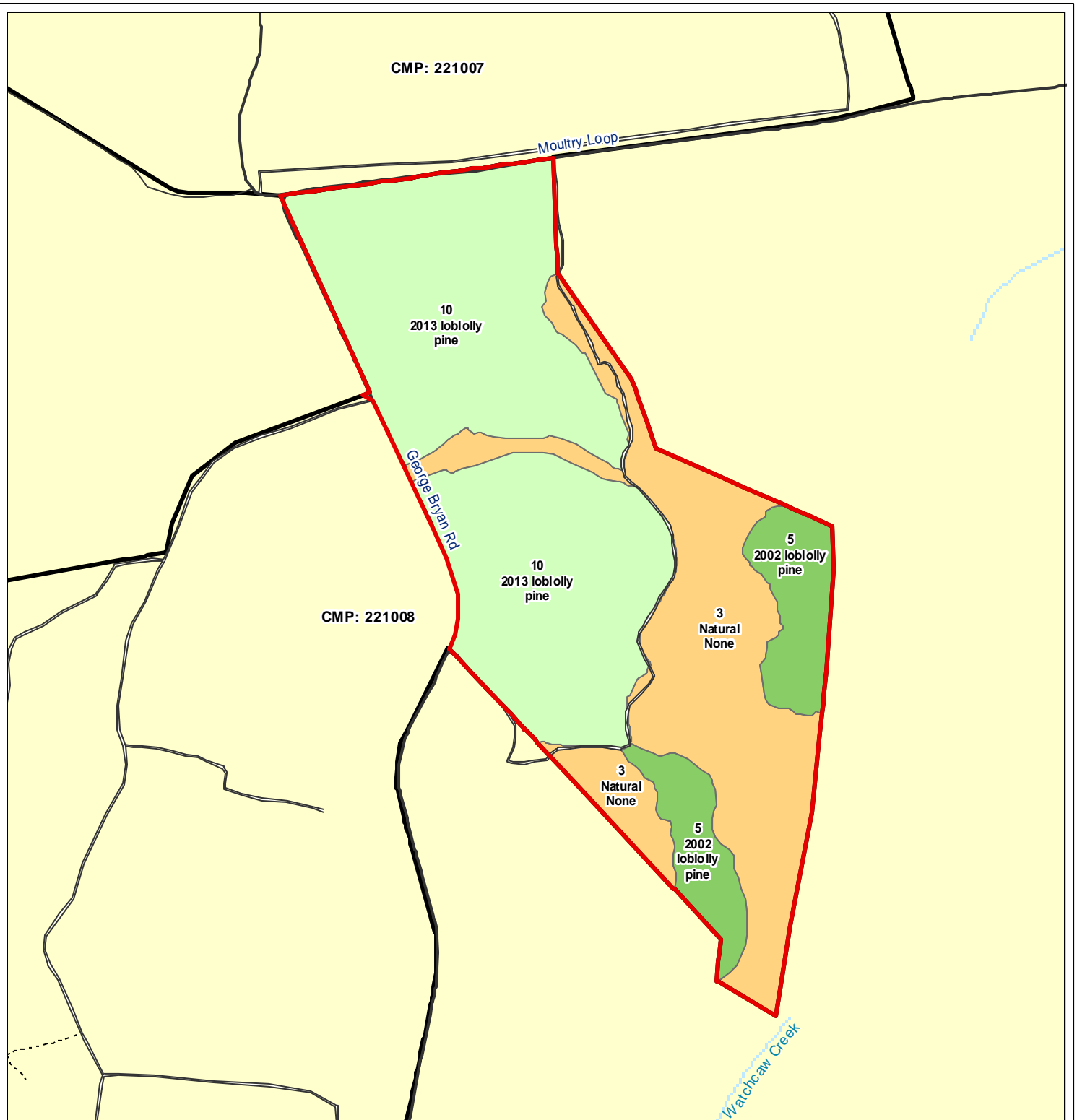


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Todd Crosby
P: 8437825700
Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



■ Sale Area

Plantation Stand Type

■ Pre Merch 0 - 14

■ Merch 15 +

Natural Stand Type

■ Natural Pine/Hardwood Bottomland

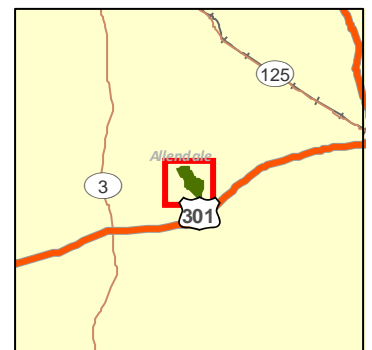
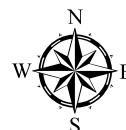
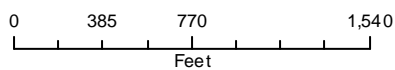
SC Allendale 221008 GB Road - 2

11/19/2025

Allendale County, SC

GIS Acres (+/-): 176.1

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Land Sale Volume Summary

Resource Unit: Greater Georgia

County: Allendale

Broker: Todd Crosby

State: South Carolina

Parcel: SC Allendale 221008 GB Road-2

LandClass: Solar-High, Rural,
CoreTimberland

Entity: Rayonier Forest Resources, LP

Acres: 173.8

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	1,660.4
	Grade	120.0
Pine : Natural Regeneration	Pulpwood	288.0
	Grade	189.2
Pine : Softwood Plantation	Pulpwood	1,681.0
	Grade	1,663.9
		5,602.5

Data as of 12/11/2025

Premerchantable Timber		
Age	Year of Establishment	Acres
10	2017	0.0
14	2013	94.8
Total		94.8

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Merchantable Plantation	19.9	11.4 %
Premerchantable Plantation	94.8	54.5 %
Non-Plantable	57.3	33.0 %
Non-Forest - Roads, etc.	1.8	1.1 %
Total	173.8	

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December 11, 2025