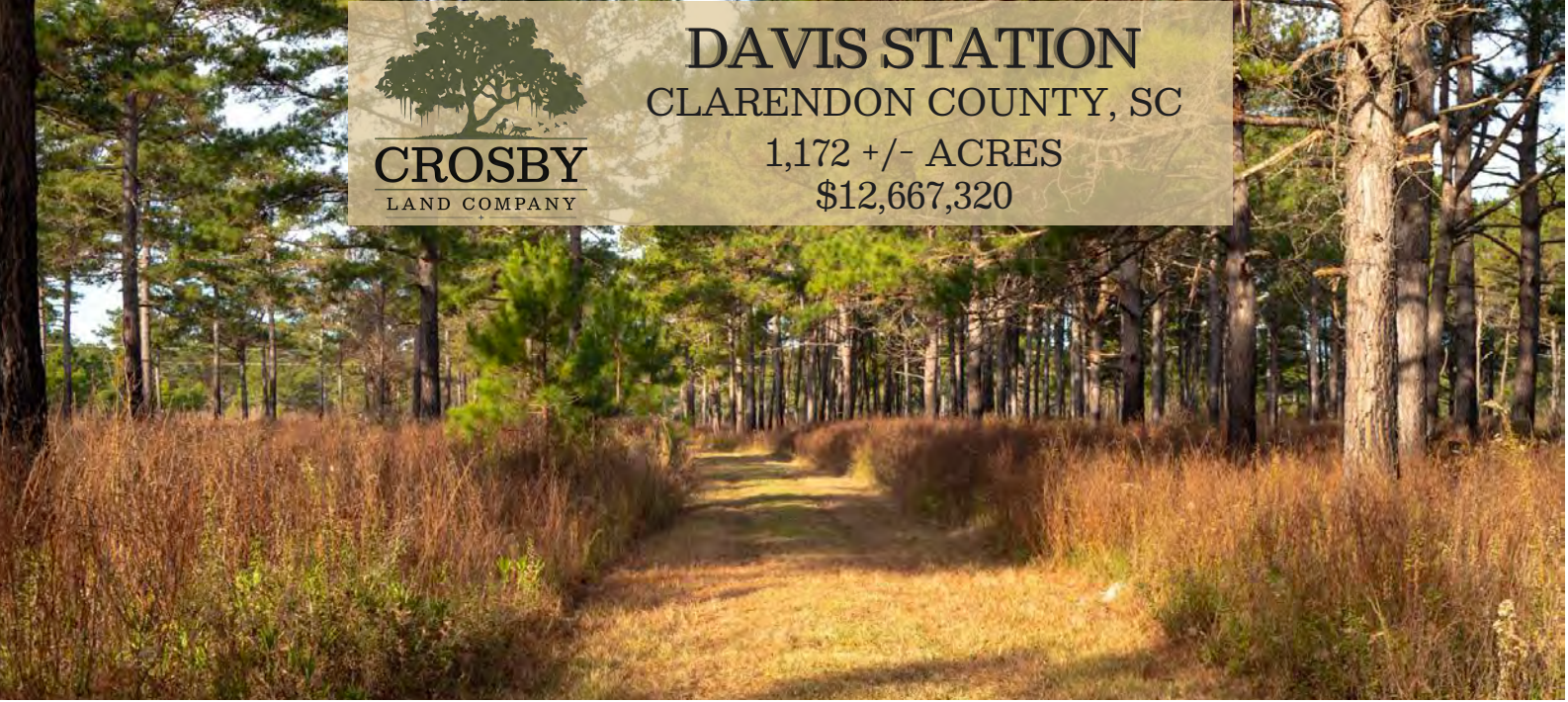




DAVIS STATION

CLARENDON COUNTY, SC

1,172 +/- ACRES
\$12,667,320



PROPERTY DESCRIPTION

Located off exit 115 on I-95 near Summerton, South Carolina, and only 13 miles from Lake Marion, this exceptional 1,172± acre sporting property represents one of the region's finest turnkey wild quail hunting properties. Perfectly situated, this rare property offers unmatched accessibility, paired with the privacy, scale, and habitat quality expected of an actual upland-bird property. Years of thoughtful management, significant investment, and a deep commitment to managing the perfect habitat have shaped this landscape into a premier wild bird haven. The property features the ideal cover types, a well-designed internal road and course system, and expansive stands of native warm-season grasses and managed forest providing ideal structure for bobwhite quail, turkey, and a diversity of upland wildlife. The quail on the property are 100% wild, and hunters have consistently pushed 4-5 coveys per hour on an average hunt.

Native grasses, including Big Bluestem, Little Bluestem, Indian Grass, and Broomsedge, are abundant throughout the property. These essential bunch grasses create early-successional structure, offering critical nesting, brooding, and escape cover that supports healthy, naturally sustaining quail populations. Forbs, including ragweed and partridge pea, are in abundance and can be found throughout the landscape. The abundance of wild birds is a hallmark of the property's quality and value, setting it apart from other quail hunting properties that typically rely on early-release pen-raised birds.

The landscape is further elevated by its high-quality, well-drained soil types, which are not only rare but essential for maintaining its historically productive quail habitat. Few properties combine this scale, soil profile, and habitat diversity, making it an exceptional and rare offering in today's market. Improvements include equipment sheds, dog kennels, a sizable fresh water pond, a well, and electrical utilities.

The property is truly turnkey, with a thoughtfully planned infrastructure network that ensures seamless accessibility across the entire acreage. A wonderful internal road system connects 400 +/- acres of fields, with buffer zones around the edges creating transitional zones, feeding strips, and escape cover, allowing for enjoyable and effective hunting.

With its sizable footprint, outstanding habitat, natural bird population, and strategic location in the heart of Clarendon County, this offering stands as a rare opportunity to acquire a premier sporting property that is ready for immediate enjoyment and long-term stewardship.

“As an avid bird hunter and manager of upland bird habitat, I can personally attest that Davis Station stands out as one of the finest quail properties I have ever had the opportunity to observe. The quality and abundance of the habitat are truly exceptional.

The value of this property extends far beyond what is on the surface and what you can see. Besides the capital investment it would take to duplicate what is here, and what is even more invaluable, is the amount of time it would take to replicate it. These properties don't evolve over one or two years! Even starting with a perfect natural landscape, it would realistically take a decade or more of intensive management to replicate what Davis Station is today. There's not another property available in this region that can compare; this is truly a rare opportunity if you are a wild bird hunter.” - Todd Crosby, BIC.

No Conservation Easements.

The seller may consider a one-time subdivision for buyers interested in a significant portion of the property.

No equipment or hunting dogs are included in this offering, but offers may be considered.

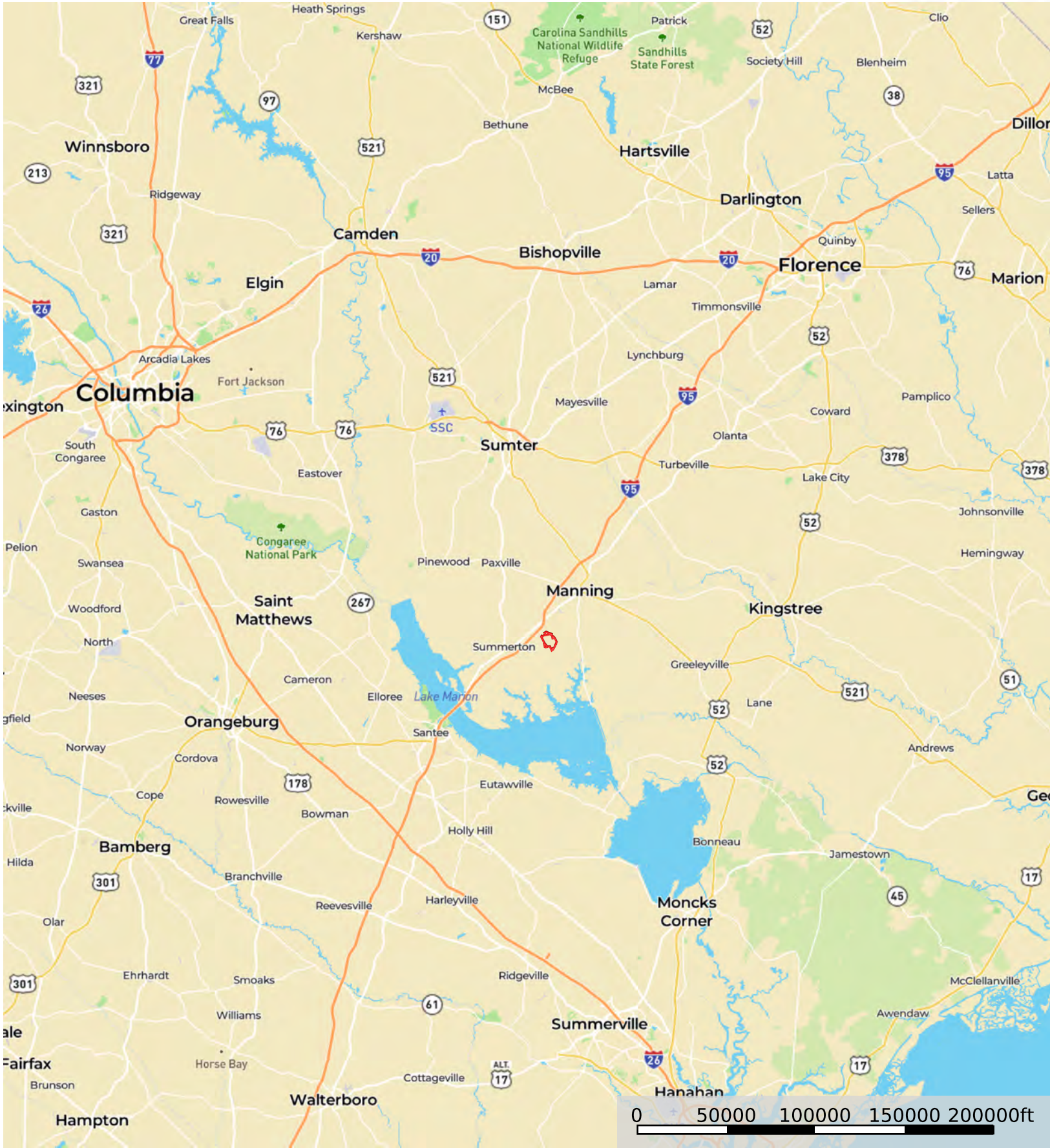
CONTACT

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 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.



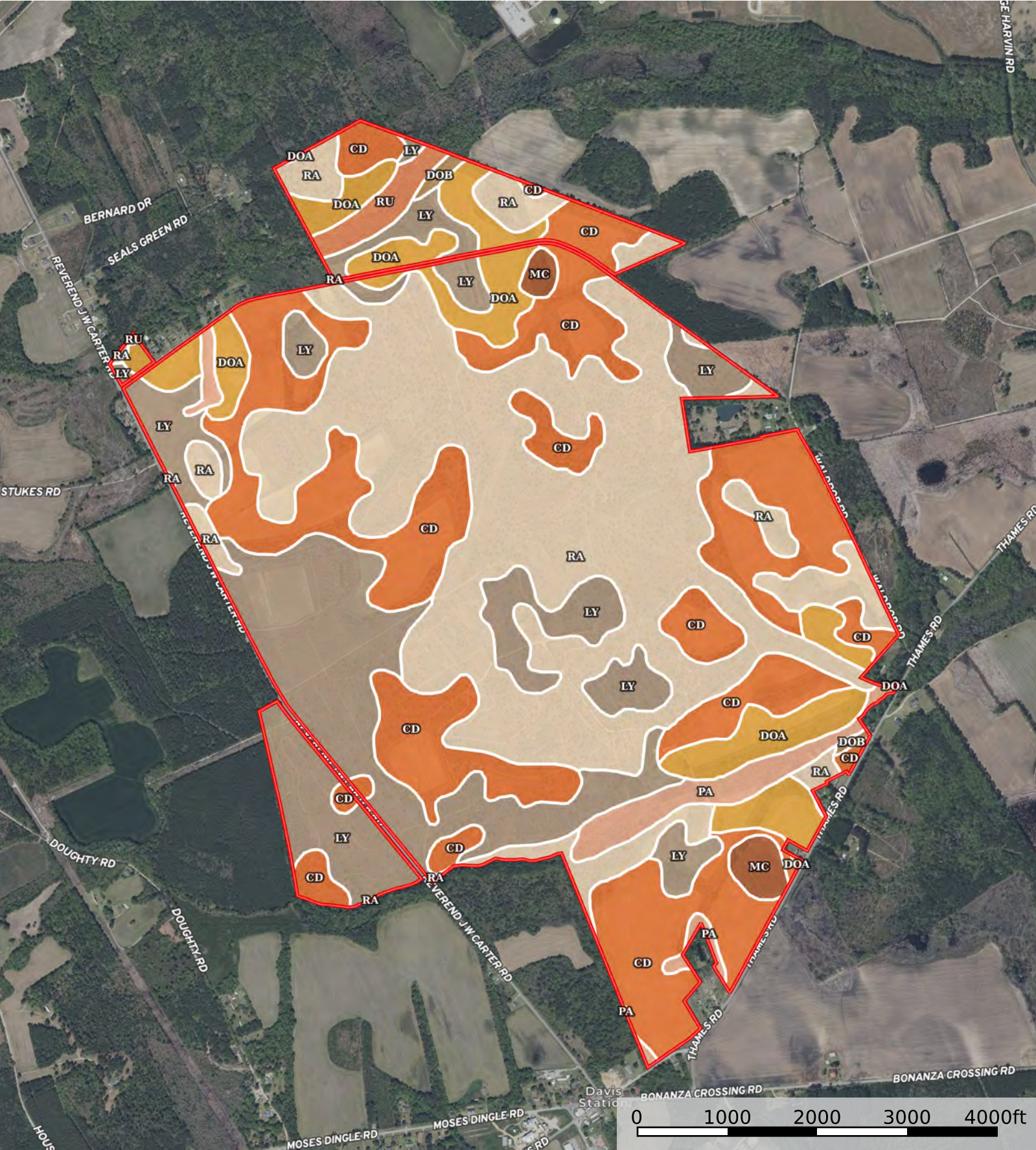
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| All Polygons 1156.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Rains sandy loam	414.6 6	35.85	0	52	3w
Cd	Clarendon loamy sand	333.9	28.87	0	69	2w
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	247.5 8	21.4	0	55	2w
DoA	Dothan loamy fine sand, 0 to 2 percent slopes	100.3 3	8.67	0	74	1
Pa	Paxville loam	32.12	2.78	0	52	3w
Ru	Rutlege loamy fine sand	12.8	1.11	0	23	7w
Mc	McColl loam	12.17	1.05	0	32	3w
DoB	Dothan loamy fine sand, 2 to 6 percent slopes	3.17	0.27	0	73	2e
TOTALS		1156. 73(*)	100%	-	58.98	2.37

(*) 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 1017.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Rains sandy loam	393.4 7	38.67	0	52	3w
Cd	Clarendon loamy sand	307.4 5	30.21	0	69	2w
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	199.5 4	19.61	0	55	2w
DoA	Dothan loamy fine sand, 0 to 2 percent slopes	71.89	7.06	0	74	1
Pa	Paxville loam	32.12	3.16	0	52	3w
Mc	McColl loam	12.17	1.2	0	32	3w
DoB	Dothan loamy fine sand, 2 to 6 percent slopes	0.96	0.09	0	73	2e
TOTALS		1017. 6(*)	100%	-	59.06	2.36

(*) 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 93.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DoA	Dothan loamy fine sand, 0 to 2 percent slopes	26.72	28.72	0	74	1
Ra	Rains sandy loam	20.7	22.25	0	52	3w
Cd	Clarendon loamy sand	19.14	20.57	0	69	2w
Ru	Rutlege loamy fine sand	12.56	13.5	0	23	7w

Ly	Lynchburg loamy sand, 0 to 2 percent slopes	11.74	12.62	0	55	2w
DoB	Dothan loamy fine sand, 2 to 6 percent slopes	2.21	2.38	0	73	2e
TOTALS		93.07(*)	100%	-	58.79	2.61

(*) 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 3.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DoA	Dothan loamy fine sand, 0 to 2 percent slopes	1.72	52.92	0	74	1
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	0.83	25.54	0	55	2w
Ra	Rains sandy loam	0.46	14.15	0	52	3w
Ru	Rutlege loamy fine sand	0.24	7.38	0	23	7w
TOTALS		3.25(*)	100%	-	62.27	1.98

(*) 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 42.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	35.47	82.85	0	55	2w
Cd	Clarendon loamy sand	7.31	17.08	0	69	2w
Ra	Rains sandy loam	0.03	0.07	0	52	3w
TOTALS		42.81(*)	100%	-	57.39	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.