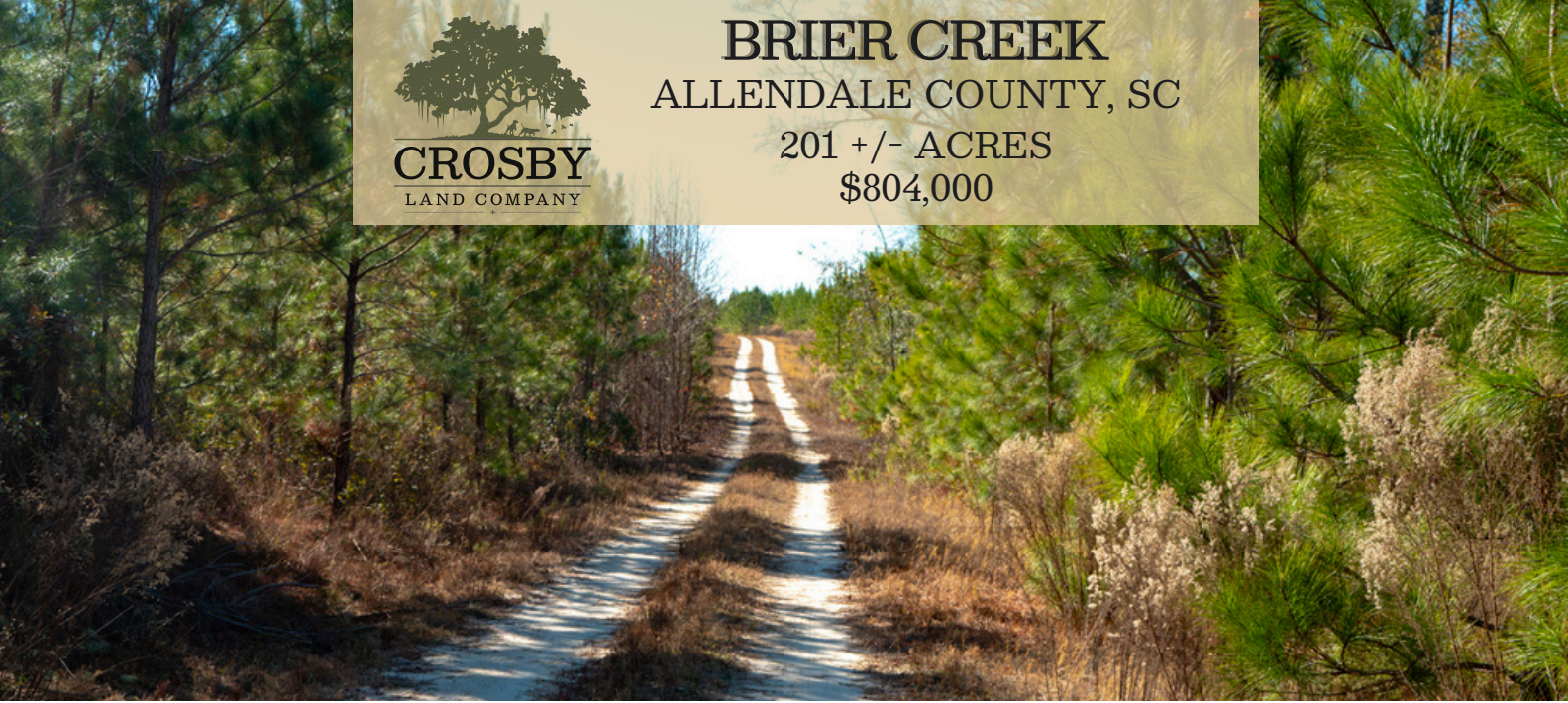




# BRIER CREEK

ALLENDALE COUNTY, SC  
201 +/- ACRES  
\$804,000



## PROPERTY DESCRIPTION

The Brier Creek offering is a rare opportunity to own a truly diverse property in the heart of some of South Carolina's best deer and turkey hunting. The tract boasts several thousand feet of frontage along Brier Creek, with mature hardwoods that create a rich habitat for deer and turkey. The upland soils are productive and suitable for all usages. Currently, they are planted in varying ages of pine plantations, ranging from 7 to 13 years, and loblolly, which is near ready for first thinning. Access is from Concord Church Road, with an excellent interior road system that provides ease of access. Multiple shooting lanes and established wildlife feeding areas currently exist. Brier Creek is well-appointed with natural features and diversity, making it a true quality property.

## PROPERTY FEATURES:

- Privacy
- Upland Soils
- Top Tier Location
- Paved Road Frontage
- Excellent Interior Roads
- Mature Hardwood Creek Bottom
- Quality Deer & Turkey Populations

## DIRECTIONS:

From Allendale, take Augusta Highway west for 2.8 miles. Turn left onto Concord Church Road, and in 3.4 miles the property is on the right.

## CONTACT

Todd Crosby, BIC, ALC

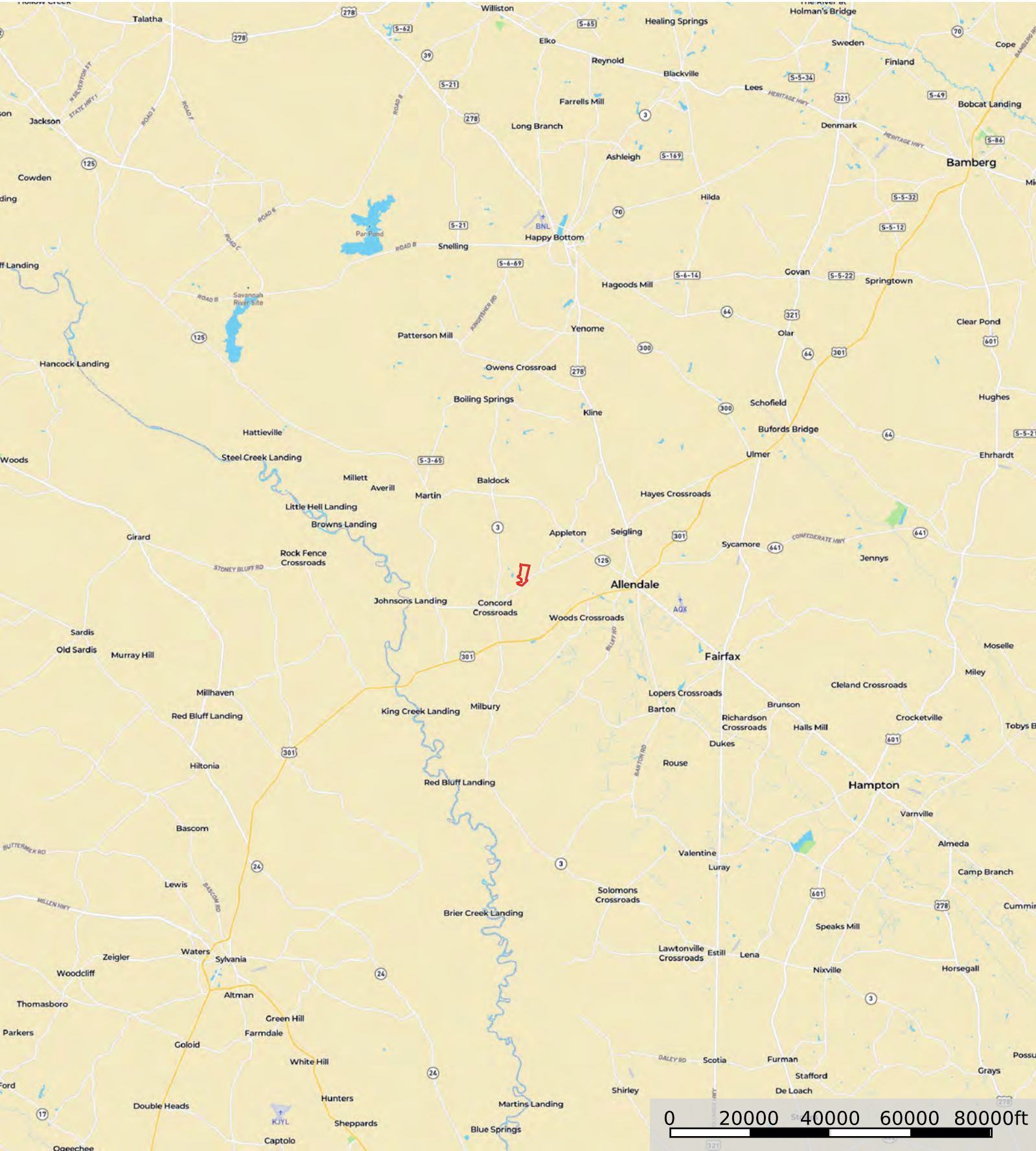
O: 843-782-5700

Email: [todd Crosby@crosbylandco.com](mailto:todd Crosby@crosbylandco.com)

[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)



Brier Creek  
South Carolina, 201 AC +/-



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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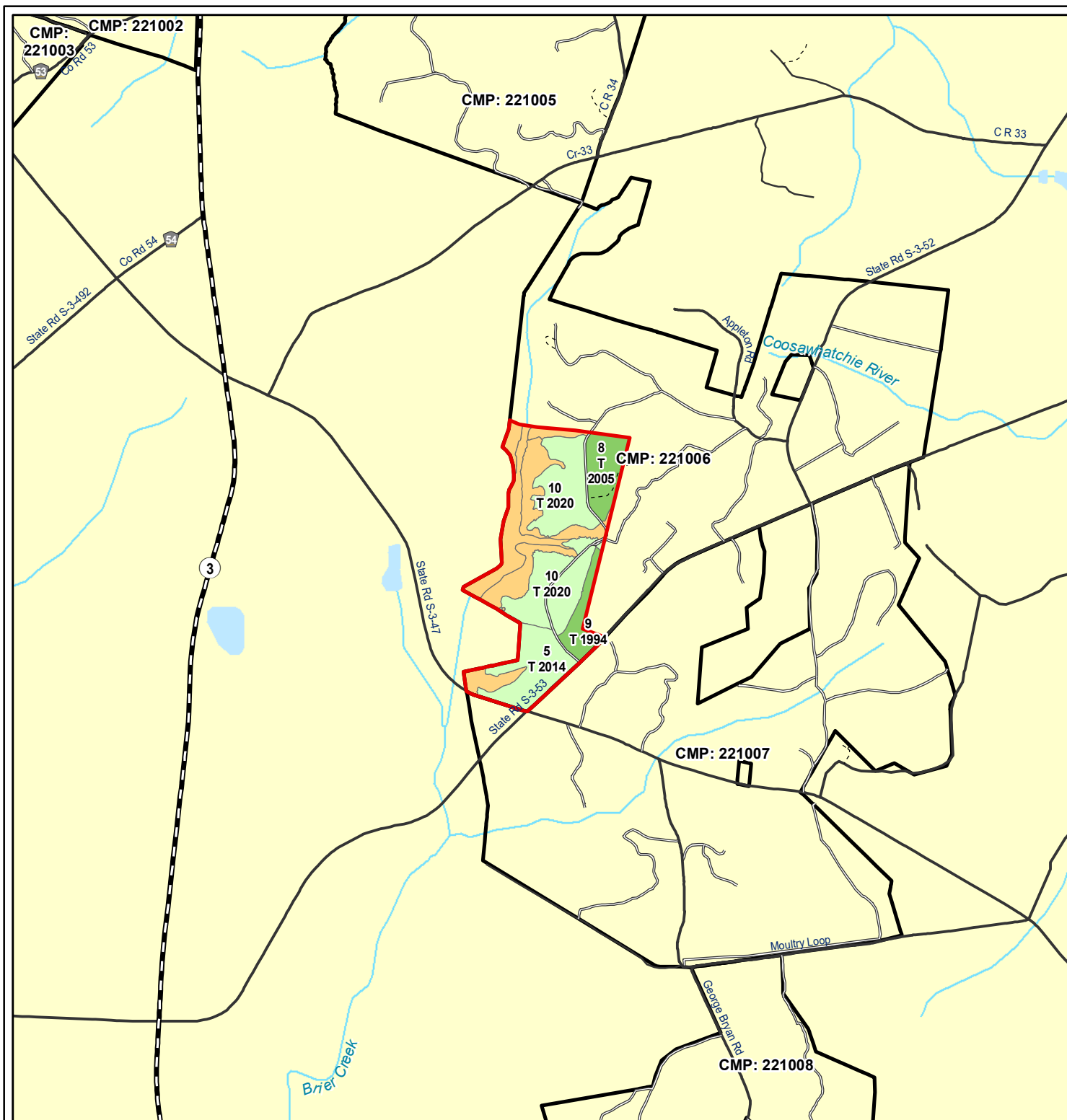




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■ Sale Area

**Plantation Stand Type**

■ Pre Merch 0 - 14

■ Merch 15 +

**Natural Stand Type**

■ Natural Pine/Hardwood Bottomland

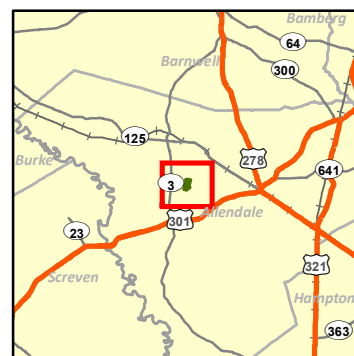
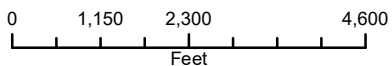
**SC Allendale 221007 SR 3-53 - 1**

10/14/2025

**Allendale County, SC**

**LSS Acres (+/-): 200.6**

No warranty or guaranty, either expressed or implied, concerning the property depicted on this map is made by the seller. The information contained on this map is believed to be accurate, but is being furnished for informational purposes only and is not to be relied on by others and should be verified.



# Land Sale Volume Summary

Resource Unit: Greater Georgia

County: Allendale

Broker: Unassigned

State: South Carolina

Parcel: SC Allendale 221007 SR 3-53-1

LandClass: Solar-High,  
CoreTimberland

Entity: Rayonier Forest Resources, LP

Acres: 200.6

Data as of 11/6/2025

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	3,788.4
	Grade	522.3
Pine : Natural Regeneration	Pulpwood	610.6
	Grade	557.3
Pine : Softwood Plantation	Pulpwood	1,717.2
	Grade	2,256.1
		<b>9,451.9</b>

Premerchtable Timber		
Age	Year of Establishment	Acres
7	2020	68.4
13	2014	30.3
<b>Total</b>		<b>98.7</b>

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Unavailable RMZ/UMA	21.8	10.9 %
Non-Plantable	45.2	22.5 %
Premerchtable Plantation	98.7	49.2 %
Non-Forest - Roads, etc.	2.3	1.2 %
Merchantable Plantation	32.6	16.2 %
<b>Total</b>	<b>200.6</b>	

No warranty or guaranty, either express or implied, concerning this data is made by Rayonier Inc. or its subsidiaries. The information contained herein is believed to be accurate, but is being furnished for information purposes only, is not to be relied upon and should be verified. Activities, including harvests, may have taken place after the date of issue.



/LMS  
Reports/LS\_Volume\_Summary\_External\_wo  
CA