

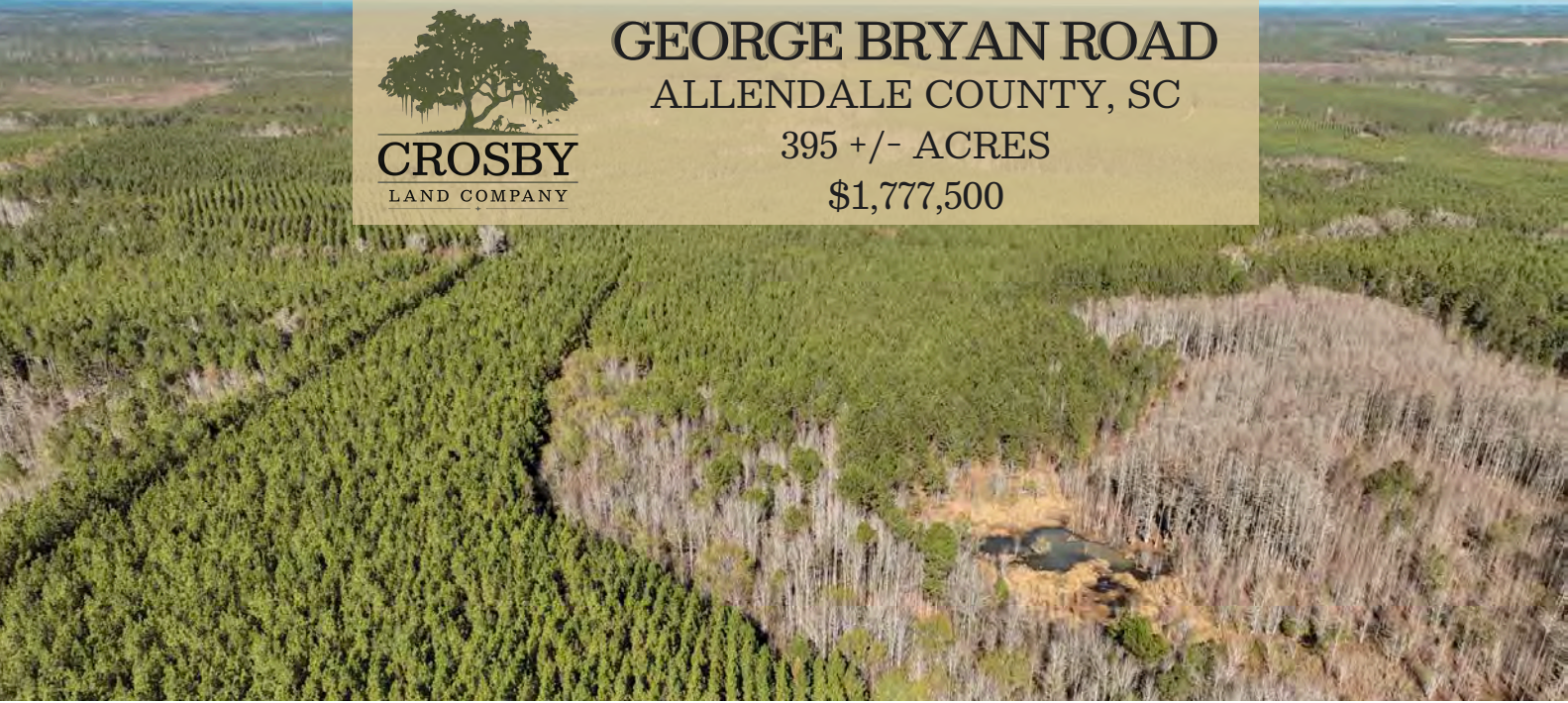


GEORGE BRYAN ROAD

ALLENDALE COUNTY, SC

395 +/- ACRES

\$1,777,500



PROPERTY DESCRIPTION

The George Bryan Road offering is one of the most diverse properties currently available in the region. The property boasts a total of four Carolina Bays, ranging in size from 0.5 acres to 10 acres. These are naturally isolated wetlands that will seasonally flood during wet periods. These natural ponds provide a rich and diverse habitat for a wide range of wildlife, including wood ducks, wading birds such as herons, egrets, and wood storks. Deer and turkeys are naturally drawn to these areas for travel corridors, water, and turkey roosting. The landscape also offers varying age classes of productive loblolly stands, ranging from 20 to 8 years old, on highly productive soils. These upland soils are conducive to upland bird habitat as well as wildlife food plots or a dove field, depending on the next owner's interests. There are multiple shooting lanes and established wildlife feeding plots that attract large numbers of deer and turkey to the area.

The location of this property is top-tier, with well-managed surrounding properties providing privacy and seclusion in an area where land is rarely available.

PROPERTY FEATURES:

- Upland Soils
- Excellent Location
- Mature Cypress Ponds
- Excellent Interior Roads
- Well-Stocked Timber Stands

DIRECTIONS:

From Allendale, take US-301 (Burton's Ferry Hwy) for 5.5 miles. Take a right onto George Bryan Road and in 700 feet the property will be on your left.

CONTACT

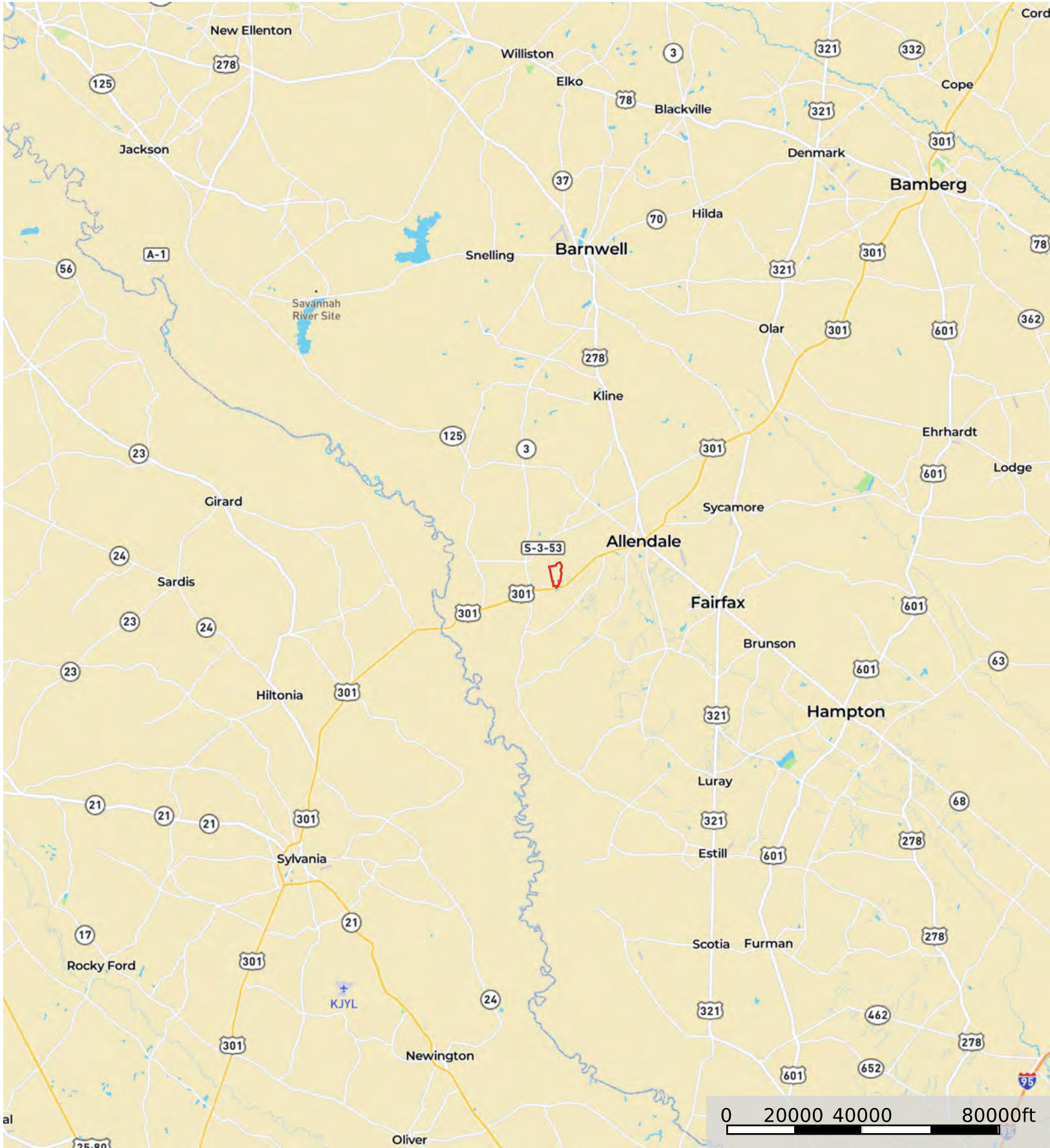
Todd Crosby, BIC, ALC

O: 843-782-5700

Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com

George Bryan Road
South Carolina, 395 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.



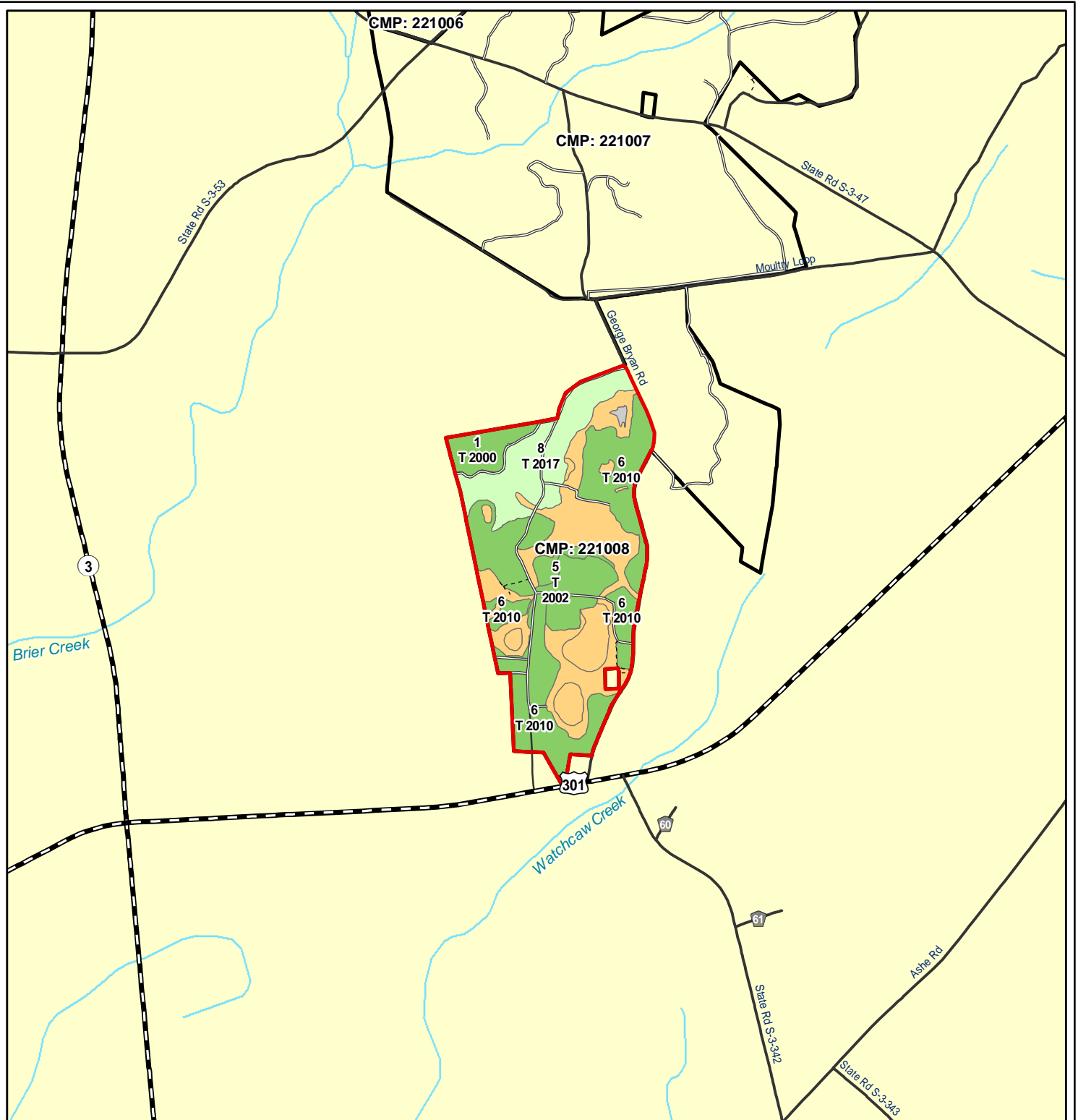
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- Sale Area**
- Plantation Stand Type**
- Pre Merch 0 - 14
 - Merch 15 +
- Natural Stand Type**
- Natural Pine/Hardwood Bottomland
 - Non-Forest

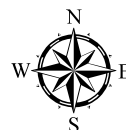
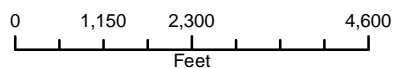
SC Allendale 221008 Hwy 301 - 1

10/14/2025

Allendale County, SC

LSS Acres (+/-): 395.2

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 221008 Hwy 301-1

LandClass: Solar-High, Rural,
CoreTimberland, Research

Entity: Rayonier Forest Resources, LP

Acres: 395.2

Data as of 11/6/2025

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	3,760.2
	Grade	280.8
Pine : Natural Regeneration	Pulpwood	990.0
	Grade	694.6
Pine : Softwood Plantation	Pulpwood	14,120.7
	Grade	6,299.9
		26,146.2

Premerchantable Timber		
Age	Year of Establishment	Acres
9	2017	63.1
13	2013	0.0
Total		63.1

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Merchantable Plantation	198.6	50.3 %
Non-Forest - Lakes/Ponds	1.4	0.3 %
Premerchantable Plantation	63.1	16.0 %
Non-Plantable	123.5	31.3 %
Non-Forest - Roads, etc.	8.5	2.2 %
Total	395.2	

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Reports/LS_Volume_Summary_External_wo
CA