

PROPERTY DESCRIPTION

Jaywood Plantation is located near the community of Trio in Williamsburg County, SC. This rural section of Williamsburg County is a highly sought-after area as it boasts some of the best high-end sporting properties and historical plantations in the region. Two neighboring properties include Scottswood and Venture Plantations; these are well-managed sporting properties that have been meticulously managed for generations, and Jaywood is no exception. Upon entering this property, it is immediately apparent to the experienced outdoorsmen the effort and resources invested into developing this exceptional property.

The property is easily accessible with frontage along two secondary county roads, and an extensive interior road system provides access to all portions of this property. The soils are 90% upland and include Goldsboro, Coxville, Eunola, Noboco, and Lynchburg, all of which are well-drained soil types and conducive to management for quail habitat. Native grasses are plentiful, including Big Bluestem, Little Bluestem, Indian grass, and Broomsedge; these bunch grasses provide early successional escape cover and brooding habitat for bobwhite quail and turkey. As a result of the owner's purposeful management practices, including seasonal disking and prescribed fire, natural forbs and partridge pea are plentiful throughout Jaywood. The owners have enjoyed many years of excellent quail hunting on this property. It has been stated that they have consistently found 10–15 coveys in an afternoon hunt. Ox Swamp bisects the property, providing a natural water source, a travel corridor, and a richly diverse habitat for other game, including deer and turkey.

The open land consists of a total of 100+/- acres and comprises 11 differing fields varying in size from 2.5 acres up to 15 acres. The divisions are created by naturally forested hedgerows and strips of pine plantation, creating a nice edge effect with natural pinch points and buffers. Several of these fields are large enough to create an excellent dove field, providing more hunting opportunities for wing-shooting enthusiasts.

Currently, there is a double-wide mobile home on the property complete with well, septic, and electrical service; the setting was obviously an old homestead site and an ideal setting for the next owner's weekend lodge or caretaker's residence.

"Jaywood is truly an exceptional offering, it's so rare to have a property that possesses so much natural character, a seasoned habitat and in a location where properties are rarely available."

PROPERTY FEATURES:

· Open Ag Field

• Utilities: Well & Septic

Established Upland Bird Habitat

Excellent Neighboring Properties

DIRECTIONS:

From Lane take Seaboard Road east towards Andrews for 5.7 miles. Turn left onto Taft Road and the property is immediately on the right.

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Jaywood Plantation CROSBY Williamsburg County, South Carolina, 338 AC +/-Coward Olanta 908 ter Scranton 378 378 378 378 378 378 378 Lake City 378 521 (341) (341) Johnsonville 527 52 521 (512) 527 Hemingway Stuckey 261) Manning 261) 261) 261 Kingstree 261) 521 (513) 52 on 521 Greeleyville (527) (375) (377) 521 Lane [52] 0 SC 377 52 Andrews Gapway Bay ALT. 6 41 Georgetown 6 (45) (52) ALT. 17 ALT. Bonneau GGE ALT. 17 ALT. Jamestown (311) Big Kilsock Bay [52] [17] (45) 6



dgeville

27)

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Boggy Head Bay

(45)

McClellanville

2000040000

Francis Marion

Awendaw

[17]

176

WEATHERSTONE

Summerville

80000ft

Moncks Corner

[52]

52

Goose Creek

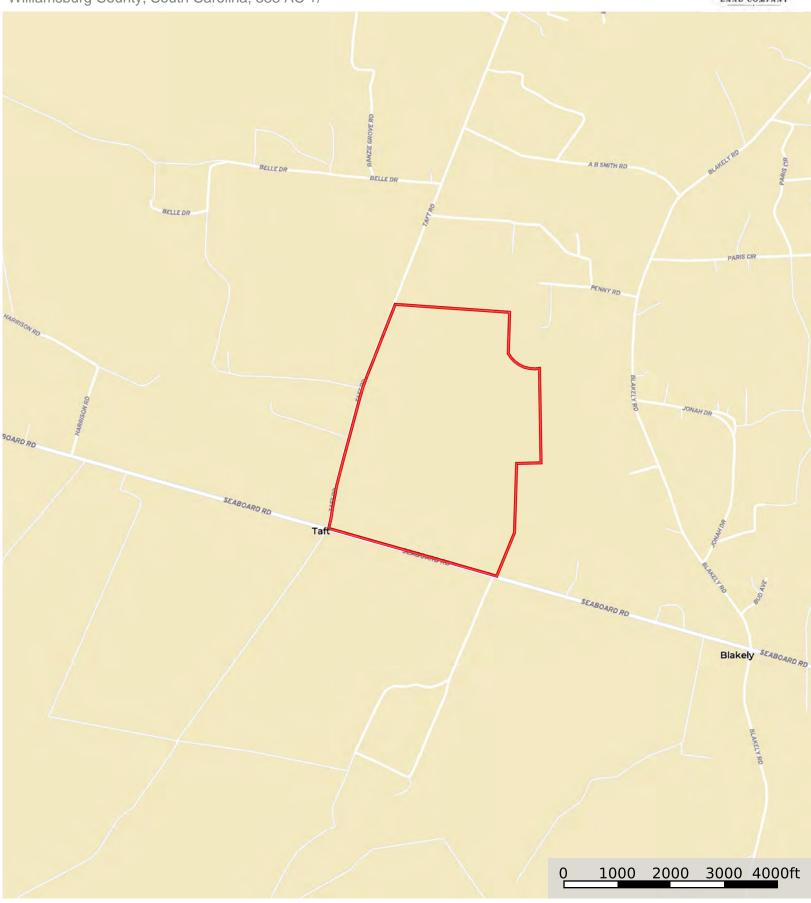
CANE BAY PLANTATION

[176]

Jaywood Plantation

Williamsburg County, South Carolina, 338 AC +/-







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Boundary

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| Boundary 334.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
Ym	Yemassee sandy loam	98.28	29.4	0	71	2w
EuA	Eunola loamy sand, 0 to 2 percent slopes	84.4	25.25	0	69	2w
GoA	Goldsboro loamy fine sand, 0 to 2 percent slopes	48.41	14.48	0	53	2w
Gu	Gourdin loam	38.52	11.52	0	37	6w
MH	Mouzon and Hobcaw soils, frequently flooded	31.8	9.51	0	38	6w
HvB	Hornsville sandy loam, 2 to 6 percent slopes	11.71	3.5	0	69	2e
HvA	Hornsville sandy loam, 0 to 2 percent slopes	7.45	2.23	0	69	2w
EmA	Emporia loamy sand, 0 to 2 percent slopes	6.74	2.02	0	75	1
Og	Ogeechee fine sandy loam	6.66	1.99	0	47	3w
Со	Coxville loam	0.35	0.1	0	52	3w
TOTALS		334.3 2(*)	100%	1	60.3	2.84

^(*) 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.