

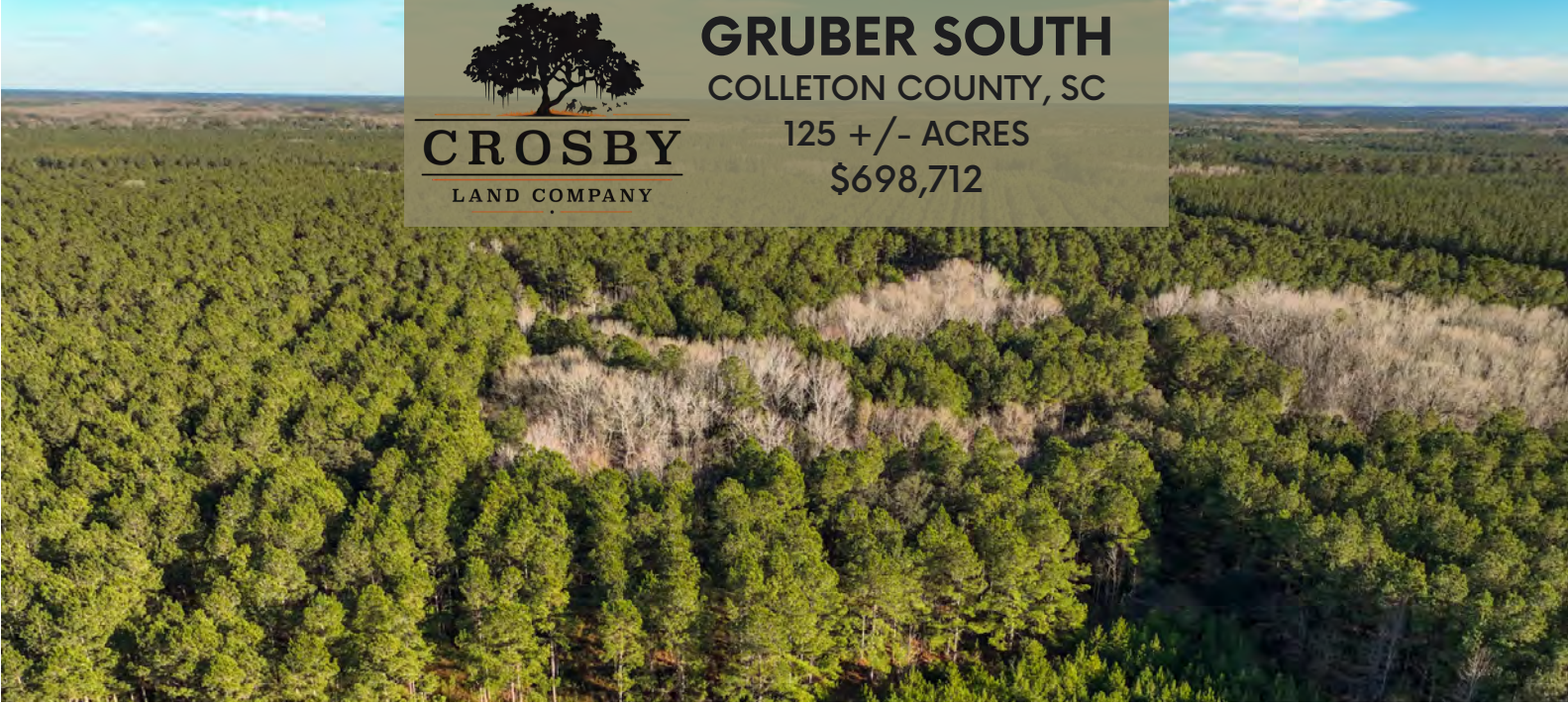


**CROSBY**  
LAND COMPANY

## GRUBER SOUTH

COLLETON COUNTY, SC

125 +/- ACRES  
\$698,712



### PROPERTY DESCRIPTION

Gruber South tract is located along historic Oregon Road near the White Hall community in Colleton County, SC. The Gruber property is in the heart of the ACE Basin where properties are rarely available to the public. This property offers upland pine plantations established in 2003 that have been thinned one time and are ready for a second thinning. The hill gives way to a mature hardwood bottom located along the crest of the hill with multiple large live oaks creating a picturesque setting. These flooded hardwoods are the headwaters of Folly Creek which eventually makes its way to the Combahee River; this natural feature attracts waterfowl and provides habitat diversity for deer and turkey. This property is well-positioned to provide excellent hunting opportunities for sportsmen or serve as a permanent residential site. This is a quality property offering with a lot of upside potential.

**\*This property offering is subject to a timber reservation that will include a thinning of the pine plantation only\***

### PROPERTY FEATURES:

- County Road Frontage
- ACE Basin
- Pine Plantation
- Mature Hardwood Bottom
- Conservation Easement Potential

### DIRECTIONS:

From Walterboro take SC-303 (Greenpond Highway) south for 10.2 miles. Turn right on Clover Hill Road and continue for .8 miles. Take a left onto Oregon Road and the property will be on the right in .5 miles.

### CONTACT

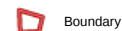
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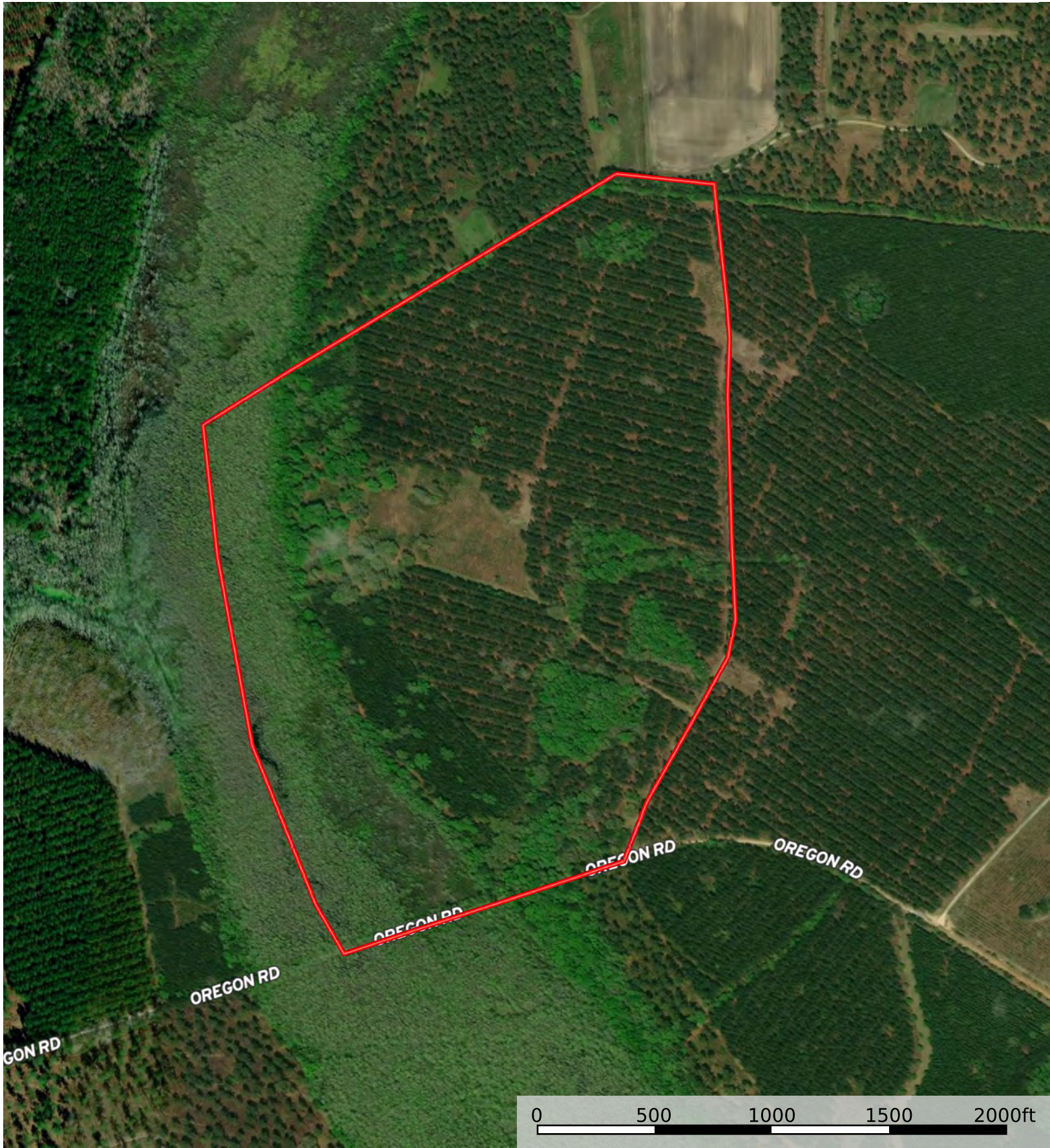
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 Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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**Gruber South - Stand Map**  
**Gruber South**  
**Parcel # 45029Hb0358**  
Colleton County, SC - approx. 124.8 acres +/-

Property Listing

County

Interstate

US Highway

State Highway

Other Road

Railroad

Lake/Reservoir

Perennial River/Stream

N

SCALE: 1:18,000

06901,3802,070

Feet

| Stand # | Cover Type               | Age | Acres |
|---------|--------------------------|-----|-------|
| NP      | Non Productive           | NA  | 10.8  |
| 4       | Pine Plantation >= 12 yr | 23  | 0.1   |
| 5       | Hardwood                 | 89  | 13.5  |
| 6       | Hardwood                 | 47  | 3.3   |
| 7       | Pine Plantation >= 12 yr | 21  | 56.9  |
| 69      | Pine Plantation >= 12 yr | 15  | 9.7   |
| 75      | Pine Plantation < 12 yr  | 7   | 5.8   |
| 135     | Pine Plantation < 12 yr  | 7   | 0.7   |
| 139     | Hardwood                 | 59  | 22.5  |

Smaller stands have been excluded to fit in the allowable space