

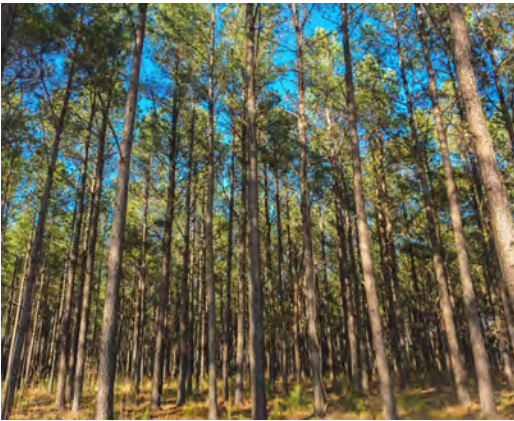


LITTLE GRUBER SOUTH

COLLETON COUNTY, SC

68 +/- ACRES

\$383,040



PROPERTY DESCRIPTION

Little Gruber South is located along historic Oregon Road near the White Hall community in Colleton County, SC. The property is in the heart of the ACE Basin where properties are rarely available to the public. The upland region consists of pine plantation established in 2003 that has been thinned one time and is now ready for a second thinning. This region transitions to a mature hardwood bottom that borders Folly Creek. This is a rich and diverse habitat that provides for waterfowl, deer, and turkey. The property is well-positioned to provide ample hunting adventures for outdoorsmen or could easily serve as a permanent residential site or weekend getaway. 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:

- Mature Hardwood Bottom
- Pine Plantation
- County Road Frontage
- Ace Basin
- 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 .4 miles.

CONTACT

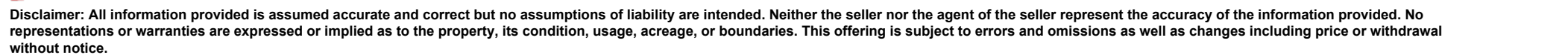
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CROSBY
LAND COMPANY

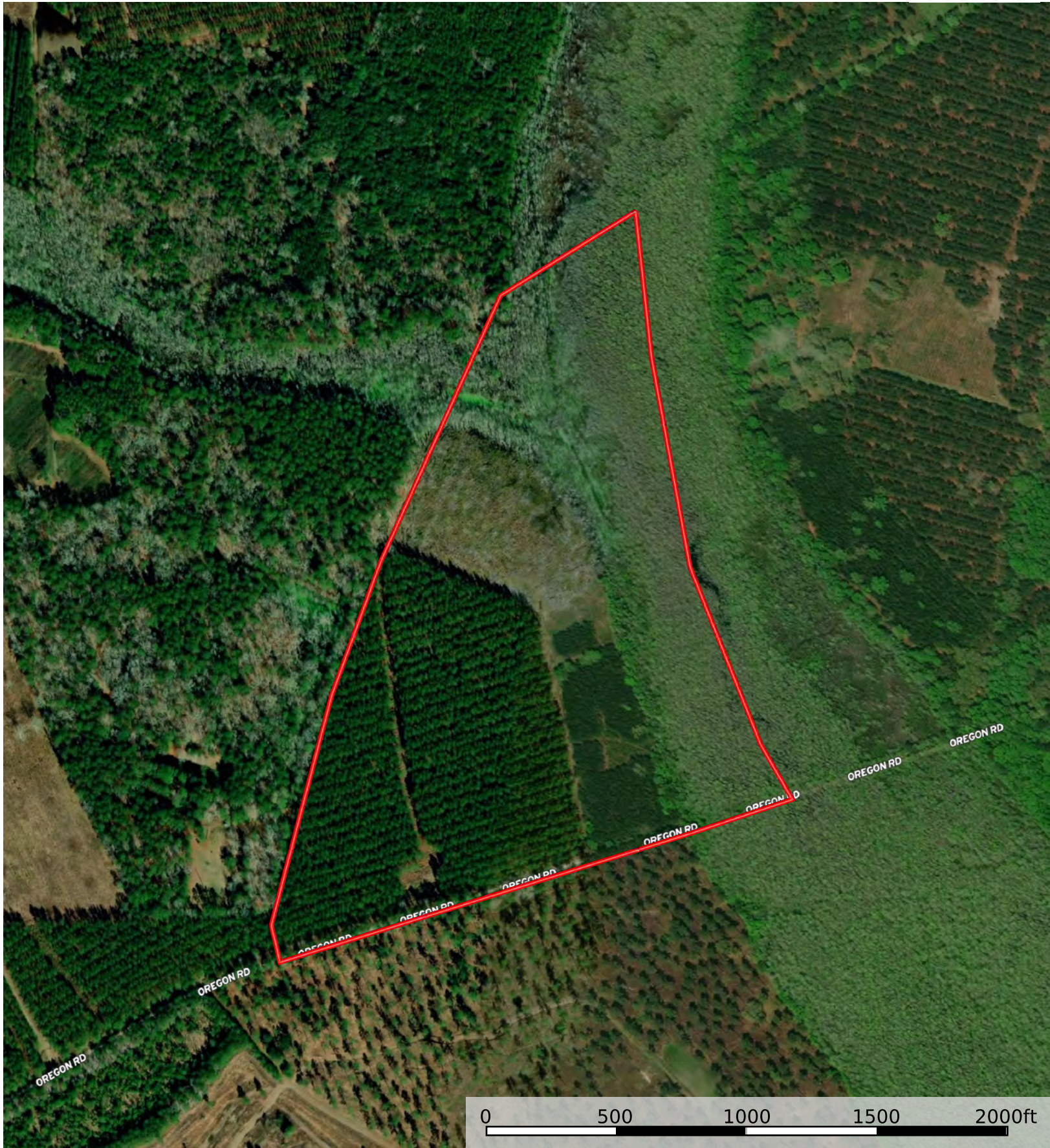


Little Gruber South
South Carolina, 68 AC +/-



 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.

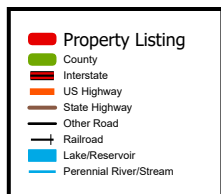


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Gruber South - Stand Map
Gruber South
Parcel # 45029Hb0359
Colleton County, SC - approx. 68.4 acres +/-



Stand #	Cover Type	Age	Acres
5	Hardwood	89	12.5
6	Hardwood	47	12.8
67	Pine Plantation >= 12 yr	24	28.1
68	Open	6	8.9
132	Pine Plantation >= 12 yr	15	5.4
136	Pine Plantation < 12 yr	7	0.6

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

1/31/2024