



REDMAN
COLLETON COUNTY, SC
238 +/- ACRES
\$952,000



PROPERTY DESCRIPTION

The Redman tract is located approximately 7.5 miles NW of Cottageville, SC, on Hwy 651 or Rehoboth Road. This is a well-managed, highly productive site that will provide continual revenue streams with the implementation of good forestry practices. Currently, the property consists of several well-stocked stands of loblolly pine ranging in age from 16 to 25. In addition, there is potential for immediate income as several stands need thinning now; this allows for proper spacing, which will increase annual growth for higher yields. This property is well-positioned to serve as an excellent timber investment, family compound and/or hunting retreat.

PROPERTY FEATURES:

- Well stocked stands of merchantable timber
- Good Accessibility
- Convenient commute to Summerville
- Rural Setting

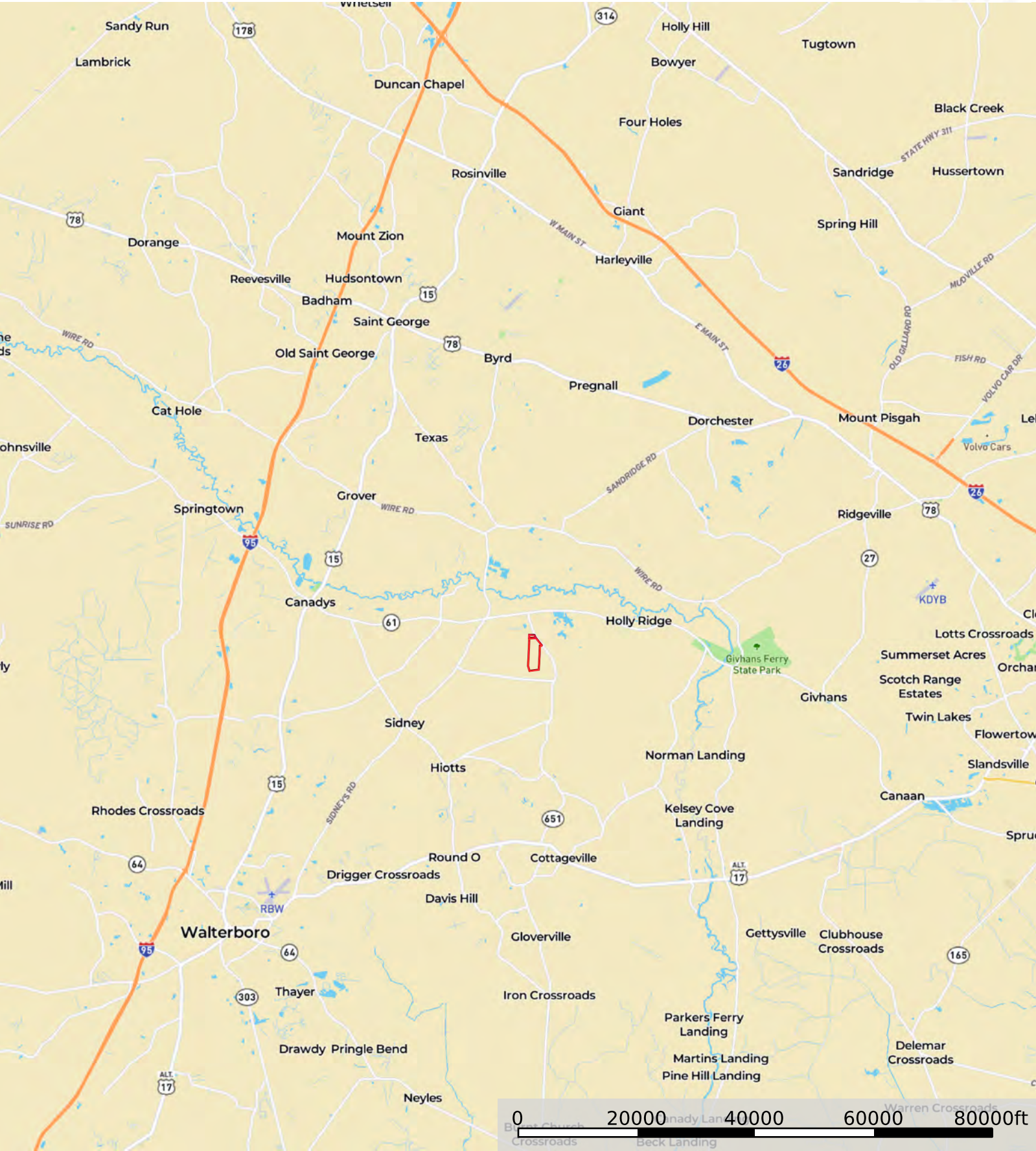
DIRECTIONS:

From Walterboro take US-17-ALT towards Cottageville for 10.8 miles. Take a left on Rehoboth Road, go 7.1 miles and the property will be on the left.

CONTACT

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www.CrosbyLandCo.com



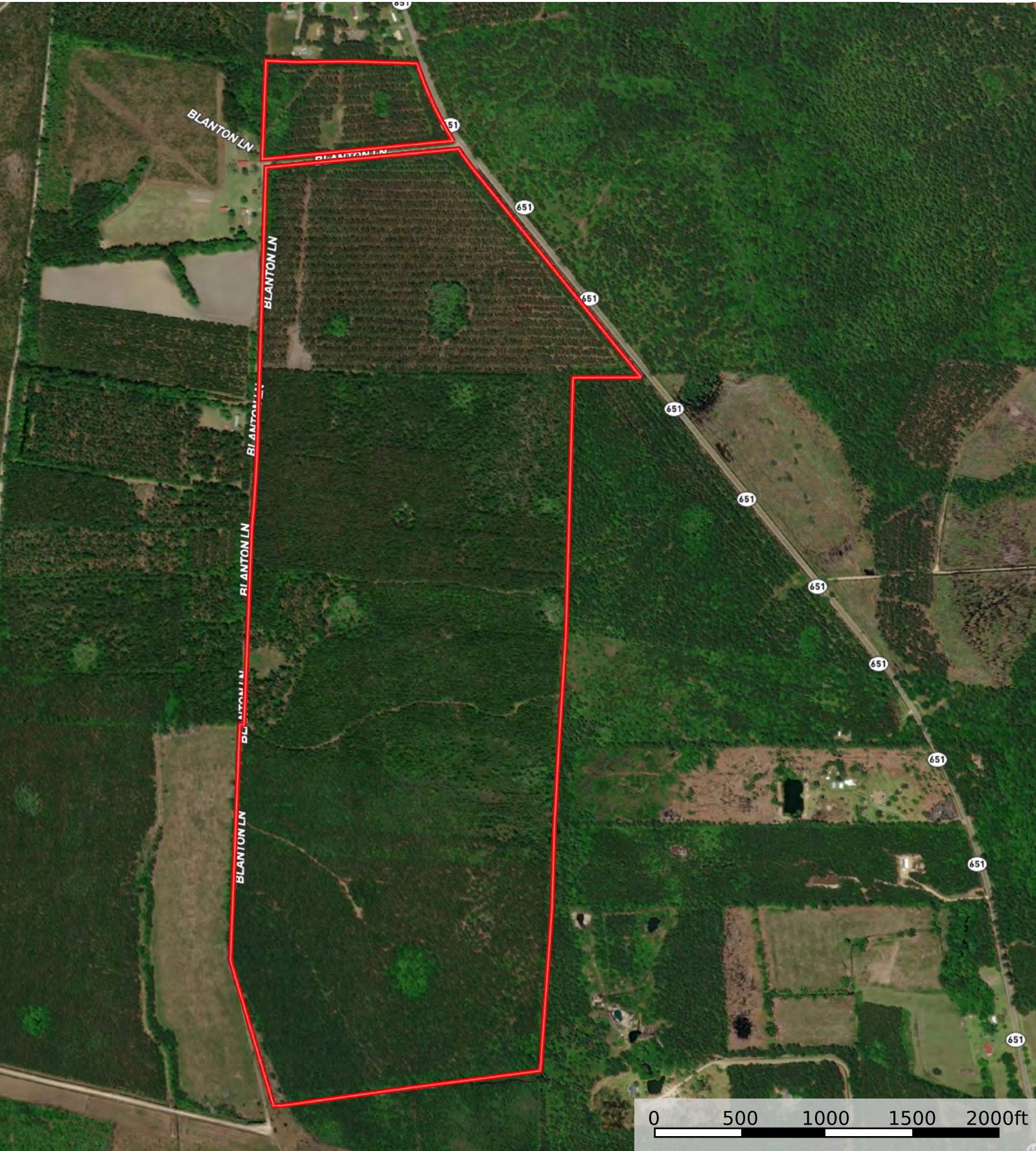
Boundary

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.



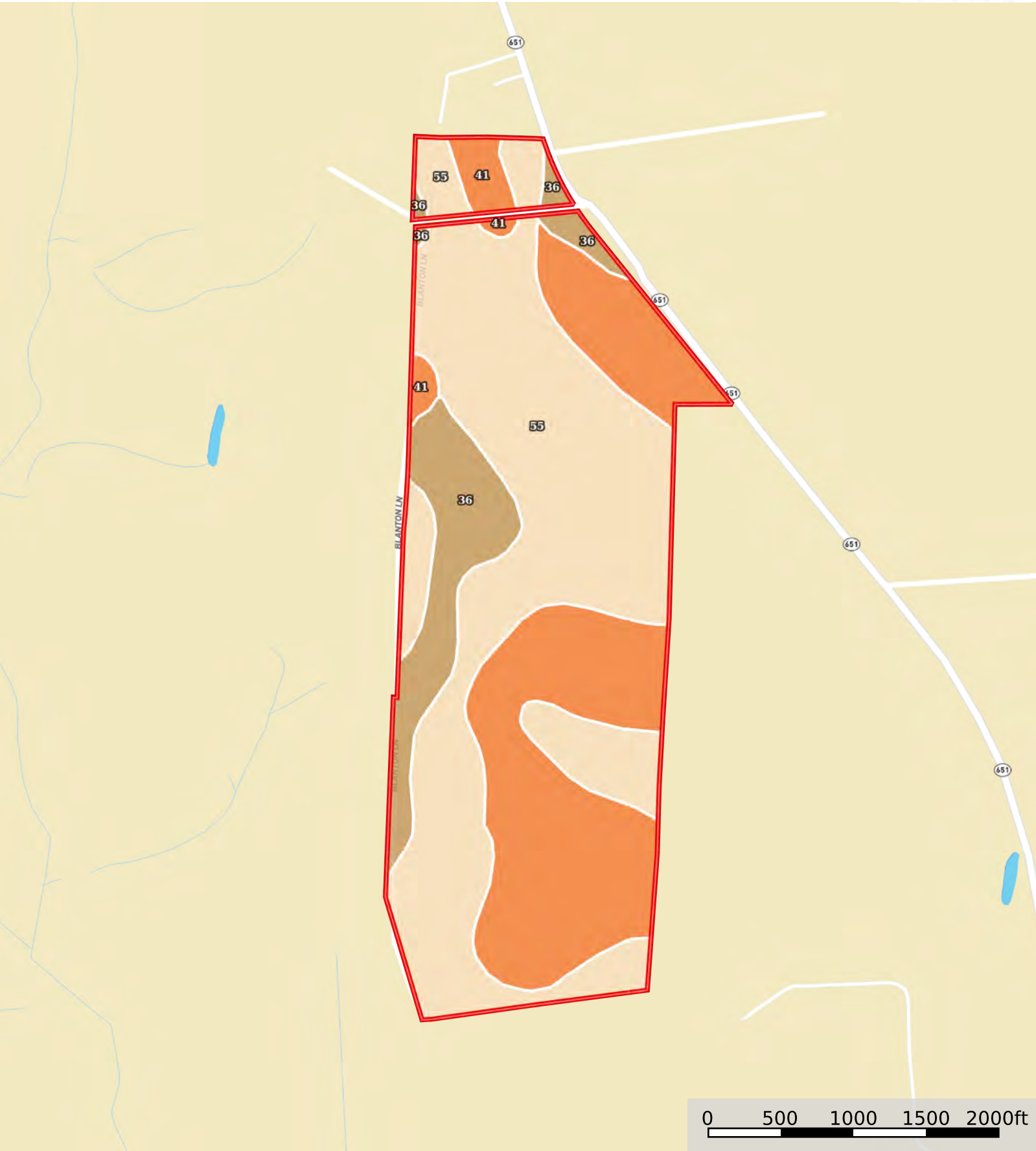
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| All Polygons 234.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
55	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	125.8 1	53.56	0	47	4w
41	Lynchburg loamy fine sand, 0 to 2 percent slopes	82.01	34.91	0	59	2w
36	Goldsboro loamy fine sand	27.09	11.53	0	57	2w
TOTALS		234.9 1(*)	100%	-	52.34	3.07

(*) 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.

| Boundary 223.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
55	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	119.4 7	53.53	0	47	4w
41	Lynchburg loamy fine sand, 0 to 2 percent slopes	78.04	34.97	0	59	2w
36	Goldsboro loamy fine sand	25.67	11.5	0	57	2w
TOTALS		223.1 8(*)	100%	-	52.35	3.07

(*) 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.

| Boundary 11.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
55	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	6.34	54.05	0	47	4w
41	Lynchburg loamy fine sand, 0 to 2 percent slopes	3.97	33.84	0	59	2w
36	Goldsboro loamy fine sand	1.42	12.11	0	57	2w
TOTALS		11.73(*)	100%	-	52.27	3.08

(*) 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.