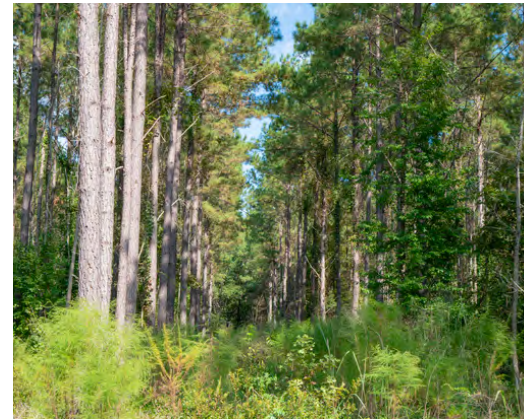




MARVIN FARM
COLLETON COUNTY, SC
357 +/- ACRES
\$1,998,024



PROPERTY DESCRIPTION

The Marvin Farm is located near the community of Hendersonville, SC, and in the heart of the ACE Basin of Colleton County. This is a uniquely diverse property offering mature hardwood bottomland that borders a bold freshwater stream, as well as a multi-age class pine forest. The hardwood forest is estimated to be over 80 years old and comprises approximately 22% of the total acreage.

This area offers a rich and diverse habitat, with mast-producing trees supporting a variety of wildlife, including an abundance of turkeys and a high-quality deer herd. The upland region is equally diverse, with varying age classes of pine plantations. The newly reforested acreage consists of 3-year-old pine plantations and some older stands that are approaching sawtimber size and form. These younger stands can provide excellent bedding and cover for deer, while the older stands can be commercially thinned to enhance upland game habitat. Located throughout the property are several established food plots and well-positioned shooting lanes. The property is easily accessible, with an improved road system, some of which has been conditioned with gravel for year-round accessibility.

This is a unique opportunity to acquire a well-appointed property in a region where land availability is scarce.

PROPERTY FEATURES:

- Diverse Habitat
- Freshwater Creek
- Established Food Plots
- Extensive Road System with Drainage
- Excellent Neighboring Property Owners

DIRECTIONS:

From Hendersonville, take Black Creek Road headed west. Turn left onto Mewville Road, and travel for one tenth of a mile, and the property begins on the left. Continue for ¾ of a mile, and the gate is located on the left.

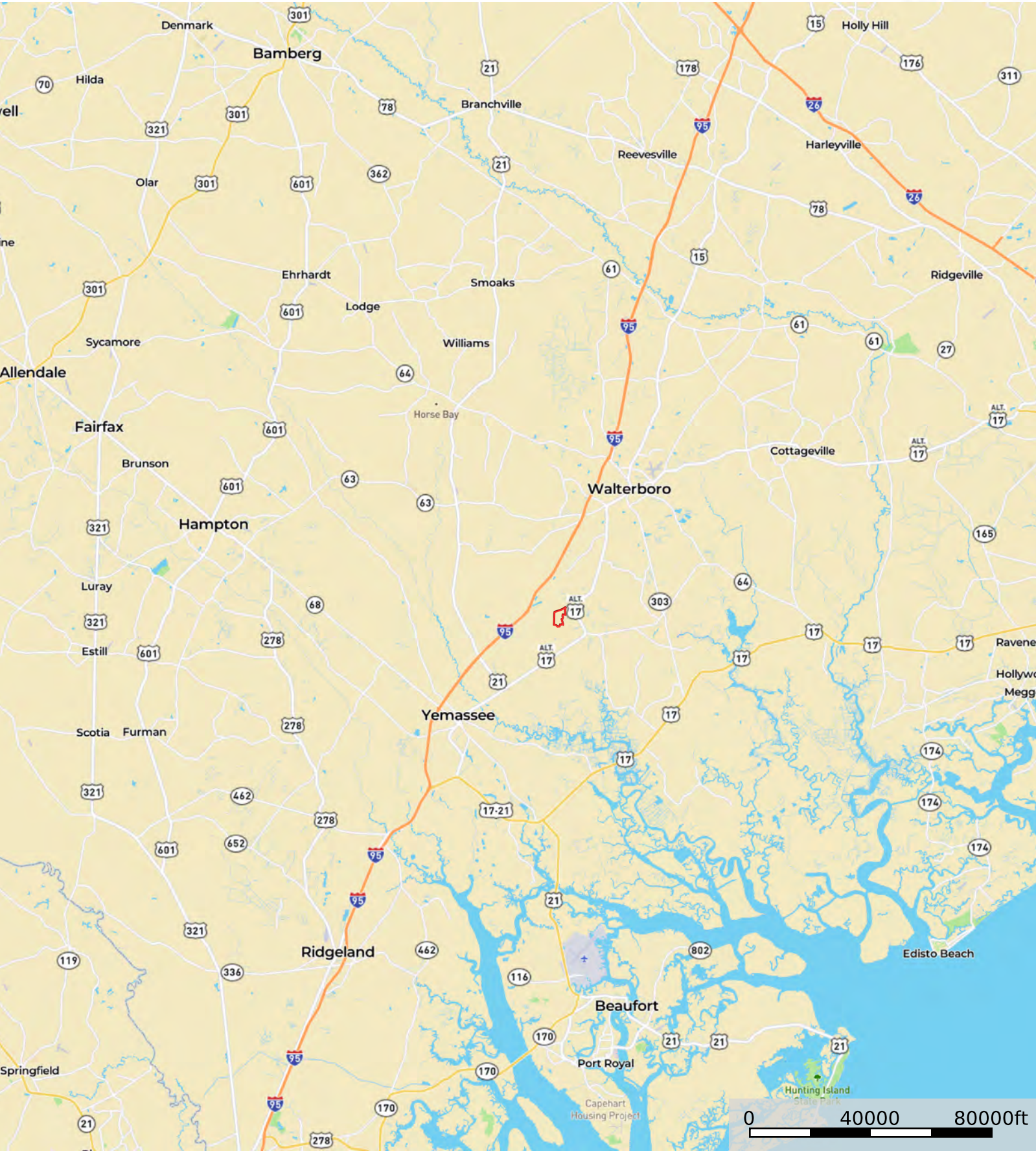
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: todd Crosby@crosbylandco.com

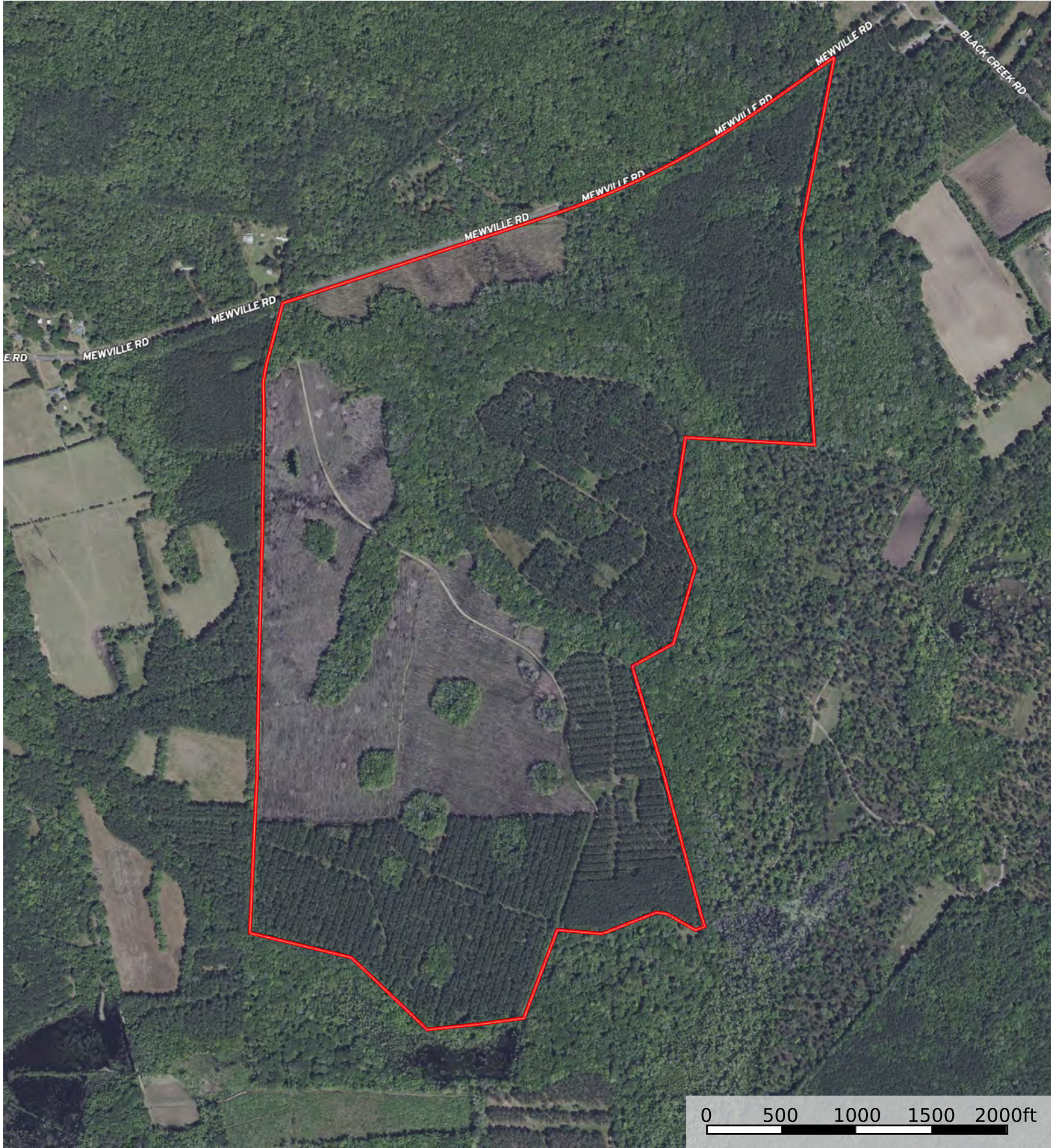
www.CrosbyLandCo.com



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.

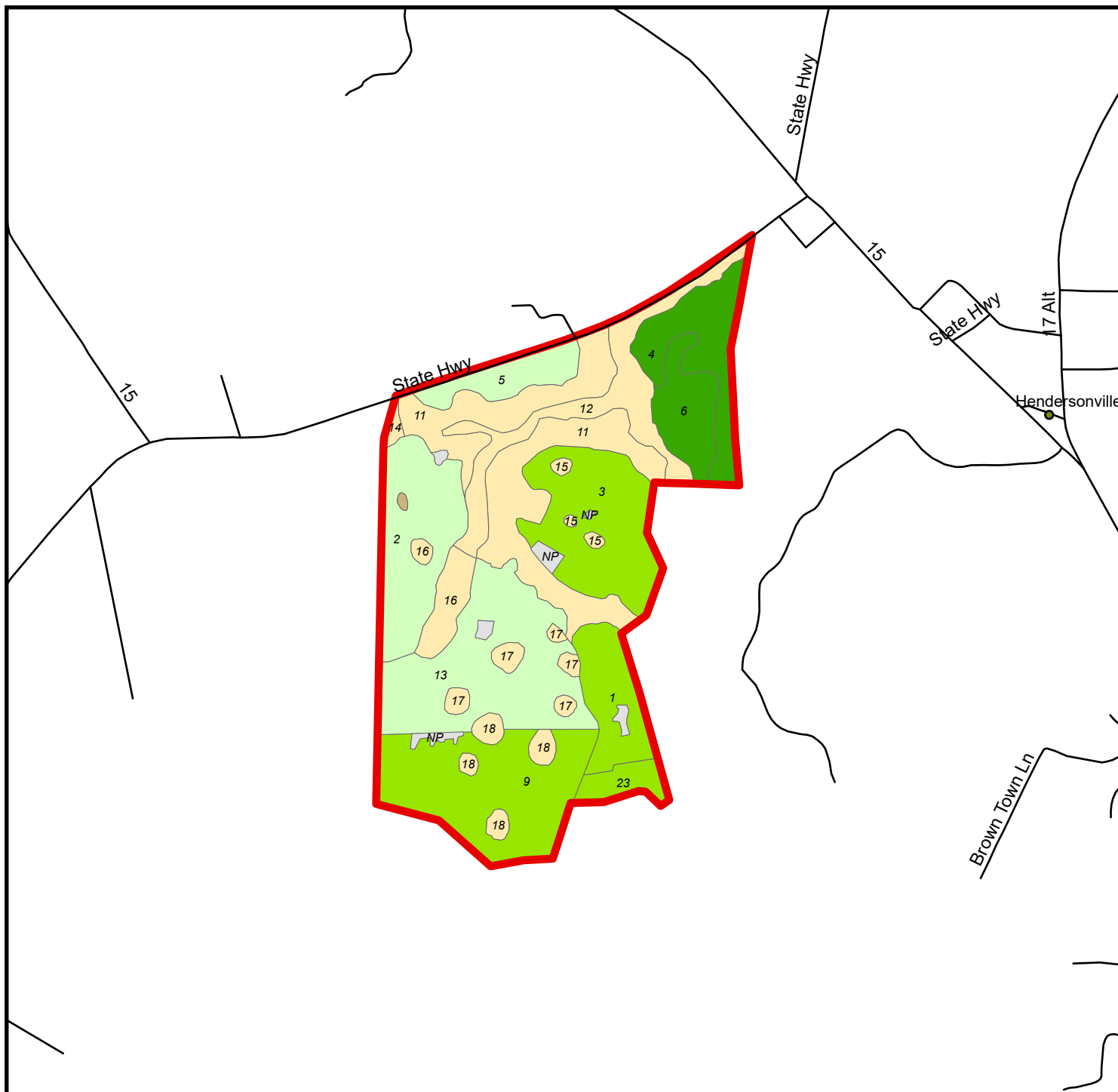


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 **Boundary**

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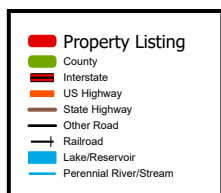


Marvin - Stand Map

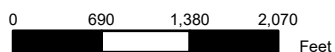
Marvin

Parcel # 45029Hb0342

Colleton County, SC - approx. 356.8 acres +/-



SCALE: 1:18,000



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	4.3
1	Pine Plantation >= 12 yr	19	18.3
2	Pine Plantation < 12 yr	2	32.6
3	Pine Plantation >= 12 yr	23	38.2
4	Pine	26	23.6
5	Pine Plantation < 12 yr	2	11.4
6	Pine	26	15.2
9	Pine Plantation >= 12 yr	23	47.8
11	Hardwood	81	54.5
12	Hardwood	85	25.5
13	Pine Plantation < 12 yr	2	51.0
16	Hardwood	85	9.1
17	Hardwood	85	5.7
18	Hardwood	85	6.1
23	Pine Plantation >= 12 yr	19	6.9

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.

9/22/2025