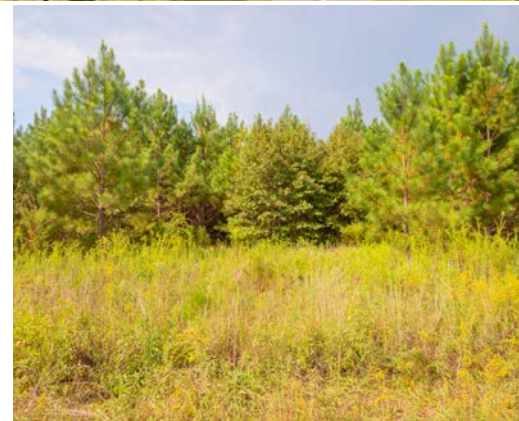
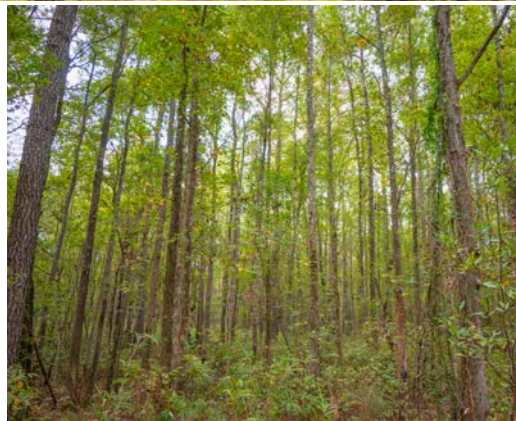




BURCH FARM

BAMBERG COUNTY, SC
187 +/- ACRES
\$839,341



PROPERTY DESCRIPTION

The Burch Farm is located in Bamberg County, approximately 10 miles west of Ehrhardt, SC. The property features a historic farm home setting situated amongst a grove of mature pecan trees. The offering includes a large 80x60 enclosed steel shed on a concrete pad, complete with electrical and plumbing. This building is in excellent condition and could serve in multiple capacities. The landscape consists of a high percentage of upland soils, suitable for various applications. The wooded acreage features a well-stocked stand of 17-year-old longleaf pine, 5-year-old loblolly pine, and a mature natural pine and hardwood forest.

The property was formerly used in agricultural production many years ago and could be converted back to open land for various uses, such as pasture, row crops, or upland game habitat.

PROPERTY FEATURES:

- Old Farmhouse
- Deepwater Well
- Well-established Homesite
- 80X60 Enclosed Steel Shed with Concrete Floor, Electrical & Plumbing

DIRECTIONS:

From Erhardt, SC, take Highway 64 west towards Barnwell, SC, and travel for 9.5 miles. Merge onto Highway 301 north and travel for 1.15 miles. The property is on the left.

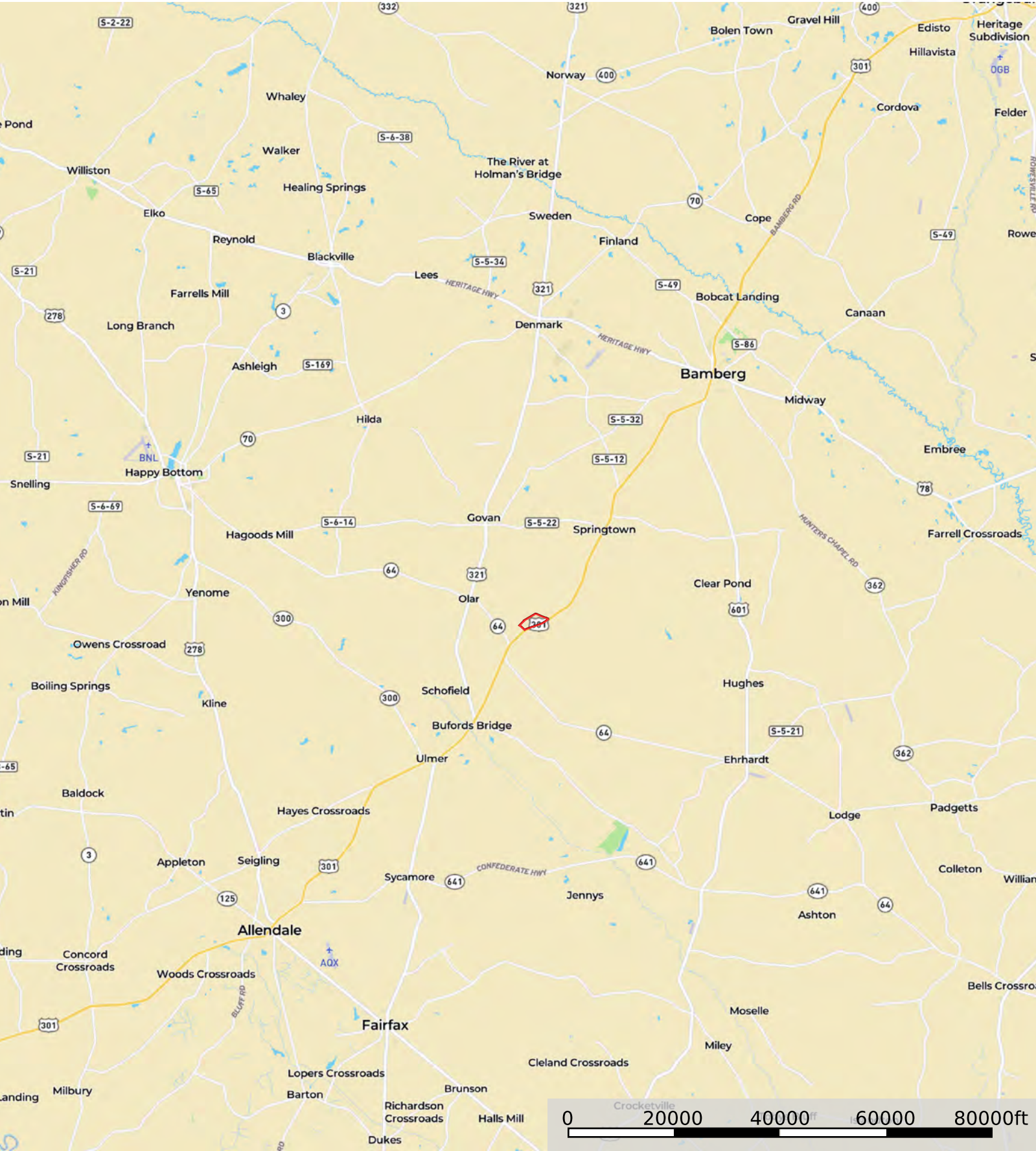
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com



 Boundary

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.

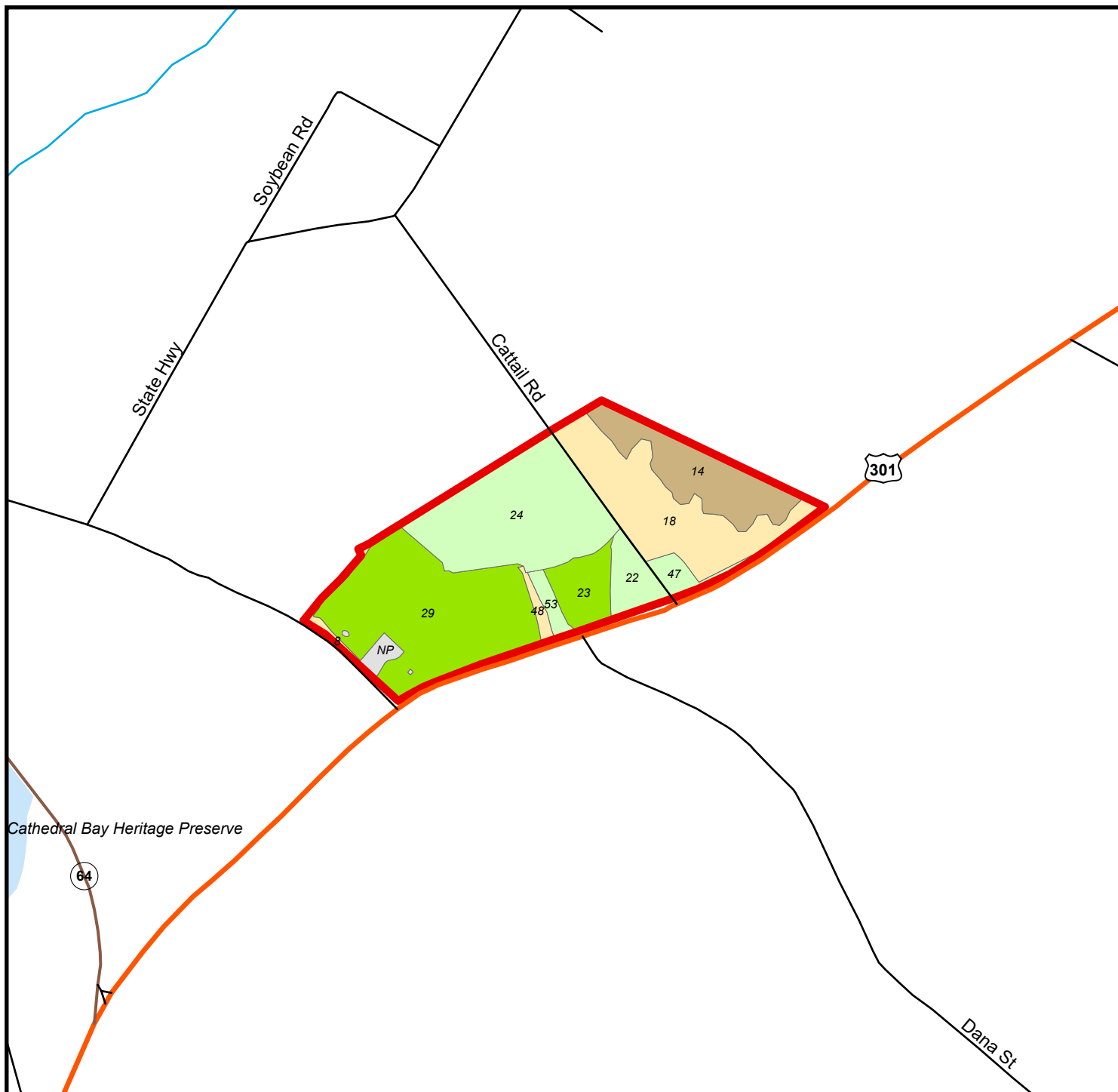


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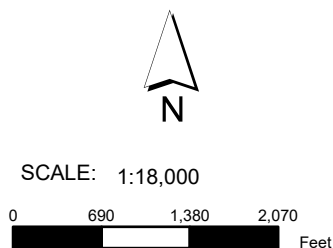
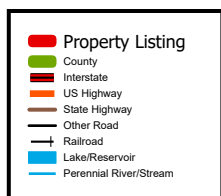


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Burch Farm - Stand Map
Burch Farm
Parcel # 45009Hb1001
 Bamberg County, SC - approx. 186.5 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.4
8	Hardwood	25	2.2
14	Bottomland	36	23.0
18	Hardwood	36	35.3
22	Pine Plantation < 12 yr	8	7.8
23	Pine Plantation >= 12 yr	17	9.7
24	Pine Plantation < 12 yr	5	44.1
29	Pine Plantation >= 12 yr	17	53.3
47	Pine Plantation < 12 yr	8	4.2
48	Hardwood	58	1.8
53	Pine Plantation < 12 yr	2	2.8

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