

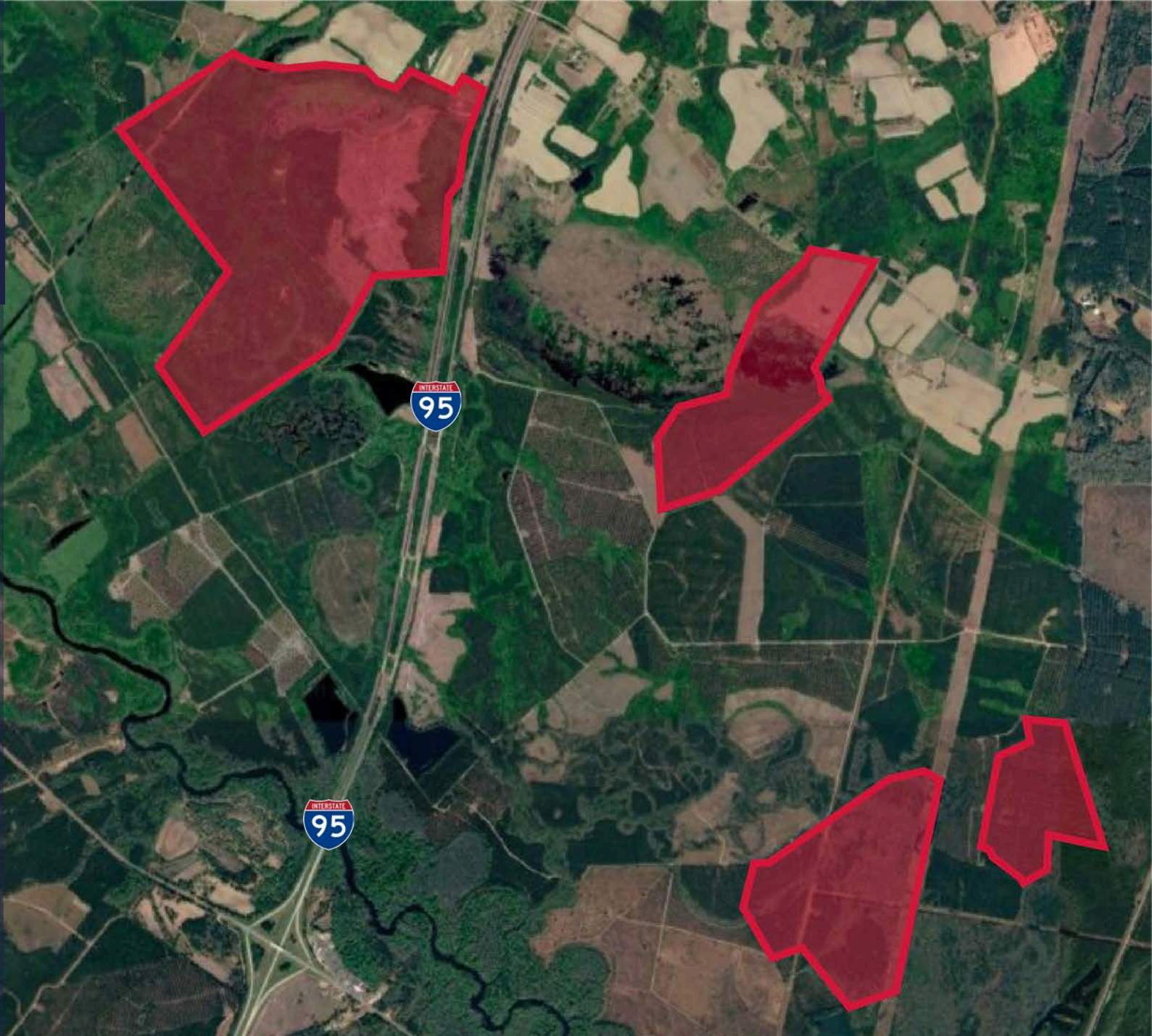


Wilson Kibler
COMMERCIAL REAL ESTATE

±1025.06 Acres for Sale
**St. George
Tracts**

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803.767.5776

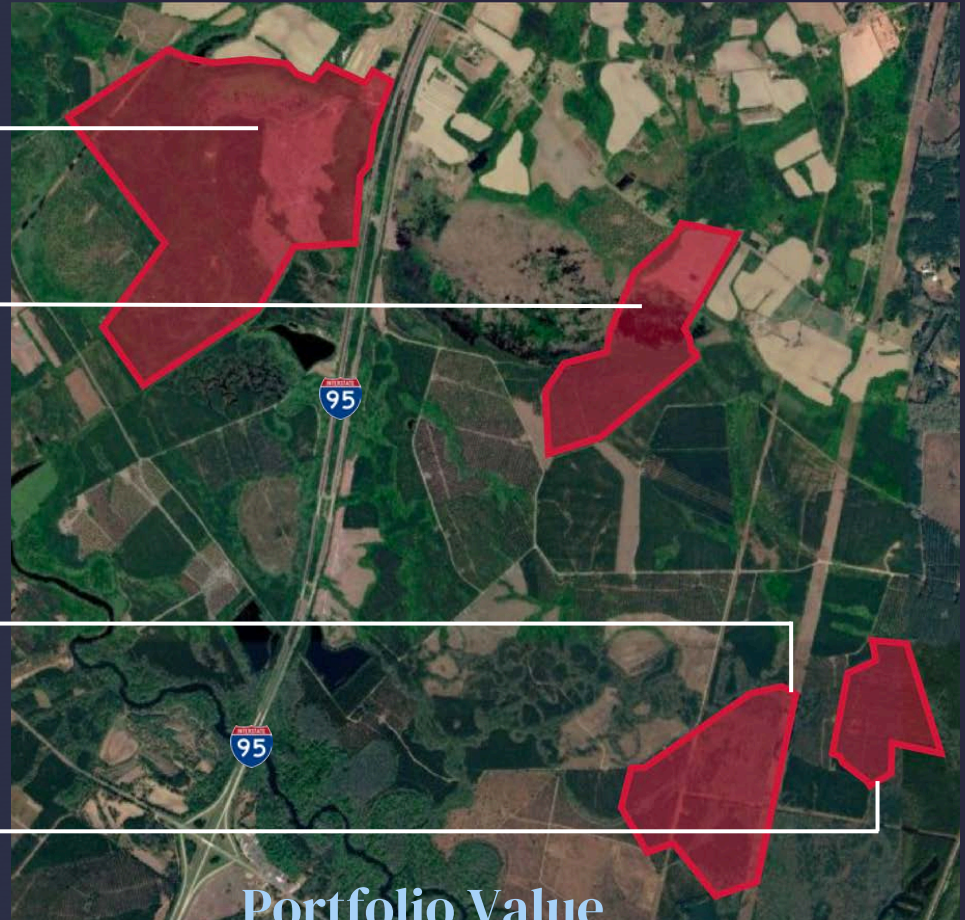
Wylie Coker
wcoker@wilsonkibler.com
803.468.0132



Investment Overview



	Tract 1 ±577.98 AC \$4,623,840 TMS: 078-00-00-017.000
	Tract 2 ±161.75 AC \$1,051,375 TMS: 090-00-00-057.000
Tracts 3&4: ±285.33 AC \$1,711,980	Tracts 3 ±198.25 AC \$1,189,500 TMS: 101-00-00-016.000
	Tracts 4 ±87.08 AC \$522,480 TMS: 101-00-00-020.000



Portfolio Value

\$7,387,195

(\$7,206.67/AC)

Rights	Timber & Mineral
Zoning	AR-DC (Agricultural Residential), Dorchester County Additional Zoning Info
Proposed Use	Premier Recreational & Timber Tract

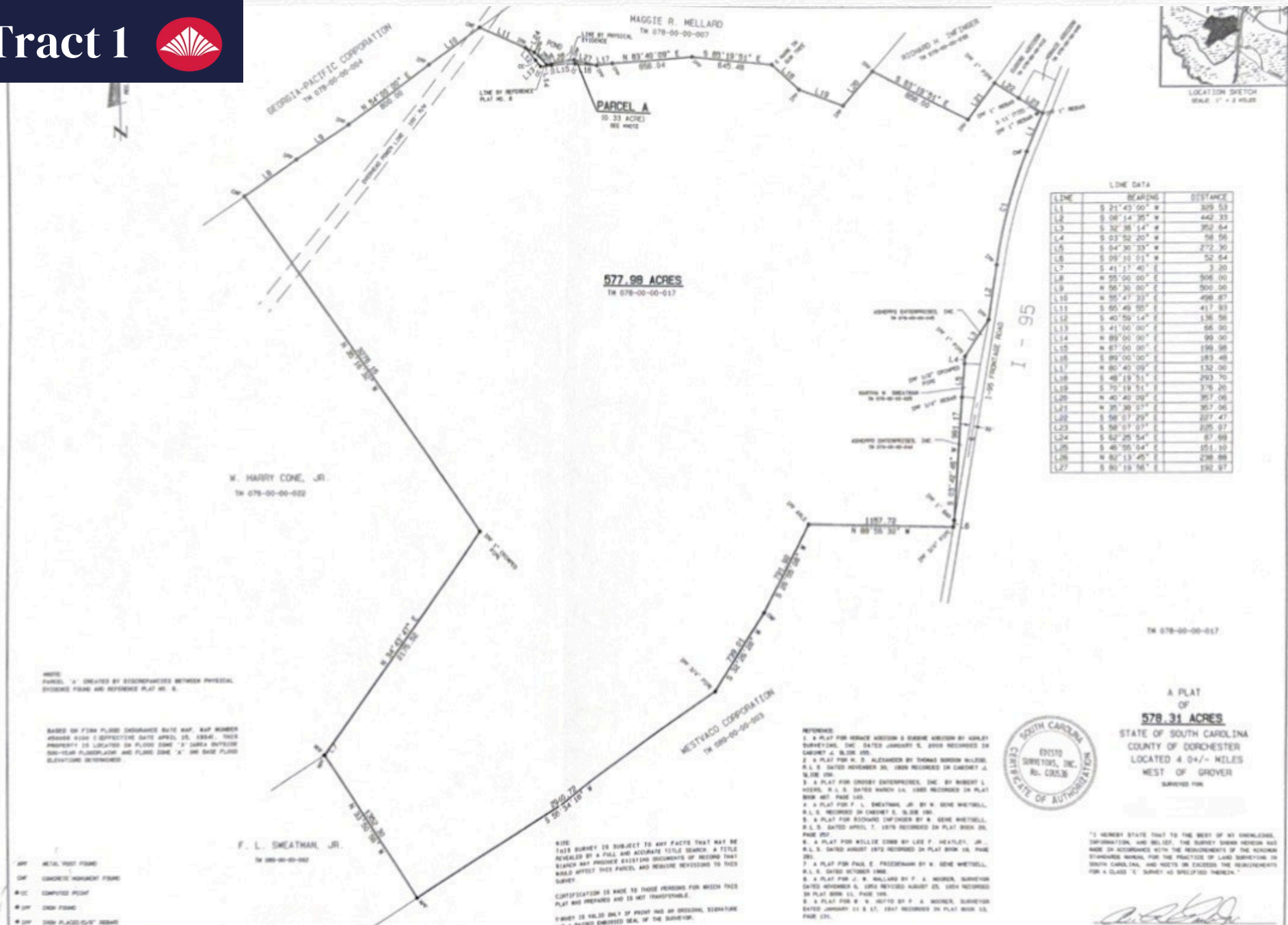
Investment Highlights

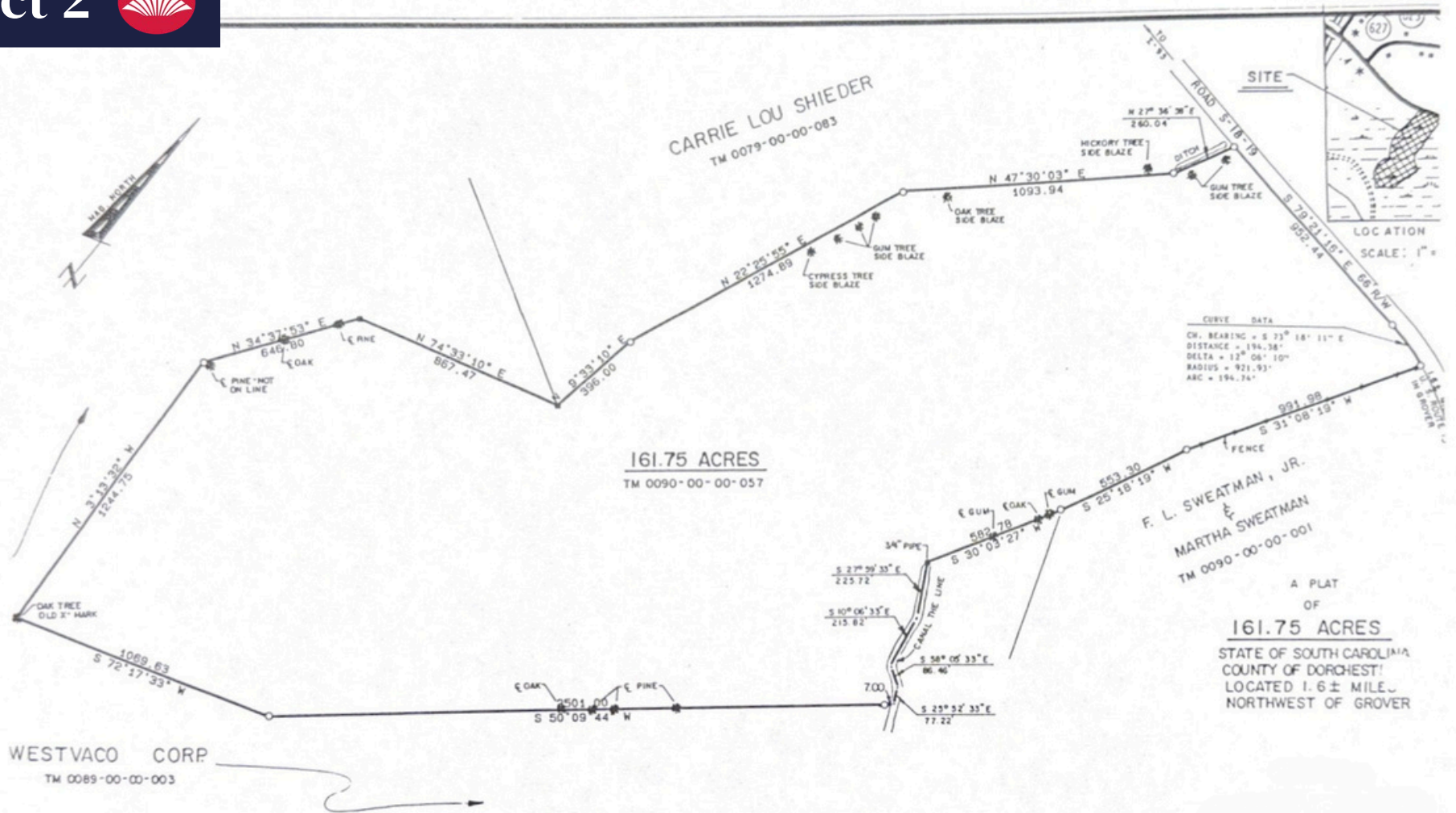
- **±1025.06** acres of planted pines in Dorchester County.
- **Hunting lease** in place through the end of 2026 — terms available upon pre-qualification.
- **Mature** planted and natural pine timber established in the mid-1990s, now at merchantable age — detailed stand inventory available to qualified buyers upon pre-qualification.
- **Diverse habitat** — mature pine, pond-edge wetlands, and regeneration ground — supporting deer, turkey, and ducks.
- **Agricultural (AR-DC) zoning** — flexible for recreation, timber, or future use.
- **Utilities** nearby are Edisto Electric and Dorchester County Water & Sewer.
- **Location** to Saint George and I-95 — $\approx$ 70 miles to Charleston, 80 miles to Columbia, and 80 miles to Savannah, GA.





Tract 1





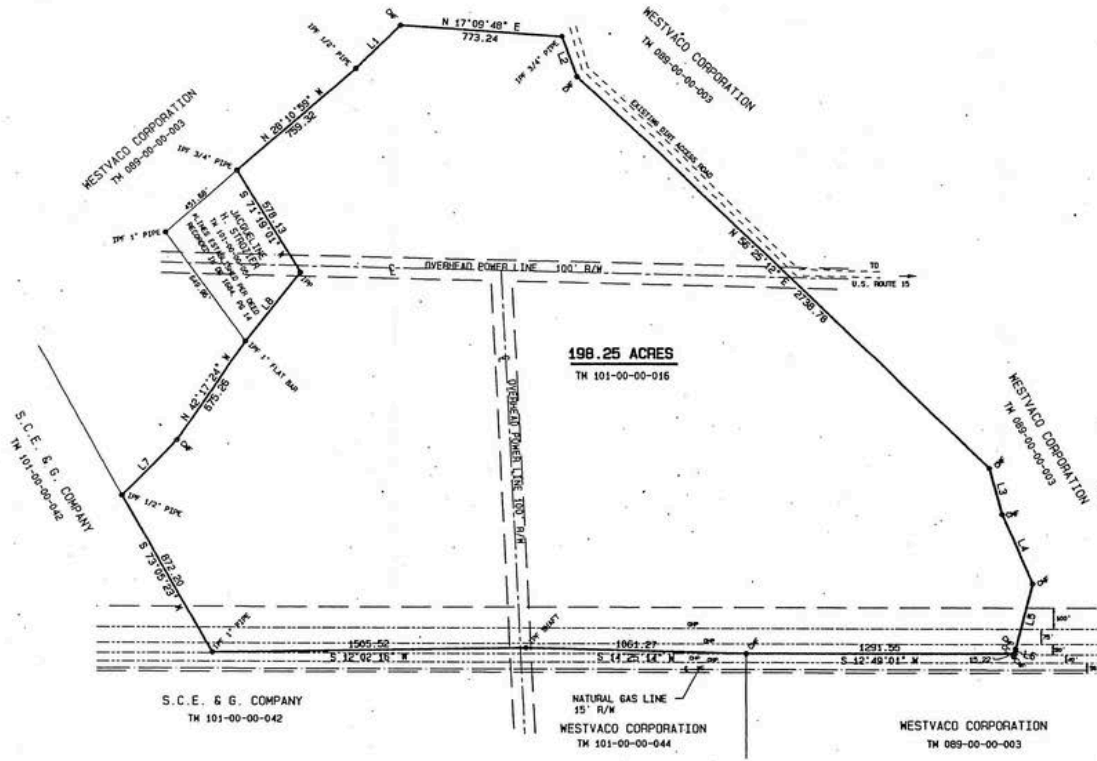
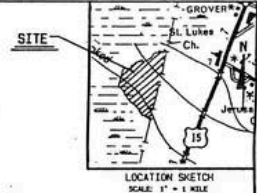
"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS SPECIFIED THEREIN."



Tract 3



MOORE WESTBURY SHULER



LINE	BEARING	DISTANCE
L1	N 30°47'04" W	298.73
L2	N 82°32'16" E	207.04
L3	N 87°34'13" E	230.99
L4	N 79°05'25" E	362.90
L5	S 62°48'39" E	325.69
L6	S 62°29'57" E	21.85
L7	N 32°32'50" W	374.42
L8	N 38°35'24" W	423.86

MOORE WESTBURY SHULER

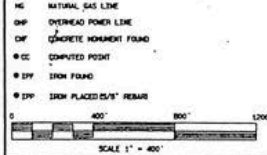
TM 101-00-00-016

A PLAT
OF
198.25 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
LOCATED 1.04/- MILES
SOUTHWEST OF GROVER
SURVEYED FOR:

REFERENCE:
A PLAT FOR WESTVACO CORPORATION TO BE CONVEYED TO
S.C.E. & G. BY MOT L. GREEN, R.L.S. DATED JANUARY 5,
1996 RECORDED IN CABINET J. SLIDE 37.
A PLAT FOR W. H. WALTERS TO BE CONVEYED TO WESTVACO
CORPORATION BY E. A. HAWKEY, R.L.S. DATED MAY 28, 1981
RECORDED IN CABINET D. SLIDE 154.
A PLAT FOR W. H. HETTS BY J. A. MOORE, SURVEYOR DATED
MARCH 1954.

NOTES:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
REVEALED BY A FULL AND ACCURATE TITLE SEARCH. A TITLE
SEARCH MAY PRODUCE EXISTING DOCUMENTS OF RECORD THAT
WOULD AFFECT THIS PLAT, AND REVERSE REVISIONS TO THIS
SURVEY.
CERTIFICATION IS MADE TO THOSE PERSONS FOR WHOM THIS
PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
SURVEY IS VALID ONLY IF PRINT HAS AN ORIGINAL SIGNATURE
AND A RAISED EMBOSSED SEAL OF THE SURVEYOR.

BASED ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER
MOORE 0125 C EFFECTIVE DATE APRIL 15, 1994, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "1" LAKES OUTSIDE
500-YEAR FLOODPLAIN AND FLOOD ZONE "A" 100-YEAR FLOOD
ELEVATION DETERMINED.



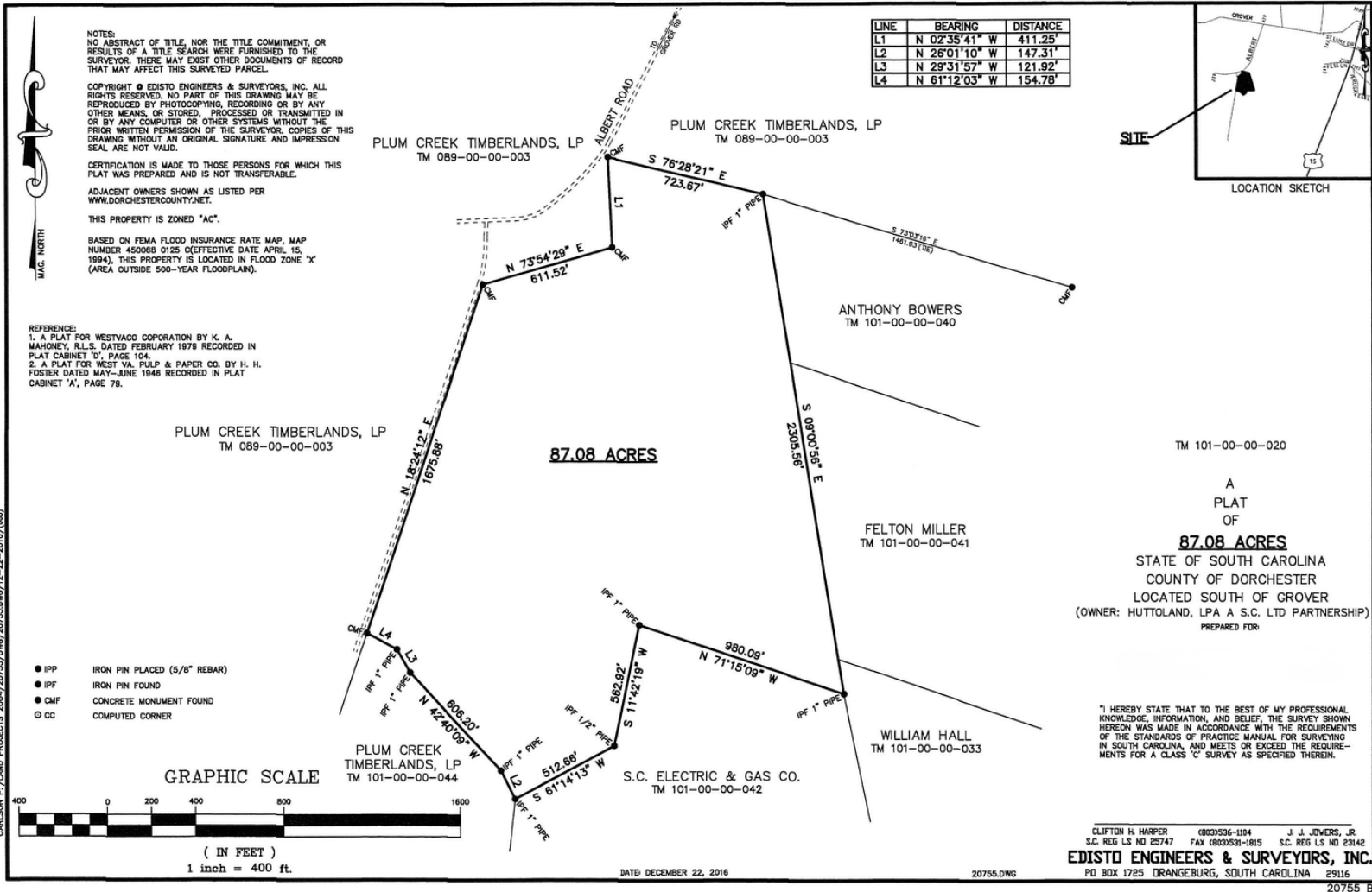
DATE: JULY 9, 2001



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVENUE
STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO
THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER
THAN SHOWN."
[Signature]
EDISTO SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116



WEATHERS-MOORER





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