Edisto Tract | Bamberg County, SC

The Edisto tract is located in Bamberg County three miles from Branchville, SC. The property contains 1,373 +/- deed acres and is bisected by U.S. Highway 78. The Edisto tract is made up of the parcel north of U.S. 78 (North Parcel) and contains 627.3 GIS acres. The parcel south of U. S. 78 (South Parcel) contains 736.5 GIS acres. The property is being offered for purchase as individual parcels or as a total Edisto tract. The Edisto tract is a conserved property that limits subdivision and development but still allows for full utilization as a recreation and timber management tract.





The tract has the potential to be developed into an excellent recreational and hunting property with a good mix of upland and wetland sites. The North parcel has frontage on and access to the Edisto River. There is significant potential for timber production with all pineland acres in loblolly plantations. The Edisto tract is conveniently located approximately 1 to 1-1/2 hours from Charleston and 1 to 1-1/2 hours from Columbia, SC.



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North Parcel

| Timber Type | | Planted Pine | | Bottomland Hardwood | |
|----------------------------|-------|-----------------------|-------|----------------------------|-------|
| <u>Type</u> | Acres | Establish Date | Acres | Establish Date | Acres |
| Pine Plantation | 478.2 | 2019 | 61.8 | 2019 | 3.8 |
| Bottomland Hardwood | 147.6 | 2018 | 45.2 | 2007 | 39.5 |
| Non-forest | 4.5 | 2006 | 293.8 | 1973 | 104.3 |
| | | 1991 | 77.3 | | |
| Total | 627.3 | Total | 478.1 | Total | 147.6 |

South Parcel

| Timber Type | | Planted Pine | | Bottomland Hardwood | |
|----------------------------|-------|------------------|--------------|----------------------------|-------|
| <u>Type</u> | Acres | Establish Date A | <u>\cres</u> | Establish Date | Acres |
| Pine Plantation | 494.8 | 2018 | 94.3 | 2007 | 137.3 |
| Bottomland Hardwood | 235.2 | 2013 | 161.8 | 2000 | 75.4 |
| Non-forest | 6.5 | 2006 | 84.0 | 1973 | 16.3 |
| | | 2003 | 154.7 | | |
| Total | 736.5 | Total | 494.8 | Total | 235.2 |