

**Offered by
Morrison Forestry & Real Estate Company**



**Coleman Plantation
+/- 2,350 Acres
Located in Jasper County, South Carolina**

Property Details

Tract:	Coleman Plantation
Acreage:	+/- 2,350 acres
Location:	The property is located in the southern portion of Jasper County, SC. The property lies approximately 3 miles southeast of Hardeeville, SC, along SC Highway 46 and SC Secondary Road 176. This property is located between Hardeeville, SC, and Bluffton, SC, in one of the fastest growing areas in South Carolina.
Uses:	Forestry, Wildlife, Future Development
Zoning:	Agricultural
Access:	This tract is accessed via approximately 6,000 feet of paved road frontage along SC Highway 46 and SC Secondary Road 176. This tract contains extensive interior graded dirt and partially rocked roads.
Timber:	This property is currently being managed as a tree farm and contains extensive forest stands. Maps and other data relative to the property's forests will be provided on request.
Improvements:	This property contains a residence known as the "Coleman Clubhouse". This home contains 3,700 square feet. Also included are several out-buildings and an old barn.
Other Features:	Coleman Plantation fronts along the New River, with three miles of water frontage along this braided black water stream. A small boat landing located on the property provides access to the river. This property also contains approximately 300 acres of old abandoned rice fields. These rice fields, which may be accessed by small boats and kayaks, provide a rich habitat for a diverse group of wildlife and plant species.
Price:	\$17,000,000 -- for all +/- 2,350 acres, including all improvements (offers for subdivisions of this parcel will also be considered)



Offered at \$ 17,000,000.00

Shown By Appointment

Contact Morrison Forestry & Real Estate Company

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H. Stroh Morrison IV is a licensed real estate broker and registered forester.

Notes: All information provided in this prospectus is considered correct. However, no warranty of the accuracy of this information is given or implied. All acreage figures are “more or less.” This offer to sell is subject to change or withdrawal without notice.

FOREST TYPE ACREAGE SUMMARY
Coleman Plantation
July 1, 2017

<u>Forest Type</u>	<u>Acres</u>
Field	22.7
Hardwood Swamp	162.4
Home Site	10.3
1970 Loblolly Plantation	403.8
1980 Loblolly Plantation	176.6
1990 Loblolly Plantation	53.6
1999 Loblolly Plantation	108.4
2001 Loblolly Plantation	217.3
2003 Loblolly Plantation	47.3
2013 Loblolly Plantation	139.2
Native Pine Regeneration	350.0
Old Rice Field	302.1
Pine-Hardwood Flat	314.4
Power Line	39.3
Roads & Open Areas	2.2
Total ArcView GIS Acres	<u><u>2349.6</u></u>