

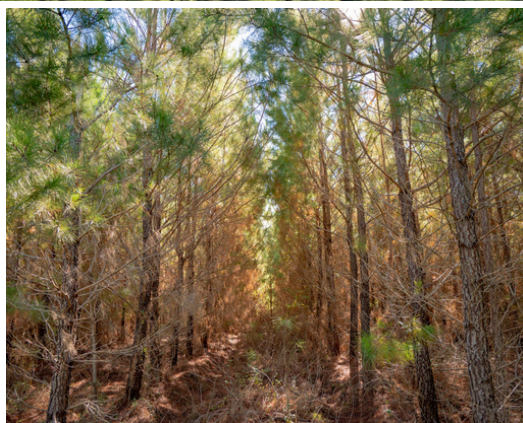
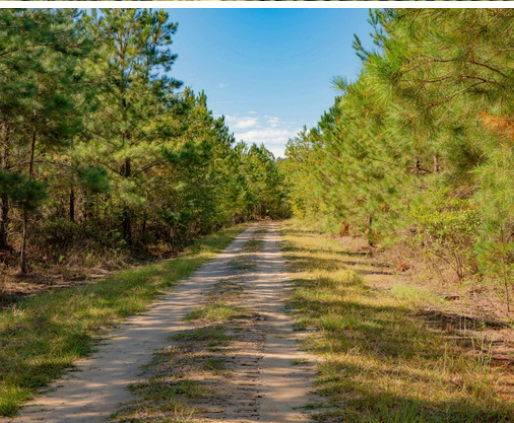


FORESTON

CLARENDON COUNTY, SC

1,689 +/- ACRES

\$5,911,500



PROPERTY DESCRIPTION

The Foreston property offering is located in eastern Clarendon County, approximately 10 miles east of Manning, South Carolina. The area is known for its quiet rural character and productive agricultural landscape, but its roots trace back to a once-bustling railroad community.

Like many small Southern communities of the late 19th and early 20th centuries, Foreston's economy was closely tied to the railroad and surrounding farms. It is very important in timber, livestock, cotton, tobacco, and other agricultural products. While the railroad era has passed, agriculture remains deeply rooted in the area, with many farms continuing to shape the landscape and local economy today.

Much has changed over the last century, yet this property remains remarkably true to the land that defined Foreston generations ago. The landscape has been thoughtfully managed and improved, while retaining the rural character, productivity, and sense of place that make this part of South Carolina distinctive.

The property's soils are rich and productive, with nearly 79% consisting of Lynchburg and Paxville loam soil types well suited for timber production, agriculture, pasture, and potential structural improvements. Access is provided from S. Brewington Road, a paved county road connecting U.S. Highway 521 with SC Highway 261. Internally, more than 10 miles of improved dirt roads and an extensive ditching system provide exceptional year-round access throughout the property.

Foreston has been managed as a highly productive timber investment, with considerable resources dedicated to maximizing growth and yield across its varying-aged pine plantations. Management practices have included extensive pre-plant site treatment, two-pass shear and bedding, planting with genetically improved seedlings, and follow-up herbaceous weed control to promote optimum stand development.

Approximately 85% of the property is currently in production, creating the potential for timber revenue across multiple age classes for years. Additional income is generated through hunting leases, further enhancing the property's investment appeal.

Beyond timber, Foreston also offers significant recreational potential. The surrounding agricultural landscape supports strong populations of wild turkey and quality whitetail deer. Large acreages of soybeans, corn, peanuts, and other crops provide abundant nutrition and habitat throughout the area. The property also lies along the Williamsburg County line, a county with a notable history of producing trophy-class whitetail, including one of South Carolina's highest-ranking all-time typical bucks.

Additional recreational opportunities are found nearby at Lake Marion, South Carolina's largest lake, encompassing more than 110,000 acres of surface water. The C. Alex Harvin III Landing is approximately 14 miles from the property, providing convenient access to a lake renowned for largemouth bass, trophy catfish, crappie, waterfowl, and alligator hunting.

While Foreston is managed primarily for timber production, its scale, accessibility, soils, and surrounding habitat create opportunities well beyond its present use. A future owner could continue its established timber management program or implement a different vision through the development of food plots, agricultural fields, wildlife habitat improvements, and potential waterfowl impoundments. With thoughtful management, the property has the foundation to evolve into a premier sporting and recreational property while maintaining its productive investment component.

The Foreston offering, not encumbered by a conservation easement, is a substantial and highly versatile landholding—a large canvas with the scale, infrastructure, productivity, and flexibility to support a wide range of ownership objectives for generations.

*****Copy Of Survey Is Available Upon Request.*****

PROPERTY FEATURES:

- 1,434 Acres Planted With Genetically Improved Loblolly
- 131 Acres Of Natural Pine And Hardwood Forest
- Excellent Whitetail Deer And Turkey Populations
- 10 Miles Of Improved Interior Road System
- Highly Productive Soils Including Lynchburg And Paxville Loamy Soil Types
- Well Established Drainage System



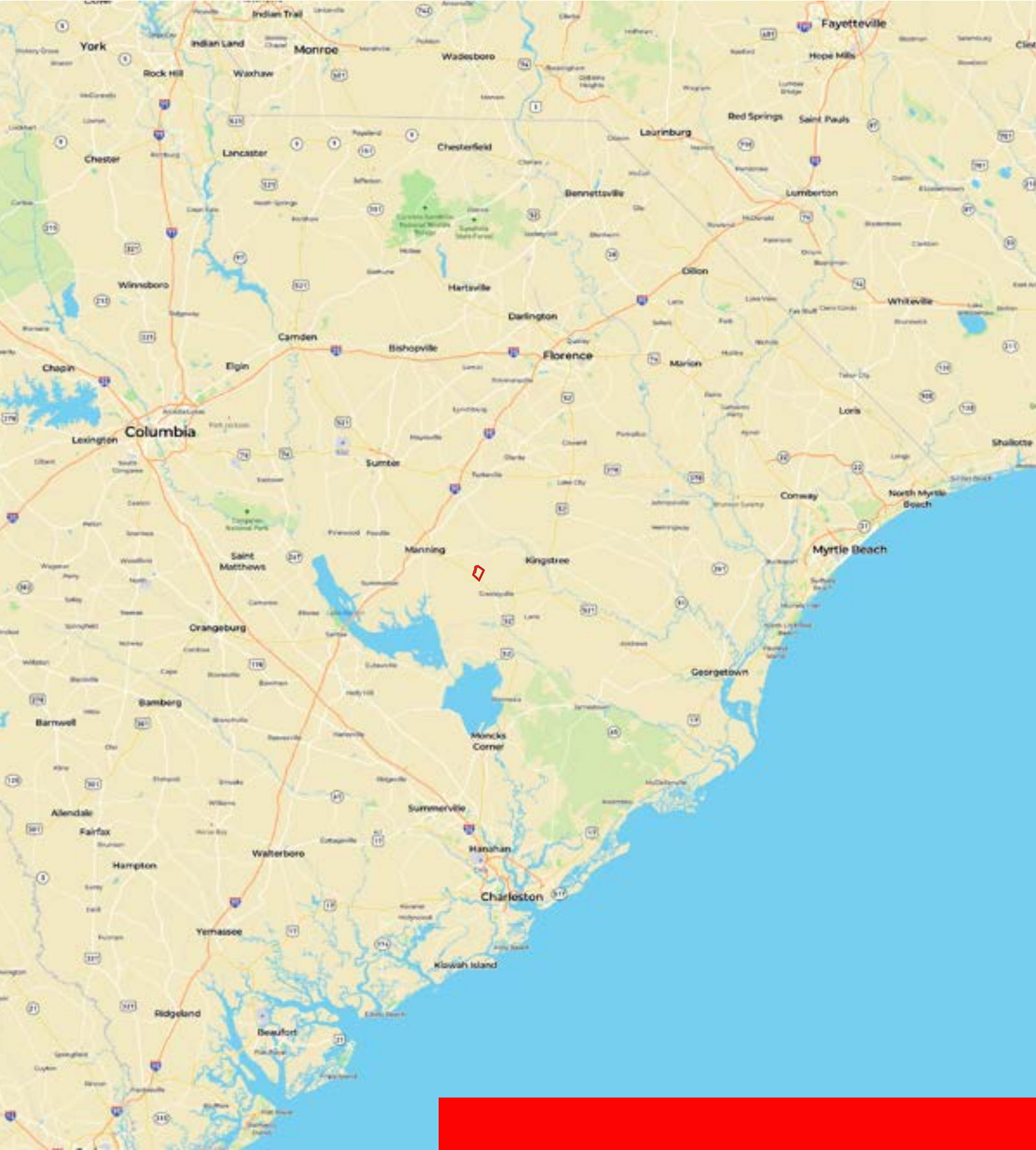
CONTACT

Todd Crosby, BIC, ALC

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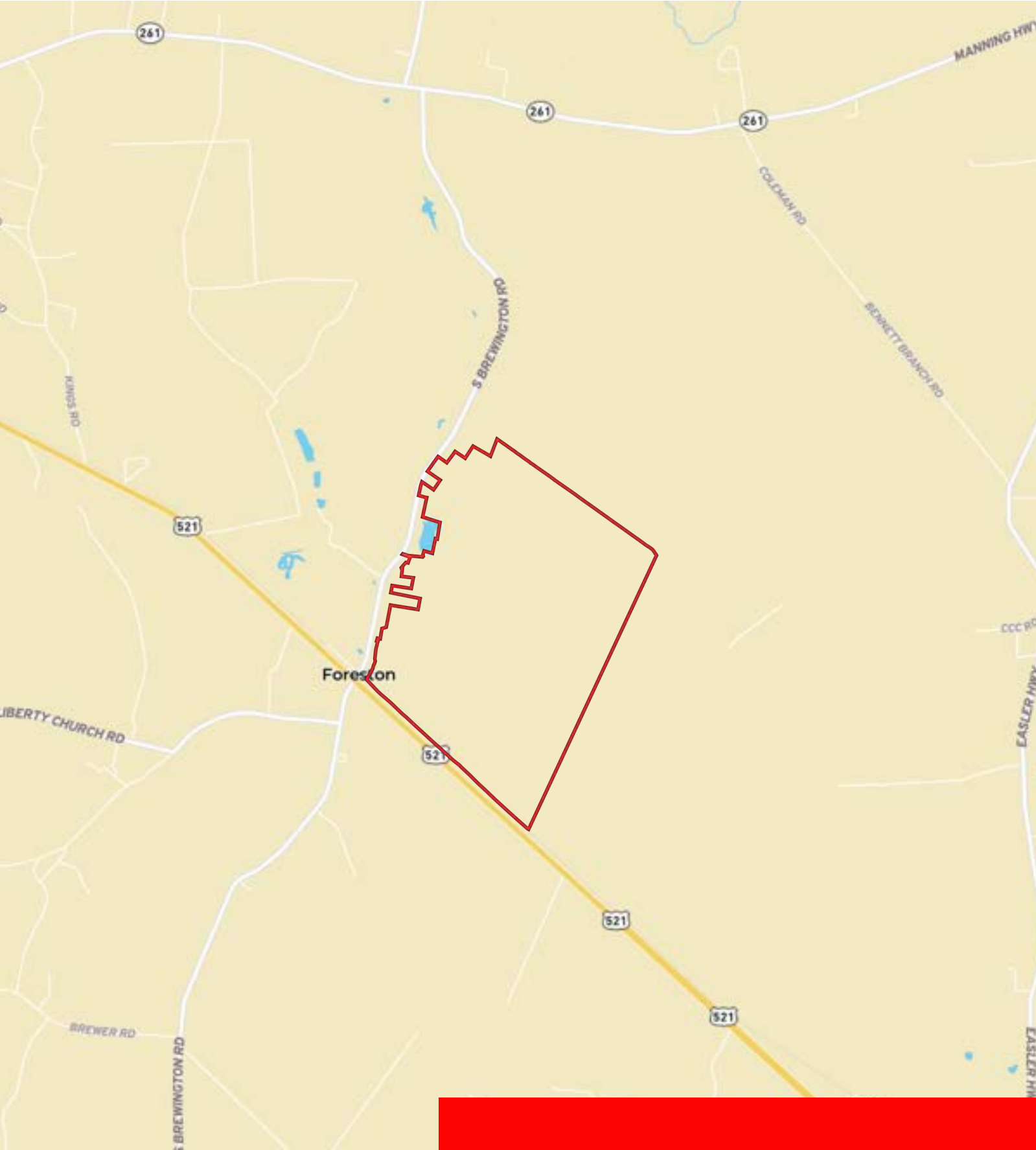
Email: toddcrosby@crosbylandco.com

www.CrosbyLandCo.com



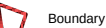
 Boundary

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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I M A G E

M A P

Tract Name: Foreston

 Property Line

Clarendon Co., SC

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

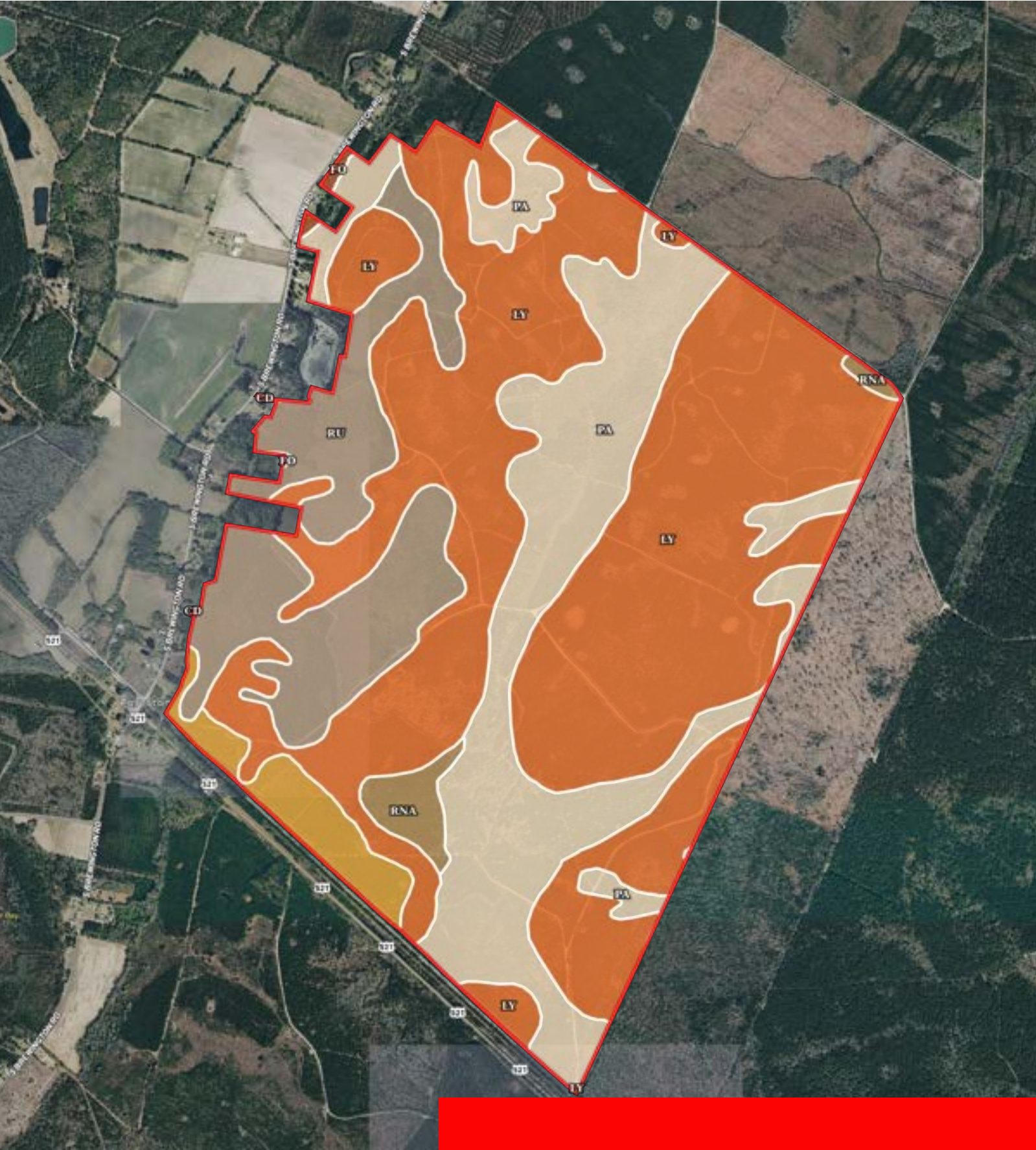
Image Date: 2019
American Forest Management
www.americanforestmanagement.com
(803) 773-5461
bill.gaskins@afmforest.com



Legend

-  Planted 2017 (216 Ac)
-  Planted 2019 (136 Ac)
-  Planted 2020 (641 Ac)
-  Planted 2021 (304 Ac)
-  Planted 2022 (137 Ac)

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| Boundary 1690.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ly	Lynchburg loamy sand, 0 to 2 percent slopes	947.8	56.05	0	55	2w
Pa	Paxville loam	412.3 4	24.39	0	52	3w
Ru	Rutlege loamy fine sand	243.7 6	14.42	0	24	7w
Cd	Clarendon loamy sand	54.09	3.2	0	69	2w
RnA	Rains sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	29.15	1.72	0	45	4w
Fo	Foreston fine sand	3.73	0.22	0	73	2w
TOTALS		1690. 87(*)	100%	-	50.11	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.