

**Exclusively Offered by
Morrison Forestry & Real Estate Company, Inc.**

**Malphrus Bailey Mill Tract
52.0 Acres
Located in Jasper County, South Carolina**

Property Details

Tract:	Malphrus Bailey Mill Tract
Acreage:	+/- 52.0 Acres
Location:	The property is located in Jasper County, SC. This property is located approximately 4 miles northwest of Ridgeland, and fronts along Bailey Mill Road (SSR 115).
Uses:	Private retreat, equestrian uses, hunting, wildlife observation, and residential development.
Zoning:	Agricultural
Access:	This tract is accessed via extensive paved road frontage along Bailey Mill Road (SSR 115).
Timber:	The majority of this property contains heavy volumes of pine sawlogs, chip and saw, and pulpwood. A forest inventory and valuation will be furnished upon request.
Other Features:	There is a stream on the property's eastern border.
Price:	\$16,000 per acre

Offered at \$16,000 per acre

Shown By Appointment

Contact H. Stro Morrison III

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Email – stromorrison@earthlink.net

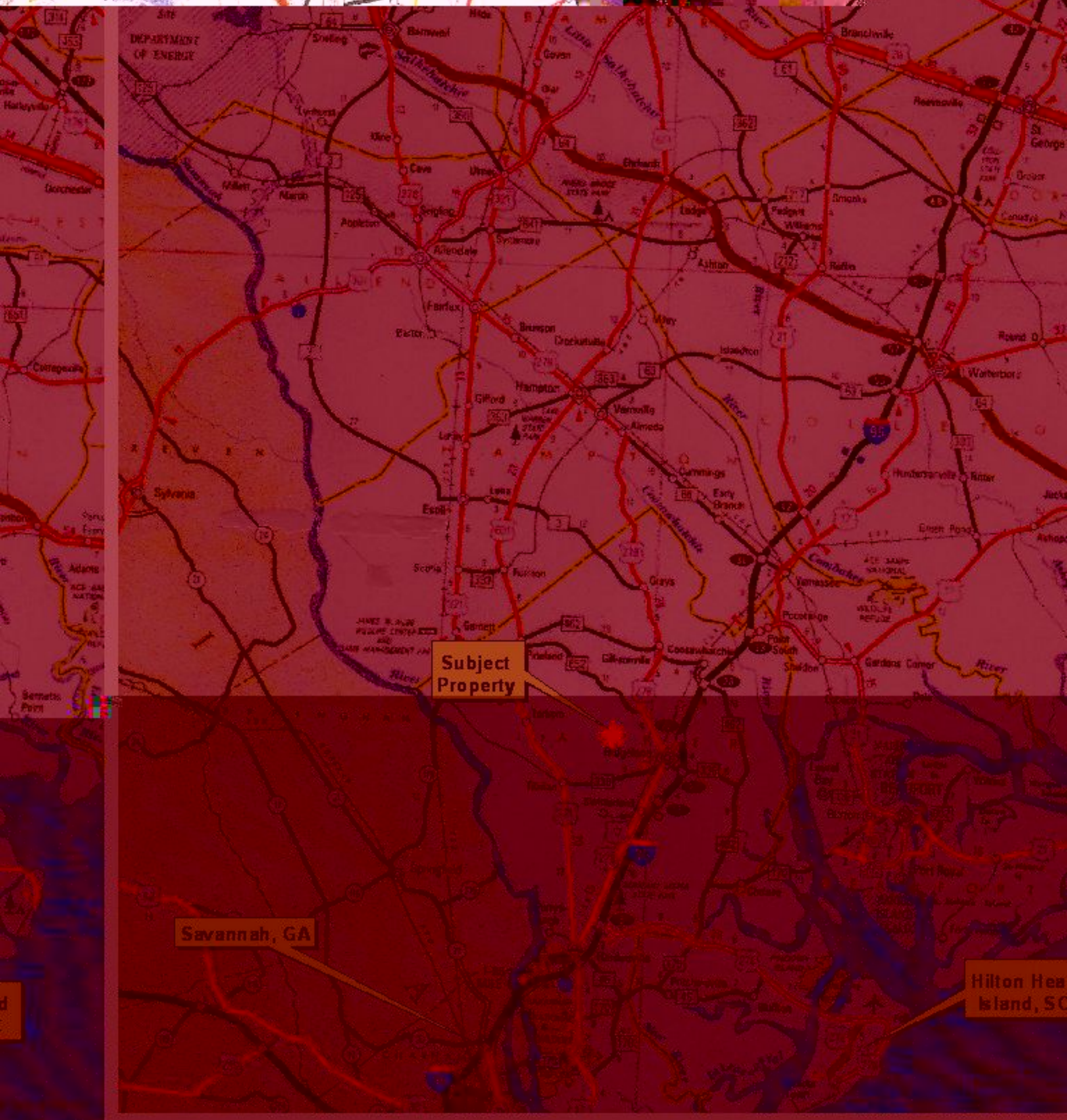
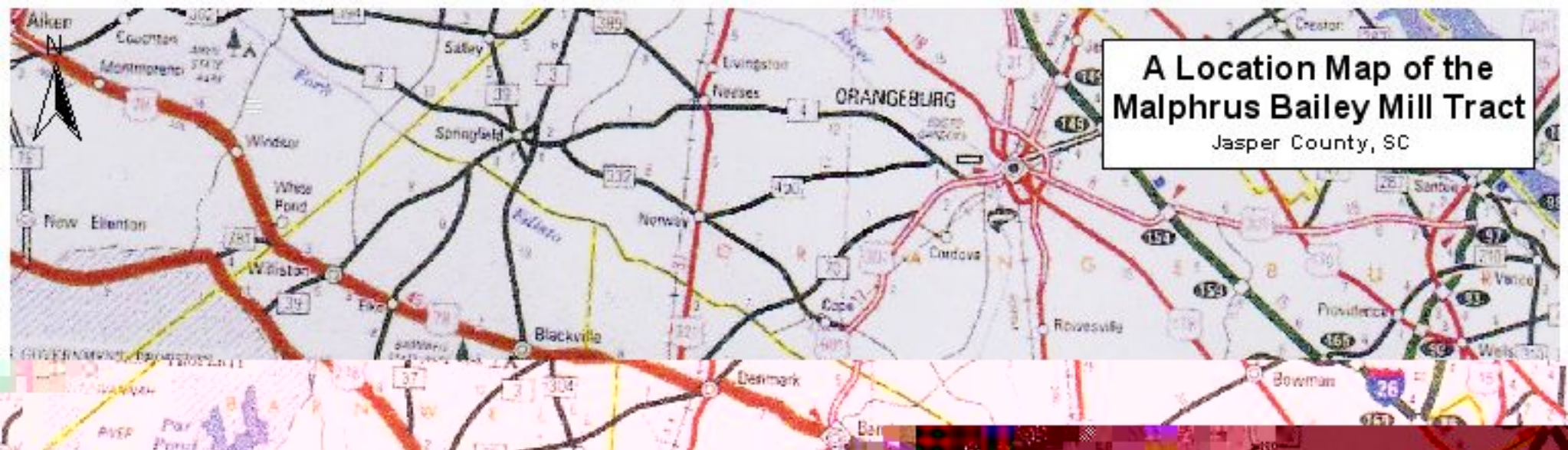
H. Stro Morrison III is a licensed real estate agent and registered forester.

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 STAND ACREAGE SUMMARY
Malphrus Bailey Mill Tract
November 9, 2006

<u>Forest Stand Type</u>	<u>Acres</u>
Bottomland Hardwood	5.8
1987 Loblolly Plantation	37.8
2004 Loblolly Plantation	6.5
Total ArcView GIS Acres	<u>50.1</u>

**A Location Map of the
Malphrus Bailey Mill Tract**
Jasper County, SC



**Subject
Property**

Savannah, GA

**Hilton Head
Island, SC**

A Location Map of the Malphrus Bailey Mill Tract

Jasper County, SC



Subject Property

Bailey Mill Rd.

Town of Ridgeland

US Hwy. 278

SSR 39

SSR 22

SC Hwy. 336

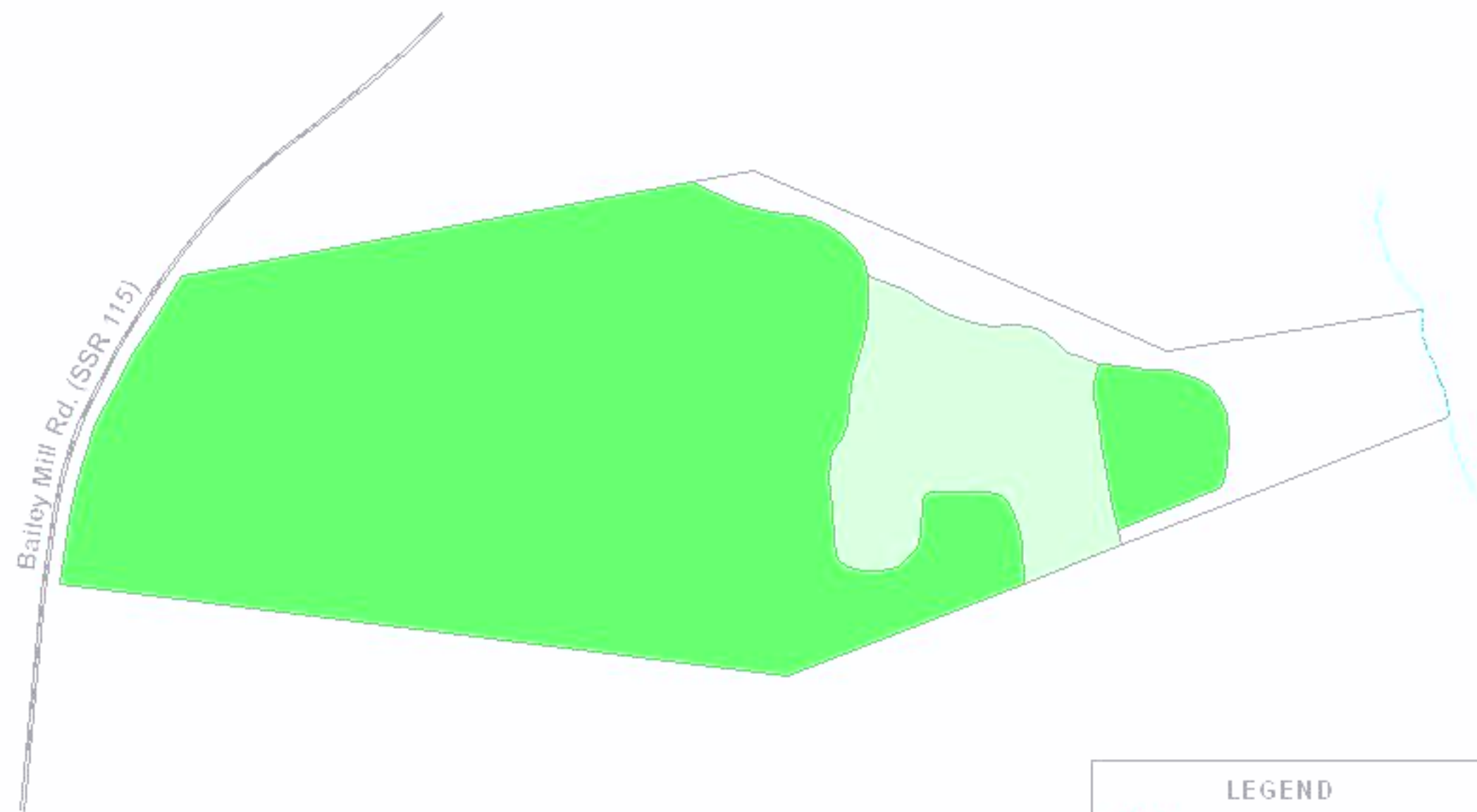
Ridgeland

Mitchellville

Interstate 95



**A Forest Type Map of the
Malphrus Bailey Mill Tract**
Jasper County, SC



LEGEND

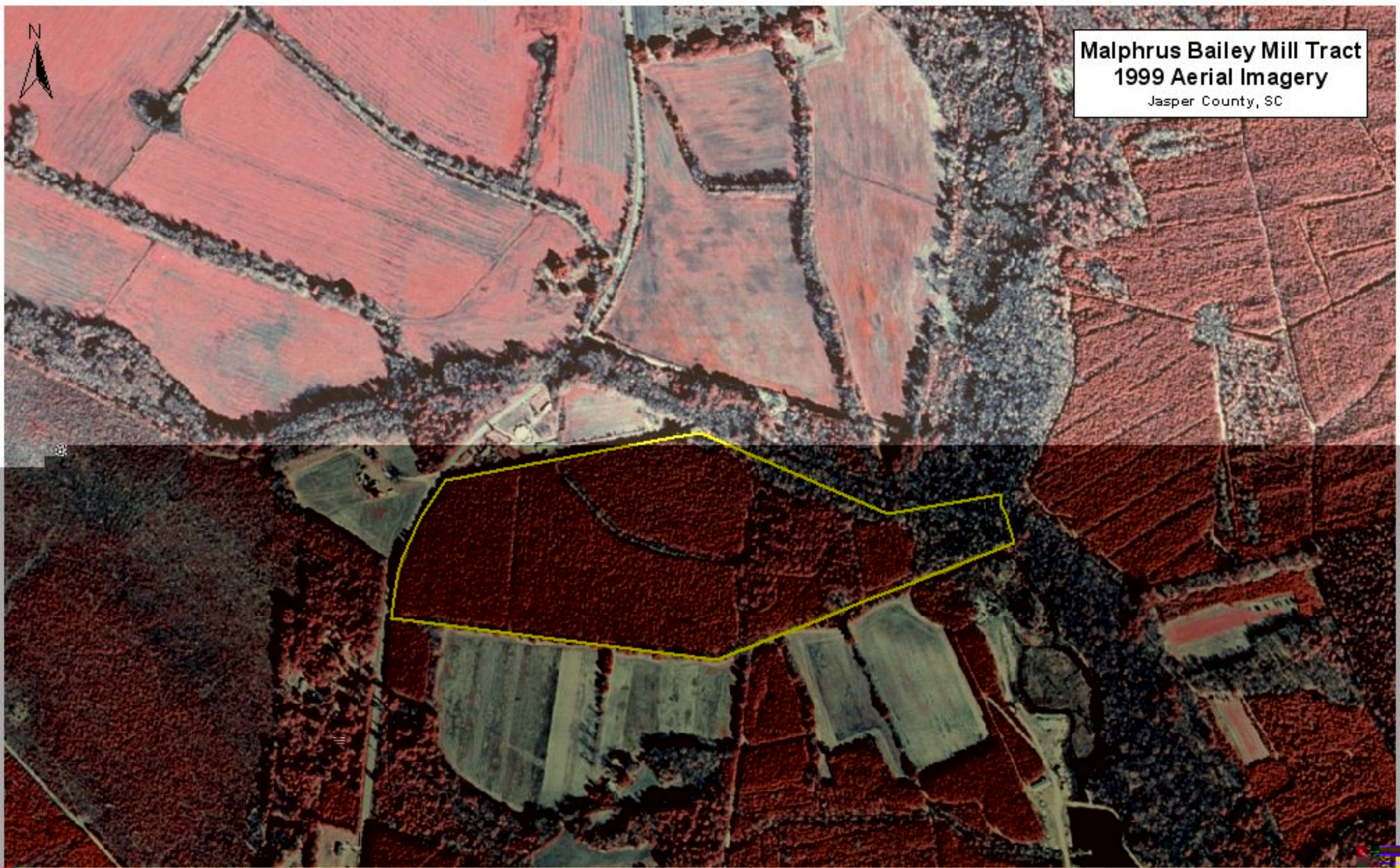
- Stream
- Road
- Property Line
- Bottomland Hardwood
- 1987 Loblolly Plantation
- 2004 Loblolly Plantation

SCALE: 1 inch = 400 feet





Malphrus Bailey Mill Tract
1999 Aerial Imagery
Jasper County, SC



2025-01-15 10:00 AM
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SCALE: 1 inch = 660 feet