

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

**Tuscagny Plantation
+/- 1,817.5 Acres
Located in Colleton County, South Carolina**

Property Details

Tract:	Tuscagny Plantation
Acreage:	+/- 1,817.5 acres
Location:	Tuscagny Plantation is located approximately 39 miles south of Charleston, SC, in the popular ACE Basin Area of South Carolina. This property lies just northeast of the community of Green Pond, in Colleton County. This parcel fronts along Ritter Road (S-15-41), a secondary road off of SC Highway 64. Finally, Tuscagny Plantation contains waterfront acreage along the Ashepoo River.
Uses:	Agriculture, Forestry Investment, and Recreation
Zoning:	Agricultural
Access:	This tract is accessed via paved road frontage along Ritter Road (S-15-41).
Other Features:	Tuscagny Plantation possesses a variety of both upland and bottomland forest stands. This variety of forest stands provides outstanding habitats for wildlife populations of deer, turkey, and ducks. Many of these forest stands may be potentially converted to quail woods, green-tree reservoir duck ponds, or dove fields. Tuscagny Plantation also contains a potential home site location. This property fronts along the Ashepoo River.
Price:	\$6,000 per acre

Offered at \$6,000 per acre

Shown By Appointment

Contact H. Stro Morrison III

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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
Tuscagny Plantation
September 12, 2007

<u>Forest Stand Type</u>	<u>Acres</u>
Bottomland Hardwood	195.8
Hardwood	4.2
Hardwood Swamp	140.3
Native Pine	31.3
Natural Regeneration	23.1
Old Rice Field	22.4
Pine-Hardwood	34.9
Power Line	0.0
Premerch PP AG1	433.9
Premerch PP AG2	10.6
Merch PP AG3	317.9
Merch PP AG4	568.2
Roads & Open Areas	34.9
Total ArcView GIS Acres	<u>1817.5</u>