

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



**Taynally Plantation  
+/- 910 Acres  
Located in Allendale & Hampton County, South Carolina**

## Property Details

Tract:	Taynally Plantation
Acreage:	+/- 910 acres
Tax ID:	Allendale County Tax Parcel # 098-00-00-003 Hampton County Tax Parcel # 018-00-00-001 Hampton County Tax Parcel # 030-00-00-003
Location:	The property is located in Allendale and Hampton County, SC. The property is situated just northwest of Estill, SC, and is located +/- 60 miles north of Savannah, GA, and +/- 60 miles southeast of Augusta, GA. The property address is 2024 Beech Branch Church Road, Luray SC 29932.
Access:	This tract is accessed via paved road frontage along Beech Branch Church Road. This tract contains extensive interior graded dirt roads.
Zoning:	Rural Residential / Agriculture
Utilities:	Electricity is provided for all residential, farm, equestrian, and hunting improvements via three phase power lines along Beech Branch Church Road.
Improvements:	This property includes many improvements, to include residential, farm, equestrian, and hunting categories. A more detailed list of each is provided in this package.
Land:	This property is currently being managed for residential, agriculture, equestrian, hunting, and conservation uses. The property contains a variety of different agriculture fields, forests, and hunting areas. Maps and other data relative to the property's land will be provided on request.
Uses:	Residential, Agriculture, Equestrian, Hunting, Conservation, and Forestry
Price:	\$8,500,000

## Ranch House Summary

- » Two-story dwelling contains 5,782 square feet heated area
- » First floor contains 3,926 square feet
- » Second floor contains 1,856 square feet
- » Car port garage contains 1,044 square feet
- » Porches contain 846 square feet
- » Brick exterior
- » Four-inch well and septic tank system
- » Two AC/Heat Pump Units – one for first floor and one for second floor
- » The first floor includes heart pine floors with high ceilings, and contains three bedrooms, two full bathrooms, one half bathroom, a great room with a fireplace, a kitchen, a large central hallway, an office, a dining room, a laundry room, and two fireplaces with several flues
  - Great Room includes heart pine floors, two built in kennels, built-in wood rack with cabinet, built in bench with attached jacket cubby and above cabinets, grand stone front fireplace, and one-half bathroom
  - Kitchen includes heart pine floors, island, stove/oven, microwave, refrigerator, dishwasher, two large pantries
  - Laundry Room includes vinyl floors, large sink with counter top and under cabinet storage, large counter top and under cabinet storage, washer and dryer
  - Large Central Hallway includes heart pine floors, pantry, and ample storage space
  - Formal Dining Room includes heart pine floors and French doors
  - Office includes heart pine floors, fireplace, built-in two-sided desk with shelving, and built-in under window storage
  - Master Bedroom includes heart pine floors, ensuite, fireplace, his/her closets, large room accessible from laundry with built-ins
  - Master Bathroom includes tile floors
  - Second Bedroom and Third Bedroom contain heart pine floors, with Jack & Jill Bathroom with tile floors
  - Second Bedroom currently serves as a guest room, and Third Bedroom currently serves as a billiard room with fireplace

» The second floor includes two bedrooms, one full bath, a living room, and a finished attic

- Living room includes laminate floors
- Back Bedroom includes wood floors and has an attached outdoor porch balcony
- Side Bedroom includes carpet floors
- Full Bathroom includes tile floors
- A very spacious finished attic or multipurpose room completes the second floor

» The outside features include a car port garage, porches, a fenced yard, an outdoor gazebo entertainment area, and a garden area

- Spacious three-car port garage
- Large covered front porch
- Covered one-half back porch
- Covered balcony deck on the second floor
- Fenced back yard
- “Grain Bin Gazebo” with oyster table, Carolina Planation Syrup Kettle, and hot tub spa
- Green House and two established “garden grain bin rings”

## Farm Improvements

- » Total Agricultural Land Area = +/- 407 acres
  
- » Irrigated Agricultural Land Area = +/- 387 acres out of the 407-acre total
  
- » Four center pivot wells (shown on Farm & Equestrian Map) – all pivots run on three phase power:
  - Field #1 = 2019 Valley 3-tower pivot with 6-inch well
  - Field #2 = 2020 Valley 3-tower pivot with 6-inch well
  - Field #3 = 2012 Valley 7-tower pivot with 8-inch well
  - Field #4 = 2012 Valley 7-tower pivot with 8-inch well
  - Field #5 = 2012 Valley 6-tower pivot with 8-inch well
  
- » Four cattle wells (shown on Farm & Equestrian Map)
  
- » Perimeter fences around fields include +/- 34,320 feet of fencing to keep wild hogs out
  
- » Cross fences within fields include four total fences with +/- 21,500 feet of fencing
  
- » Current Agricultural Field Uses:
  - Field #1 = Cattle & Equestrian
  - Field #2 = Row Crops & Cattle
  - Field #3 = Cattle & Equestrian
  - Field #4 = Sod Farm Lease (copies of lease documents available upon request)
  - Field #5 = Coastal Bermuda Hay Field (production figures available upon request)
  
- » Farm Shop contains 30 x 50 feet for 1,500 square feet with an 8 x10 lean-to shed at rear and an ice machine
  
- » Farm Grain Bins include two 20,000-bushel bins (VersaLoop and Pit Setup)
  
- » Farm Stand-Up Bins include two small drive under bins (6 ton and 8 ton capacity) and one drive under bin (28 ton capacity)
  
- » Farm Fuel Tanks include three tanks (one gas and two diesel)

## Equestrian Improvements

The equine amenities at Taynally Plantation are set up and tested to be the most efficient in the area of roping. The equine barn is fully concreted from the front of the panel enclosed barn to the end of the stall row. The stalls included are 12x12 Tarter brand. There is a total of ten stalls with seven having various sizes of panel run-ins connected to each individual stall. Two of the three stalls without runs are currently set up to be hay and shaving storage. The length of the alley way and stalls with the exception of the storage stalls are completed with rubber mats for comfort of your equine. The barn is equipped with a hot water heater, walk-in cooler, sink, lights on timers and each stall has its own electrical hook up for fans that are also on easy to set timers. The barn measures 120 x 60 feet.

The tackroom is an AC/Heated fully insulated space that is 18 x 10.5 feet, and has proven to provide ample room for many saddles, room for hanging bridle storage and ample room for any of your other needed tack. The adjacent room is a 9 x 10.5 feed room with a wide roll up door for easy loading of feed pallets. Storage is also available above the ceiling accessed from the feed room.

The fully set up and functional Red River Arenas Team Roping arena is currently set up specifically for breakaway roping. This includes head and heel roping boxes, steer chute, lead ups, stay tuff fenced return alley, paneled holding pen, stripping chute, and stay tuff fenced area for roping cattle. Off of the paneled alleyway connected to the equine barn is a bathroom that has never been hooked up. Also off of the alleyway is a 60-foot Red River Arenas round pen. The arena is 210 x 120 feet.

» Barn covers 120 x 60 feet for 7,200 total square feet, 30-foot high ceiling, steel trusses construction, 30 x 60 concrete slab floor area for 1,800 square feet, 60 x 90 dirt floor area for 5,400 square feet

» Barn includes rubber mats for horses, hot water heater, walk-in cooler, sink, lights, fans, timers

» Tarter Brand Stalls, 12 x 12 feet, 10 total stalls under barn

» Tackroom contains 18 x 10.5 feet AC/Heated space for 189 square feet, adjacent room contains 9 x 10.5 feet with roll-up door for 94.5 square feet. that is currently used as feed room

» Red River Arenas Team Roping arena encloses 210 x 120 feet for a total of 25,200 square feet (or 0.58 acres) with 60-foot Red River Arenas round pen

» Arena equipment includes head and heel roping boxes, steer chute, lead ups, stay tuff fenced return alley, paneled holding pen, stripping chute, and stay tuff fenced area for roping cattle

### **Hunting Amenities**

- » 12 Wildlife Food Plots (some have planted Persimmon, Apple, Pear, Peach and Kumquat Trees)
- » 20 Deer Stands – 6 Banks Sled Blinds, 12 Banks Elevated Blinds, and 2 Muddy Blinds
- » 17 Deer Feeders – 7 Texas Hunter Directional Feeders, 9 South Texas Wildlife Supply Spin Feeders, 1 Moultrie Spin Feeder
- » 6 Single / Double Ladder / Tripod Stands on the property
- » 1 BoarBuster Hog Trap
- » Floodable Impoundment Duck Pond (+/- 42 total acres) with duck blinds
- » Wood Duck Hole (+/- 5 acres)
- » Shooting Range (1,000 yards) with skeet towers and equipment
- » Primary wild game species include Whitetail Deer, Eastern Wild Turkey, Bobwhite Quail, Mourning Doves, Wild Hogs, and a variety of Duck Species (Ring-necked Ducks and Wood Ducks are most common)

### **Conservation Easement**

Taynally Plantation contains an existing conservation easement on portions of the property. Specifically, a 306.58-acre easement was placed on a portion of the property in 2005. This conservation easement is described as a “crown jewel easement” for the South Carolina Lowcountry, due to its unique and diverse makeup of plant and animal species. Forest types within the easement areas include Bottomland Hardwood, Loblolly Pine Plantations, Longleaf Pine Plantations, and Mixed Pine-Hardwood.

Forestry, wildlife, and hunting activities are allowed within the conservation easement area. Copies of easement documents, maps, and additional information will be provided upon request.



**Offered at \$ 8,500,000**

Shown By Appointment

Contact Morrison Forestry & Real Estate, Inc.

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H. Stroh Morrison IV is a licensed South Carolina Real Estate Broker (#74814).

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.









