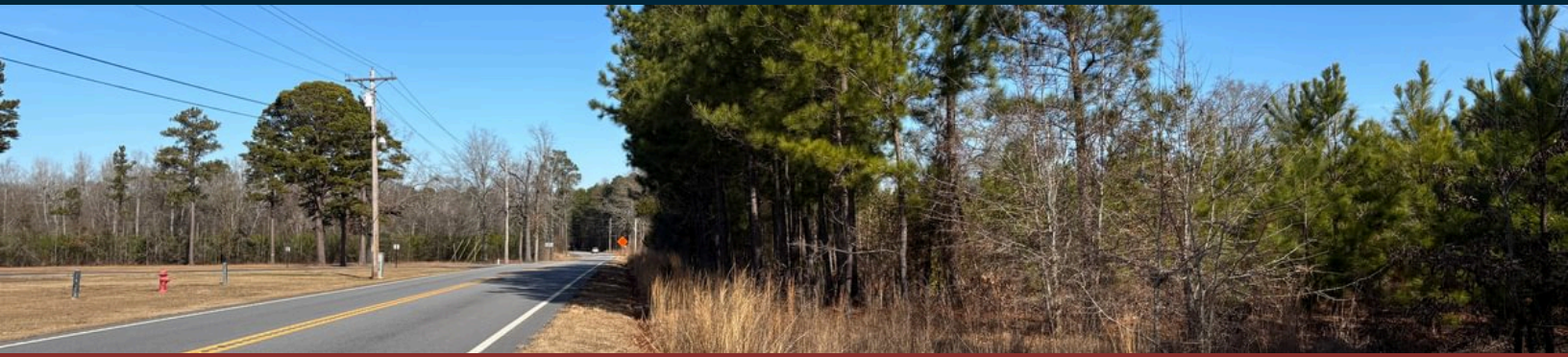




SOLD · SET PRICE

Salem Road Tract

± 66 Acres | Marlboro County | South Carolina | Near Blenheim

±66 Acres of Prime Timberland & Recreational Property on Salem Road - Marlboro County, SC

PRICE	PRICE / ACRE	ACREAGE
\$198,000	\$3,000	± 66

PROPERTY OVERVIEW

Located along Salem Road between the towns of Bennettsville and Blenheim, this ±66-acre tract in Marlboro County offers a well-balanced blend of productive timberland and quality recreational habitat. The property is easily accessible while still providing the privacy and rural character that landowners and sportsmen value. Its layout and diversity of cover types make it well suited for both long-term investment and year-round outdoor enjoyment. Approximately 53 acres of the tract are planted in loblolly pine established in 2021. These young stands are growing well, exhibit good survival and uniform stocking, and reflect sound site productivity for the area. As the stand...

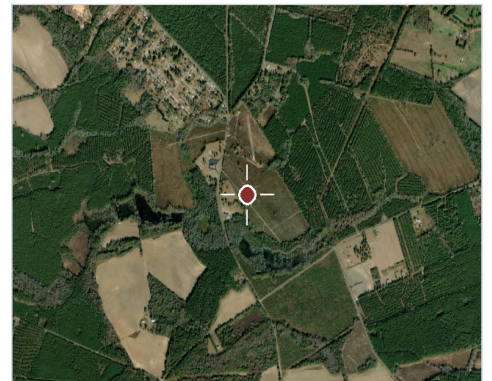
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	ATV · Dirt Road · Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams · Marsh
VIEWS	IMPROVEMENTS
Timber · Marsh	Food Plots · Roads

COUNTY TAX PARCEL IDS
052-01-02-008

DOCUMENTS INCLUDED
Deed · Management Plan · Soil Map · Aerial Tract Map · Tract Map · Locator Map

LOCATION



Marlboro County, South Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



Property Photos

Salem Road Tract · Marlboro County · South Carolina · Near Blenheim



Location & Access

Salem Road Tract · Marlboro County · South Carolina · Near Blenheim



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Marlboro County, South Carolina

NEAREST CITY
Blenheim

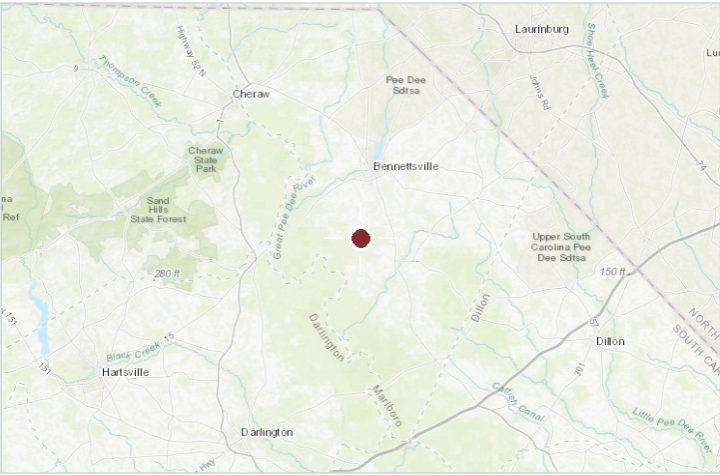
APPROXIMATE CENTRE
34.53715, -79.70192

COUNTY TAX PARCEL IDS
052-01-02-008

INTERACTIVE MAP



<https://id.land/maps/5f11cefef1 added 5b8eb215d9e0ad6a639/share>



Regional locator

This instrument was prepared by and
when recorded return to:

Oxner & Stacy Law Firm, LLC (scp)
90 Wall Street, Unit B
Pawleys Island, SC 29585
O.S. File #24-1672


Doc ID: 000699520005 Type: LAN
Kind: DEED
Recorded: 03/17/2025 at 02:09:08 PM
Fee Amt: \$15.00 Page 1 of 5
Revenue Tax: \$0.00
Instr# 202500000485
Marlboro County, South Carolina
Marquita McLain Clerk of Court
BK 829 PG 216-220

Marlboro County
Assessor's ID
047-00-02-003
652-01-02-008
MAR 18 2025

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
COUNTY OF MARLBORO)

TITLE TO REAL ESTATE
(Deed Preparation Only)

KNOW ALL MEN BY THESE PRESENTS, That I, Kathryn Phillips Jackson a/k/a Kathryn P. Jackson, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100(\$10.00) Dollars to us in hand received at and before the sealing of these presents by Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, of 107 Windy Lane, Pawleys Island, South Carolina 29585, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, subject to the matters set forth below, and by these Presents do grant, bargain, sell and release, subject to the matters set forth below, unto the said Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and/or assigns, forever, the following described real property, to wit:

PARCEL ONE

All those certain pieces, parcels or tracts of land, lying and being situate in Marlboro County, State of South Carolina, and being designated as Tract One (1), "McLeod Place" containing 78.0 acres, more or less, and as Tract Two (2) "Edens Place" containing 88.0 acres, more or less, on that certain plat entitled "Lands of J.M. Jackson," made by J.M. Jackson, Jr. dated March 28, 1934 and recorded in Plat Cabinet A, Slide 74, Page 2 in the Office of the Clerk of Court for Marlboro County, S.C.

Tract One is bounded generally as follows: on the North by property owned now or formerly by W.A. Rogers; on the East by road and by property owned now or formerly by Thos Hardison; on the South by Mill Dam, Public Road and the below described Tract Two; and on the West by property owned now or formerly by the Estate of J. Pope.

Tract Two is bounded generally as follows: on the North by Mill Dam, Public Road and the above-described Tract One; on the East by Public Road and property owned now or formerly by Harold Jones; on the South by property owned now or formerly by Bob Crosland; and on the West by Run of Cottingham Creek and property owned now or formerly by the Estate of J. Pope.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description

TMS#047-00-02-003

Property Address: 154.60 Acres, Sandy Grove Church Road, Bennettsville, SC 29512

PARCEL TWO

All that certain piece, parcel or tract of land, lying and being situate in Marlboro County, State of South Carolina, and being shown on a plat entitled "Plat of Land - Property of Margaret M. Jackson, made by John M. Jackson, Jr., dated January, 1963, which plat is recorded in Plat Cabinet _____, Slide No. _____, Page _____ in the Office of the Clerk of Court for Marlboro County, S.C.

This tract being 66.0 acres, more or less, and being bounded generally as follows: on the North by property owned now or formerly by J.M. Freeman and H.H. Crosland; on the East by property owned now or formerly by J.M. Freeman ("Sherrill Place"); on the South by Run of Machine Branch and by property owned now or formerly by Frank B. Rogers; and on the West by property owned now or formerly by Salem Baptist Church, by Hwy No. 382 and by property owned now or formerly by Macedonia Baptist Church.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description.

LESS HOWEVER:

All that certain piece, parcel or tract of land lying and being situate in the County of Marlboro, State of South Carolina, containing 3 acres, more or less, and being more particularly shown on a plat entitled "Plat of 3AC. Lot Salem Baptist Church" made by John M. Jackson, III, P.L.S., April 29, 1987, and recorded in Plat Book 41, Page 110, in the Office of the Clerk of Court for Marlboro County.

As shown by said plat, the aforesaid 3 AC. Tract is bounded generally as follows: on the North by other lands of Margaret Jackson; on the East by other lands of Margaret Jackson; on the South by other lands of Margaret Jackson and Salem Baptist Church; and on the West by Salem Cemetery.

For a more complete description, reference is craved to the aforementioned plat which is

incorporated and made a part of this description.

Said three (3) acres being sold to the Trustees of Salem Baptist Church by deed of Margaret M. Jackson recorded in Deed Book 235, Page 98 in the Office of the Clerk of Court for Marlboro County.

TMS# 052-01-02-008

Property Address: 66 acres, Salem Road, Bennettsville, SC 29512

This being the identical property conveyed to Katheryn Phillips Jackson a/k/a Kathryn P. Jackson by Deed of Distribution of the Estate of John Murchison Jackson, III dated April 22, 2024 and recorded April 25, 2024 in the Office of the Clerk of Court for Marlboro County in Book 810 at Page 243-246.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned, subject to the matters set forth above, unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns.**

AND I do hereby bind myself and my heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns**, against myself and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[SIGNATURE PAGE TO FOLLOW]

STATE OF SOUTH CAROLINA)
)
 COUNTY OF MARLBORO)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

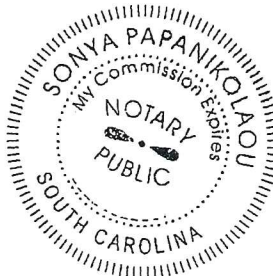
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 154.60 acres on Sandy Grove Church Road, Bennettsville, SC, Marlboro County Tax Map Location 047-00-02-003, and 66 acres on Salem Road, Bennettsville, SC, Marlboro County Tax Map Location 052-01-02-008 was transferred by Kathryn Phillips Jackson a/k/a Kathryn P. Jackson to Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025 on March 6, 2025.
3. Check one of the following: The deed is
 - (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit):
 Exemption No. 1 - conveyance less than \$100.00. (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$
 - (b) ___ The fee is computed on the fair market value of the realty which is \$.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$-0-
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$-0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$-0-
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$-0-
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney for Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 6th
 day of March, 2025

Sonya Papanikolaou
 Notary Public for South Carolina
 Printed Name or Seal: Sonya Papanikolaou
 My Commission Expires: 9/11/2025

Daniel W. Stacy, Jr.
 Responsible Person Connected with the Transaction
 DANIEL W. STACY, JR., Attorney for Grantor



FOREST MANAGEMENT PLAN

Landowner: Kathryn Phillips Jackson Trust

Parcel (s) ID: Marlboro County 052-01-02-008

Tract Name: Salem Road tract

Acres: 66 +/- forested

Date: October 24, 2025

The Salem Road tract is located in the upper Coastal plain of South Carolina in central Marlboro County near Blenheim.

The surrounding area is primarily occupied by managed forests and agricultural land.

The Salem Road tract has 0 acres of actively managed agricultural land.

Soils on the tract are primarily well-drained and include:

- Lucy sand
- Norfolk loamy sand
- Bonneau sand
- Troup sand
- Kinston loam (hydric)

Topography on the tract is flat.

The climate combined with the physiographic characteristics of this property are well suited for productive pine plantation management.

The landowner's objective for the property is to manage as a financial asset.

The table below lists recommendations for each forest stand on the property:

Stand #	Approximate Acres	Forest Type, Species, Age	Recommended Practices	Practices Completion Date/ Whom should Complete Practice
1	53	Planted pine – (Established 2021)	Inspect annually for insect and disease problems. Manage for pine sawtimber production. First thin remove inferior stems at age 14+-; second thin age 21+- remove pulpwood and small CNS; Final harvest age 30 to 35.	Use your consultant forester
2	13	Wetland forests with mature hardwood pine	Inspect annually for insect and disease problems. Retain as water quality buffer on stream on south boundary and on edge of Carolina bay on northeast corner.	Use your consultant forester

Stand Number above corresponds to the same number shown on attached tract map.

Forest type map, aerial image map, soil map, topographic map and Tax Assessor parcel map are attached.

Plan Prepared by: 

Fred Beck, SCRF 1142

79°42'0"W

79°41'0"W

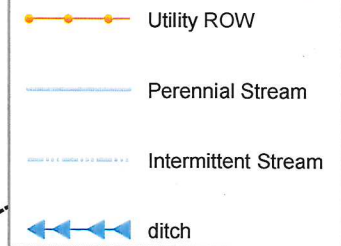
Kathryn Phillips Jackson Trust
SALEM RD Tract
Marlboro County, SC
Tax Parcel #: 052-01-02-008
1"=1320'



8/22/2025

0 660 1,320 Feet

STAND	DESCRIPTION	ACRES
1	2021 Planted Loblolly Pine	53
2	SMZ	13
TOTAL		66



34°33'0"N

34°33'0"N

34°33'0"N

34°32'0"N

79°43'0"W

79°42'0"W

79°42'0"W

79°41'0"W

Kathryn Phillips Jackson Trust
SALEM RD Tract
Marlboro County, SC
Tax Parcel #: 052-01-02-008
1"=1320'



8/22/2025

0 660 1,320 Feet

STAND	DESCRIPTION	ACRES
1	2021 Planted Loblolly Pine	53
2	SMZ	13
TOTAL		66



- Utility ROW
- Perennial Stream
- Intermittent Stream
- ditch

34°33'0"N

34°32'0"N

34°33'0"N

34°32'0"N

79°43'0"W

79°42'0"W

Kathryn Phillips Jackson Trust
SALEM RD Tract
Marlboro County, SC
Tax Parcel #: 052-01-02-008
1"=1320'



8/22/2025

STAND	DESCRIPTION	ACRES
1	2021 Planted Loblolly Pine	53
2	SMZ	13
TOTAL		66



AMERICAN FOREST
MANAGEMENT

- Utility ROW
- Perennial Stream
- Intermittent Stream
- ditch

- AuB. Autryville sand, 0 to 6 percent slopes
- BnB. Blanton sand, 0 to 6 percent slopes
- BoB. Bonneau sand, 0 to 4 percent slopes
- Cx. Coxville loam
- EmA. Emporia loamy sand, 0 to 2 percent slopes
- Kn. Kinston loam, frequently flooded
- LuB. Lucy sand, 0 to 6 percent slopes
- NoA. Norfolk loamy sand, 0 to 2 percent slopes
- OrA. Orangeburg loamy sand, 0 to 2 percent slopes
- TrB. Troup sand, 0 to 6 percent slopes

79°42'0"W

79°41'0"W

34°33'0"N

34°33'0"N

34°32'0"N

34°32'0"N

79°43'0"W

79°42'0"W

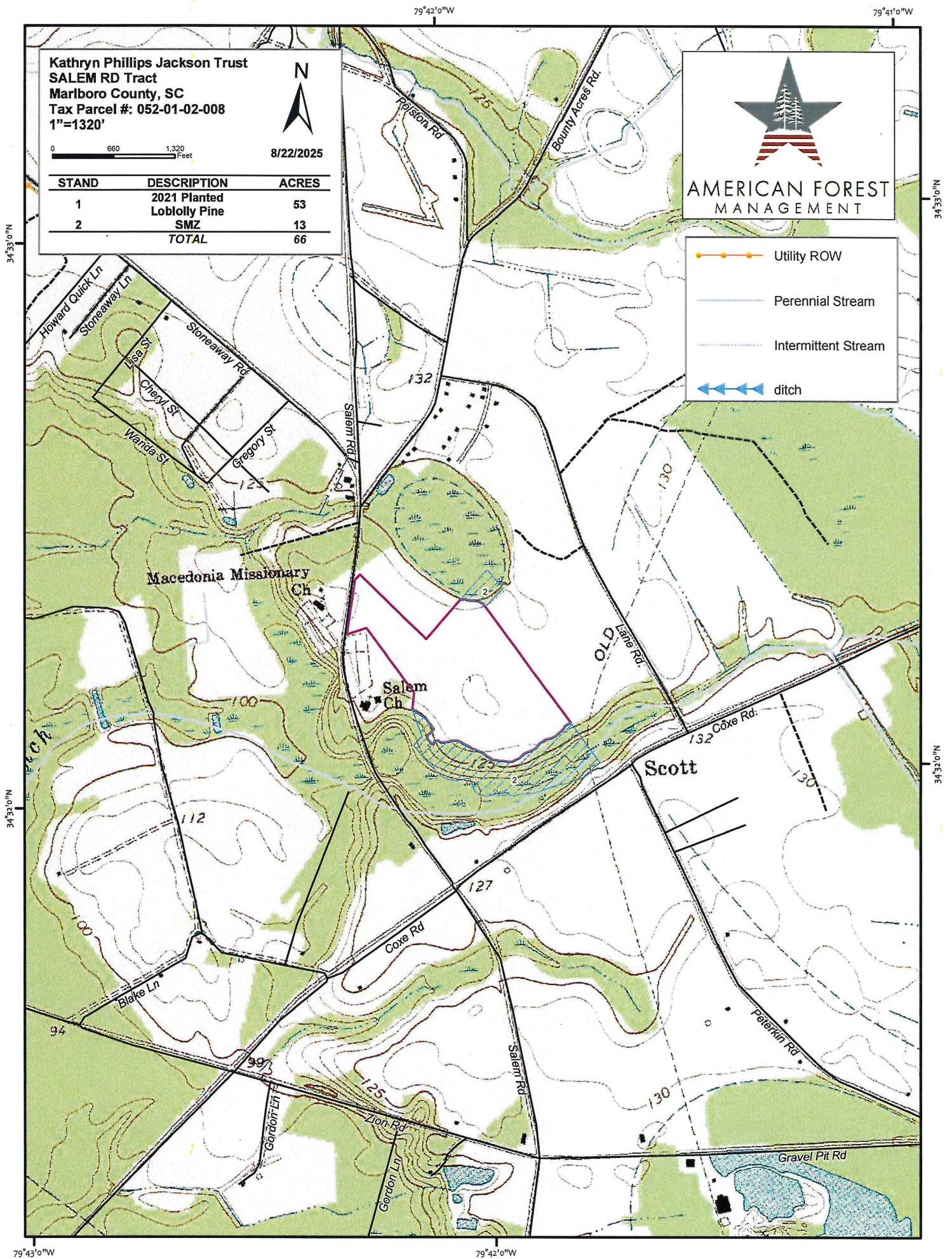
Kathryn Phillips Jackson Trust
SALEM RD Tract
Marlboro County, SC
Tax Parcel #: 052-01-02-008
1"=1320'



STAND	DESCRIPTION	ACRES
1	2021 Planted Loblolly Pine	53
2	SMZ	13
TOTAL		66



- Utility ROW
- Perennial Stream
- Intermittent Stream
- ditch



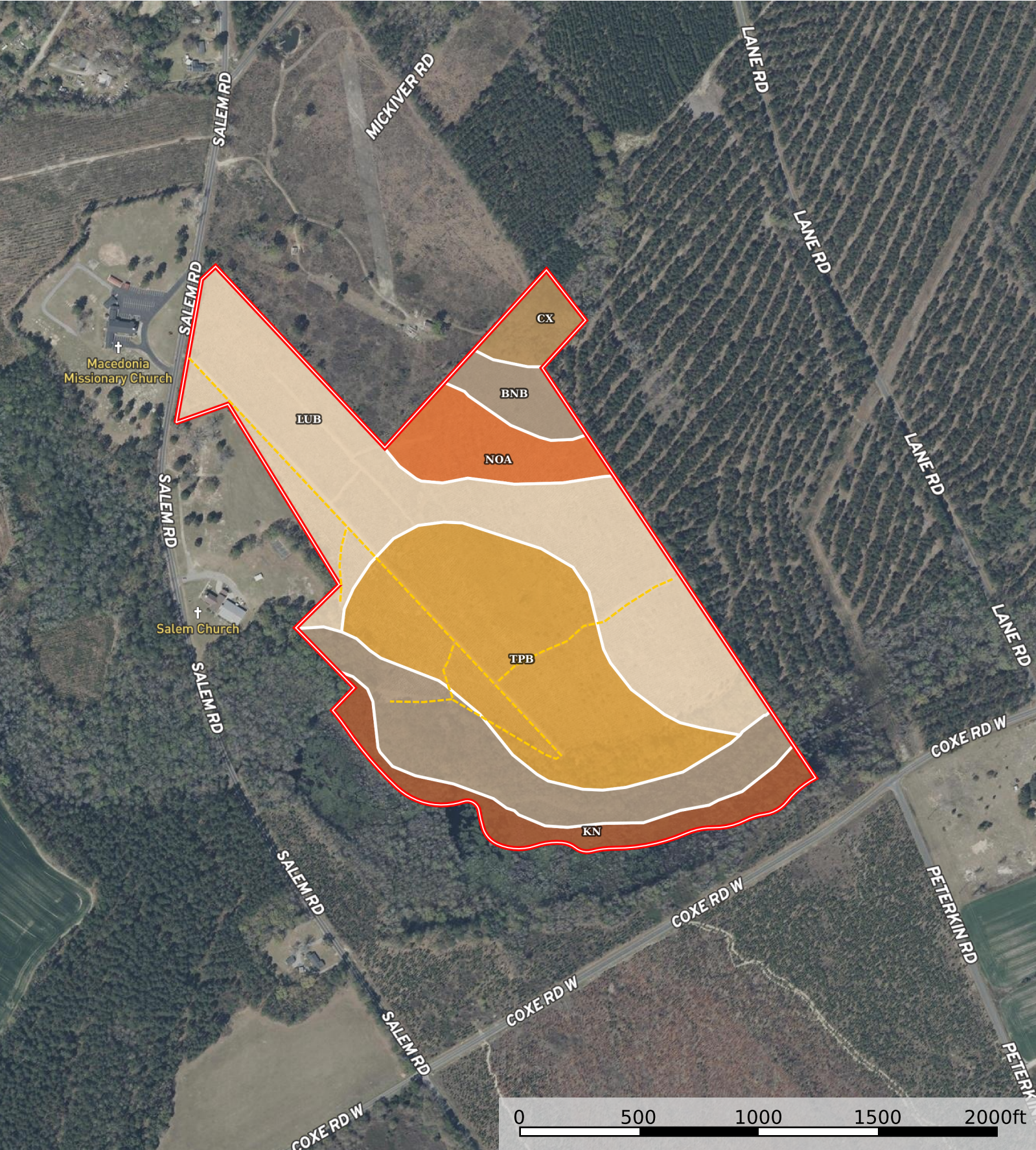
Parcel Information Report

052-01-02-008

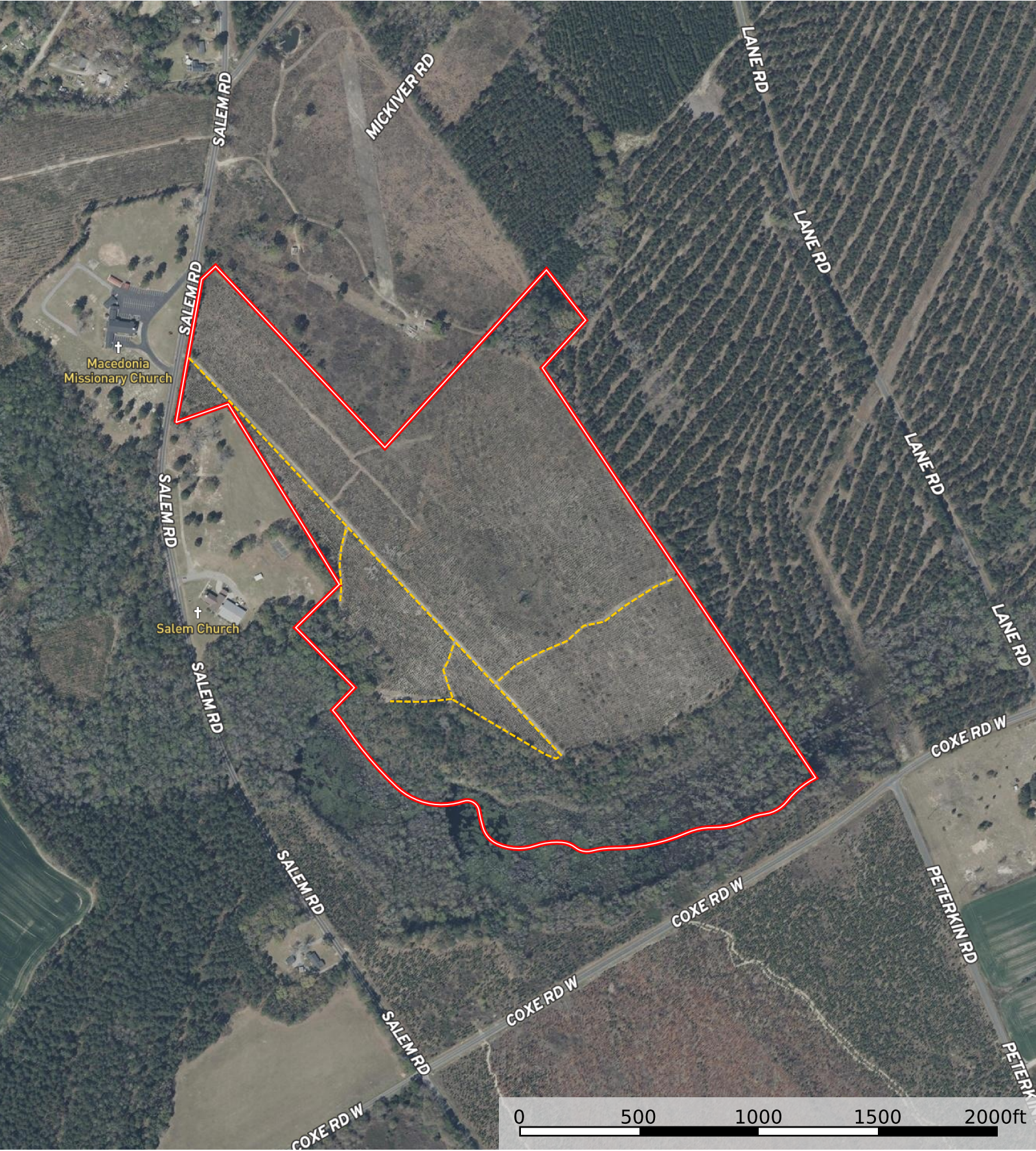


General Information

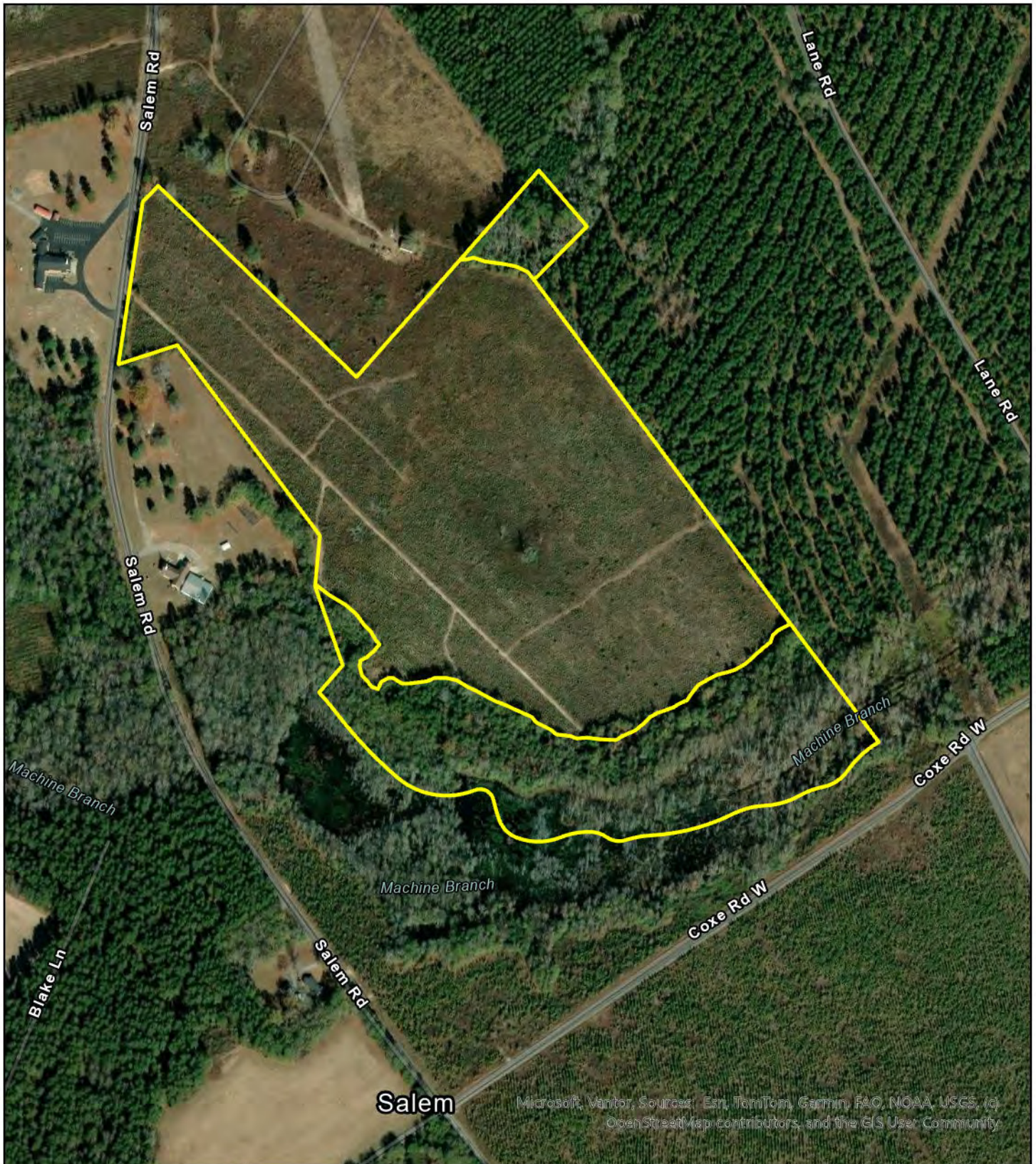
Map Number 052-01-02-008	Legal Description1	Plat Book 41
Owner Name JACKSON KATHRYN PHILLIPS TRUST	Legal Description2	Plat Page 110
Mailing Address1	Total Acreage 66.00	Description Location1
Mailing Address2 107 WINDY LANE	Deed Book 829	Description Location2 5 MI S BENN
Mailing Address3 PAWLEY ISLAND SC	Deed Page 216	Sale Price \$10.00
ZipCode 29585	Class1 Code NQ	Sale Date 2025/03/17
Physical Address 0	Square Feet 0	
Year Built 0	Total Number Acres 66.00	
Market Acres 113850	Total Number Bldgs 0	
Market Appraisal 113850	Total Number Lots 0	
Market Lots 0		



--- Road / Trail □ Boundary



--- Road / Trail □ Boundary




Scott

Sources: Esri,
TomTom,
Garmin, FAO,



**AFM
REAL ESTATE**

**Salem Road Tract
Marlboro County, SC**

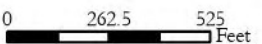
This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

2026

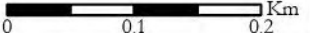
Coordinate System: albers-85

N

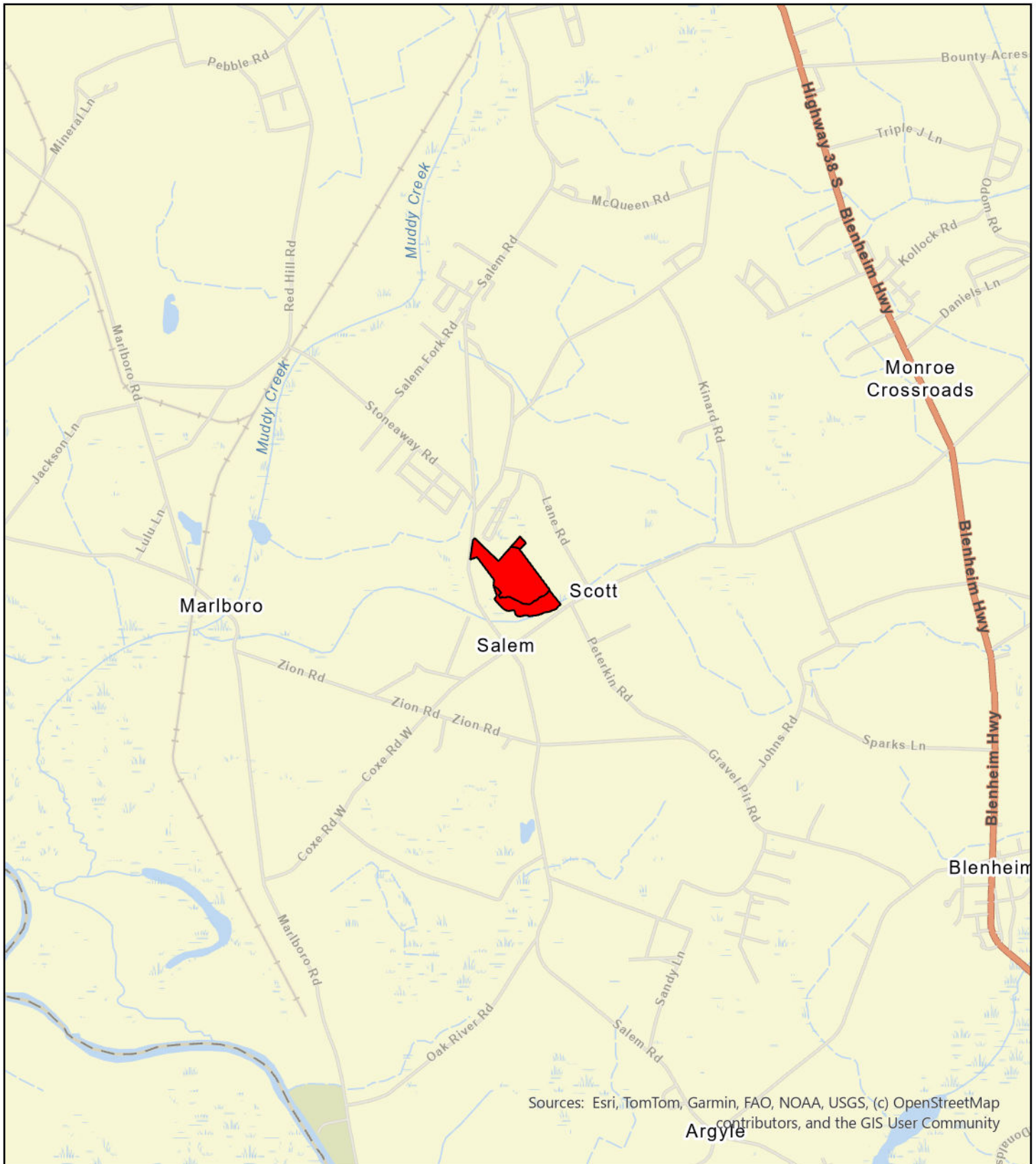




0 262.5 525 Feet



0 0.1 0.2 Km



LOCATION MAP
Salem Road Tract
Marlboro County, SC



**AFM
 REAL ESTATE**

This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

2026

Jamie Lytton, 910-975-0262

