



**AFM
REAL ESTATE**

WEE TEE PACKAGE

±1,076 acres located in Williamsburg County, South Carolina



WEE TEE PACKAGE

±1,076 acres located in South Carolina

THE OFFERING

American Forest Management, Inc. is proud to present the Wee Tee Package, a three-tract offering totaling approximately 1,076 acres in Williamsburg County, South Carolina. Conveniently located northeast of Charleston and southwest of Myrtle Beach, these premier sportsman tracts provide an exceptional opportunity for recreation, timber, and investment.

The property highlights the benefits of decades of professional forest management, featuring a mix of mature upland and bottomland hardwoods, upland pine timber stands, and established wildlife game plots. The area is renowned for its abundant wildlife, including quality deer, thriving turkey populations, and duck hunting.

The Wee Tee Package consists of:

Wee Tee East	±408.5 Acres	Tax Map #45-288-010
Wee Tee Central	±603.4 Acres	Tax Map #45-263-001
Wee Tee West	±72.9 Acres	Tax Map #45-237-018

The property will be offered through a single-stage, closed-bid process. The Wee Tee packages may be bid on separately or together as a whole. Bids are due on September 30, 2025.

For more information on this land sale, please visit AFMRealEstate.com or contact:



Chris Miller, ALC
Managing Director, Real Estate
Services
AFM Real Estate
C: 704.577.7082
Chris.Miller@afmforest.com

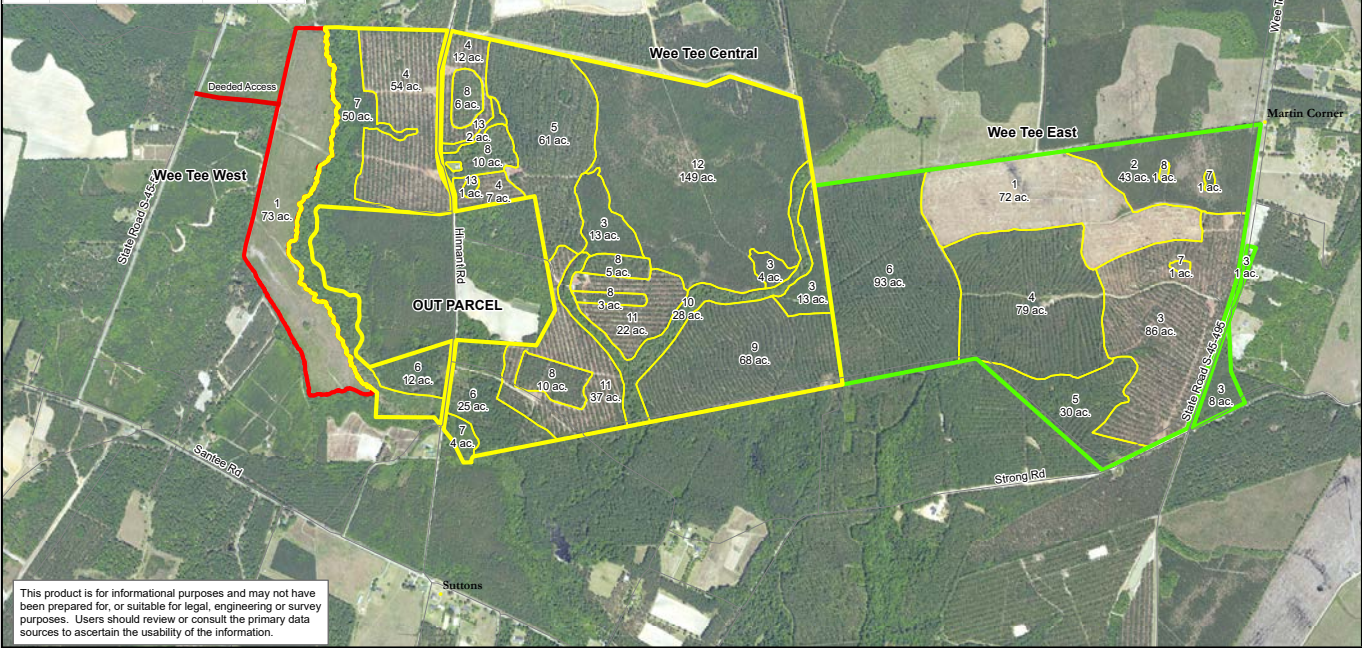


WEE TEE PACKAGE LOCATOR MAP



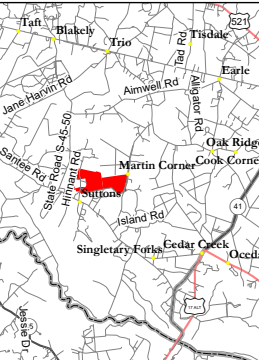
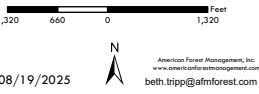
PROPERTIES MAP

Wee Tee West				
Stand	Origin	Type	Year Est.	Acres
1	Planted	Loblolly	2020/2021	73
Wee Tee Central				
Stand	Origin	Type	Year Est.	Acres
1		House Site		0
2		RW		2
3	Planted	Loblolly	2009	30
4	Planted	Loblolly	2008	73
5	Natural	Cutover	2024	61
6	Natural	Cutover	2024	37
7	Natural	Hardwood/Pine	1952	54
8	Natural	Cutover	2024	34
9	Planted	Loblolly	2002	68
10	Natural	Swamp Hardwood	1952	28
11	Planted	Loblolly	2008	59
12	Planted	Loblolly	2009	149
13	Natural	Bottomland Hardwood	2006	3
				598
Wee Tee East				
Stand	Origin	Type	Year Est.	Acres
1	Planted	Loblolly	2024-2025	72
2	Planted	Loblolly	2016	43
3	Planted	Loblolly	2008	95
4	Planted	Loblolly	2003	79
5	Planted	Loblolly	2000	30
6	Planted	Loblolly	1996	93
7	Natural	Bay		2
8	Natural	Food Plot		1
				415



WEE TEE TRACT

COUNTY: WILLIAMSBURG
STATE: SC
OWNER: MBS FAMILY
TMS#: 45-237-018, 45-263-001
45-288-010
GIS ACRES: 1,086



Legend

- Wee Tee West - 73 ac.
- Wee Tee Central - 598 ac.
- Wee Tee East - 415 ac.
- Stands

2023 IMAGE



WEE TEE PACKAGE EXECUTIVE SUMMARY

WEE TEE PACKAGE | 1,076± ACRES IN THE SANTEE RIVER BASIN

Timber, Hunting, and Recreation | Offered in Three Tracts by Sealed Bid | Bids Due September 30, 2025

OVERVIEW

The Wee Tee Package represents a rare opportunity to acquire 1,076± contiguous acres in the historic Suttons Community of Williamsburg County, South Carolina. Located just north of the Santee River—one of the Southeast’s legendary outdoor landscapes—the property is within one hour of Charleston, with easy access from Columbia and Myrtle Beach.

For generations, “Wee Tee” has symbolized sporting tradition. Its name, derived from a Native American term for “water and swamp,” reflects the hardwood bottoms, streams, and sloughs that define this exceptional tract. Surrounded by Wee Tee State Forest, Francis Marion National Forest, and the Santee River corridor, the package offers unmatched privacy, heritage, and outdoor potential.

PROPERTY HIGHLIGHTS

- Total Acreage: ±1,076 acres, offered in three tracts.
- Timber Value: Significant merchantable & pre-merchantable pine timber providing immediate income and long-term asset growth.
- Recreation: Trophy whitetail deer, eastern wild turkey, quail, and potential waterfowl hunting opportunities.
- Access: Excellent road frontage, interior woods road networks, power availability, and deeded easements.
- Heritage & Location: Family-owned for generations, managed for timber and hunting, positioned in one of South Carolina’s most sought-after sporting regions.
- Just an hour from Charleston/Mt. Pleasant -with Columbia and Myrtle Beach within an easy reach

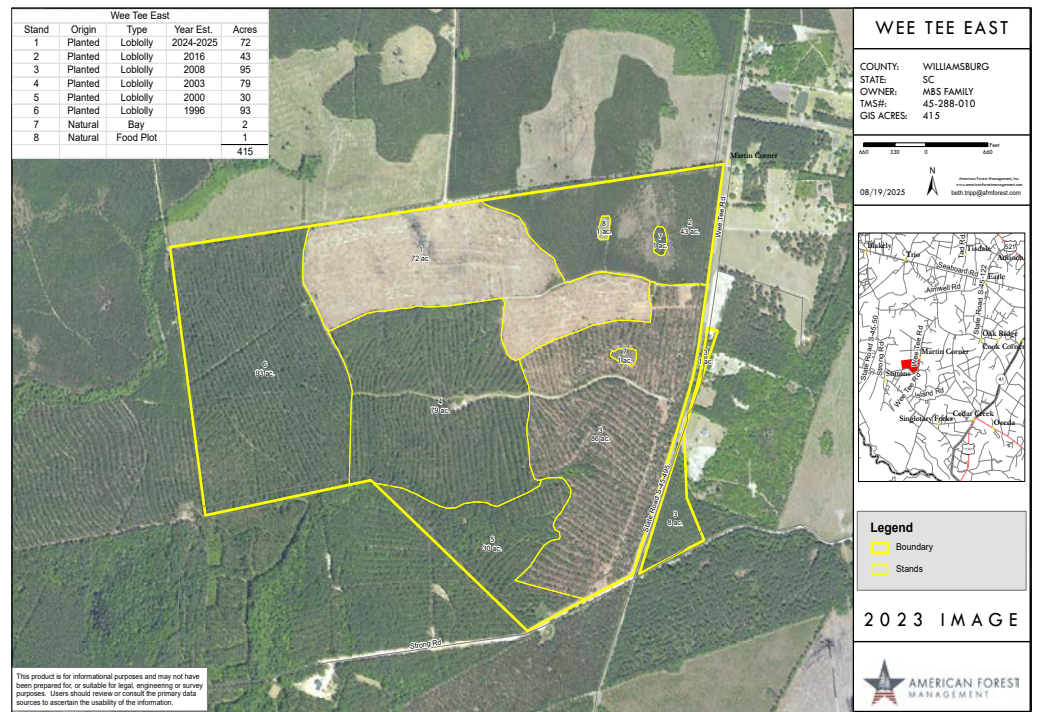
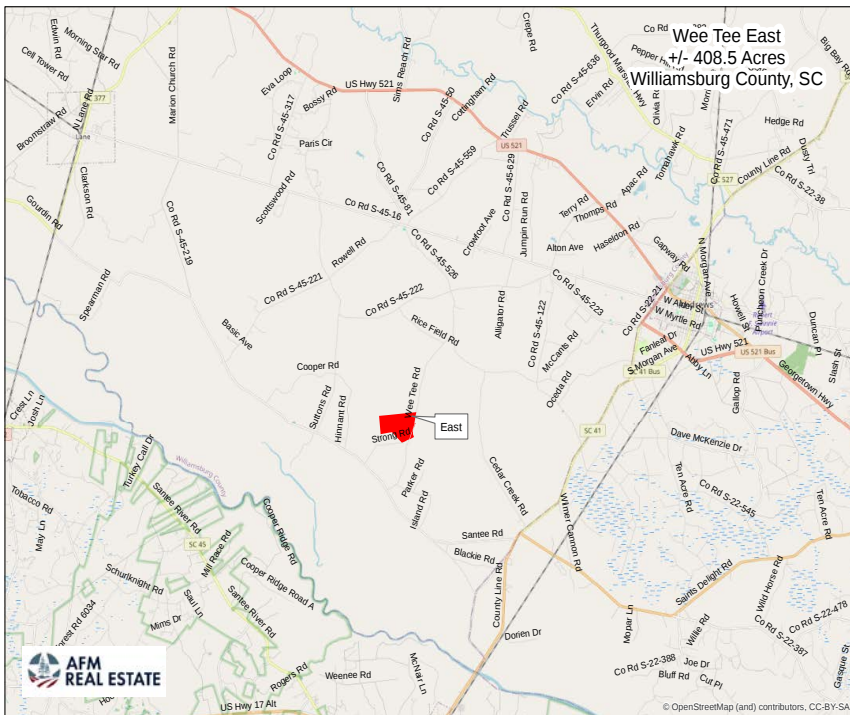
INVESTMENT POTENTIAL

- Private estate development
- Managed timber and wildlife operations
- Transformation into a world-class hunting plantation

CONCLUSION

The Wee Tee Package blends heritage, income, and recreation into a once-in-a-generation opportunity. With its size, seclusion, and reputation within the Southeast’s hunting corridor, Wee Tee stands as a signature property in the making—offering immediate returns and enduring value for future generations.

±408.5 ACRES | TAX MAP #45-288-010



WEE TEE EAST

±408.5 ACRES | TAX MAP #45-288-010

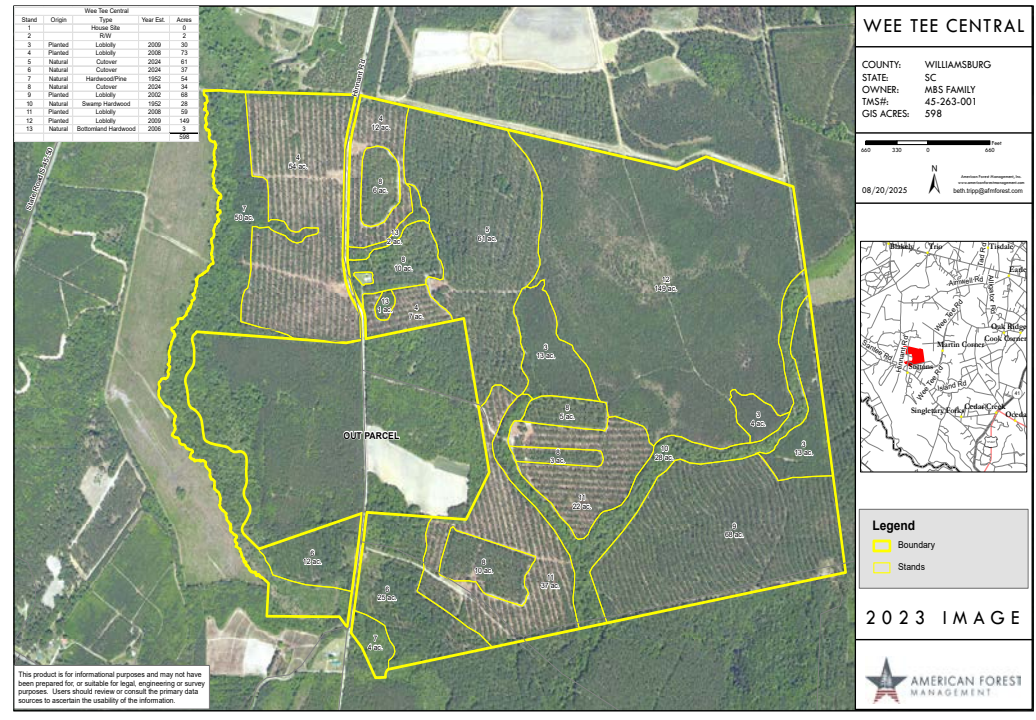
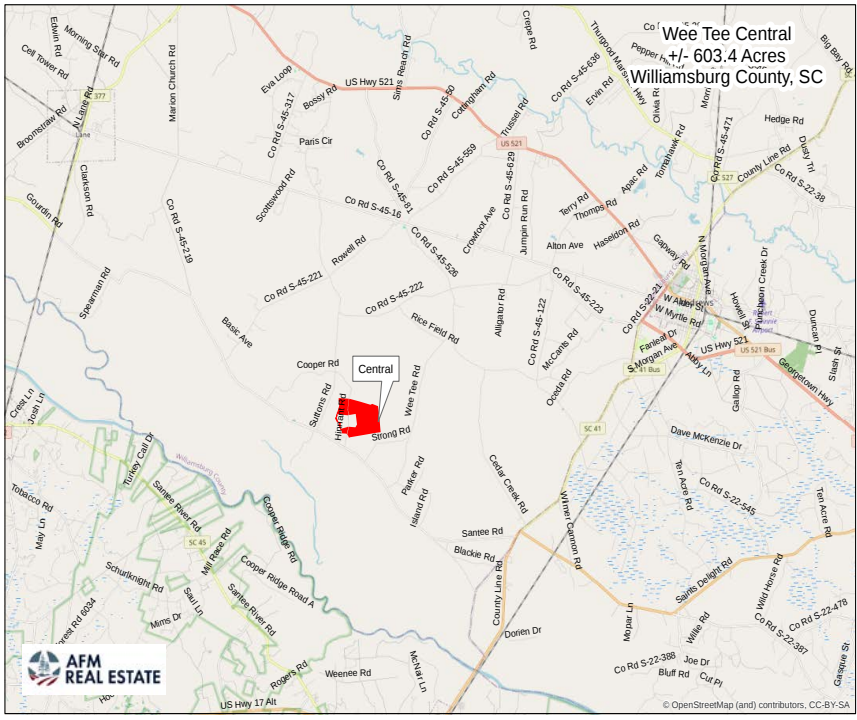


Paved and dirt-road frontage, utilities available, extensive interior road system. Exceptional deer, turkey, quail, and waterfowl hunting.



WEE TEE CENTRAL

±603.4 ACRES | TAX MAP #45-263-001



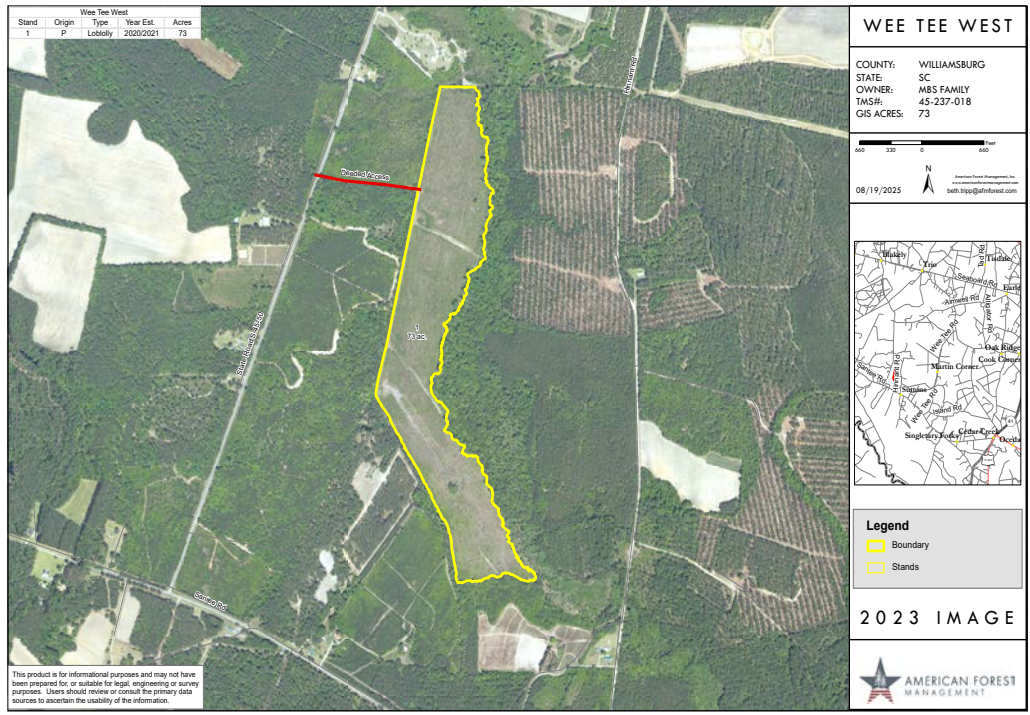
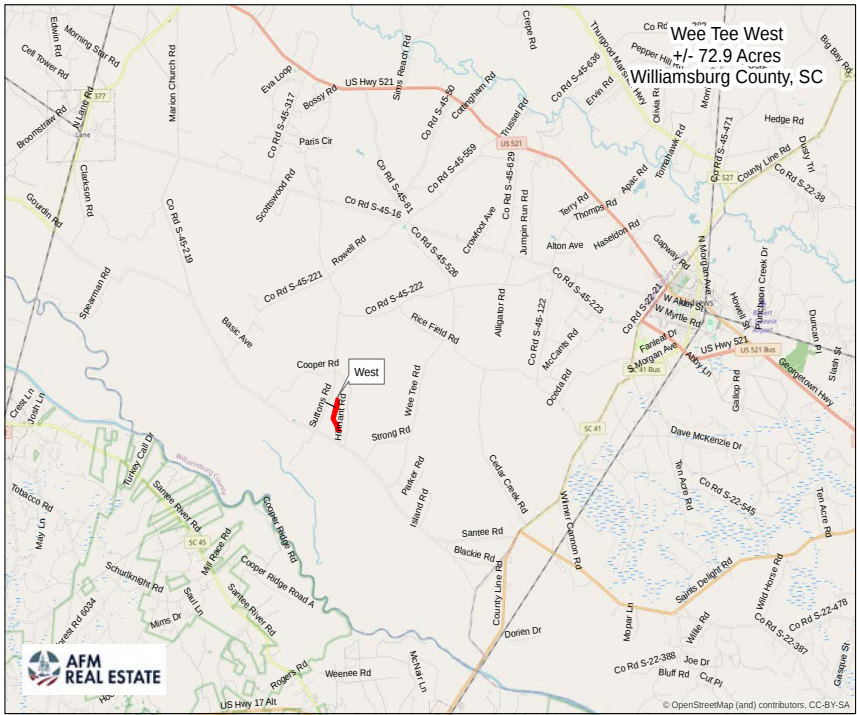
WEE TEE CENTRAL

±603.4 ACRES | TAX MAP #45-263-001



Extensive network of internal roads, pine plantations, hardwood stands, wetlands, and food plots. Features a rustic cabin and cook shed. Outstanding trophy hunting and waterfowl impoundment potential.





WEE TEE WEST

±72.9 ACRES | TAX MAP #45-237-018

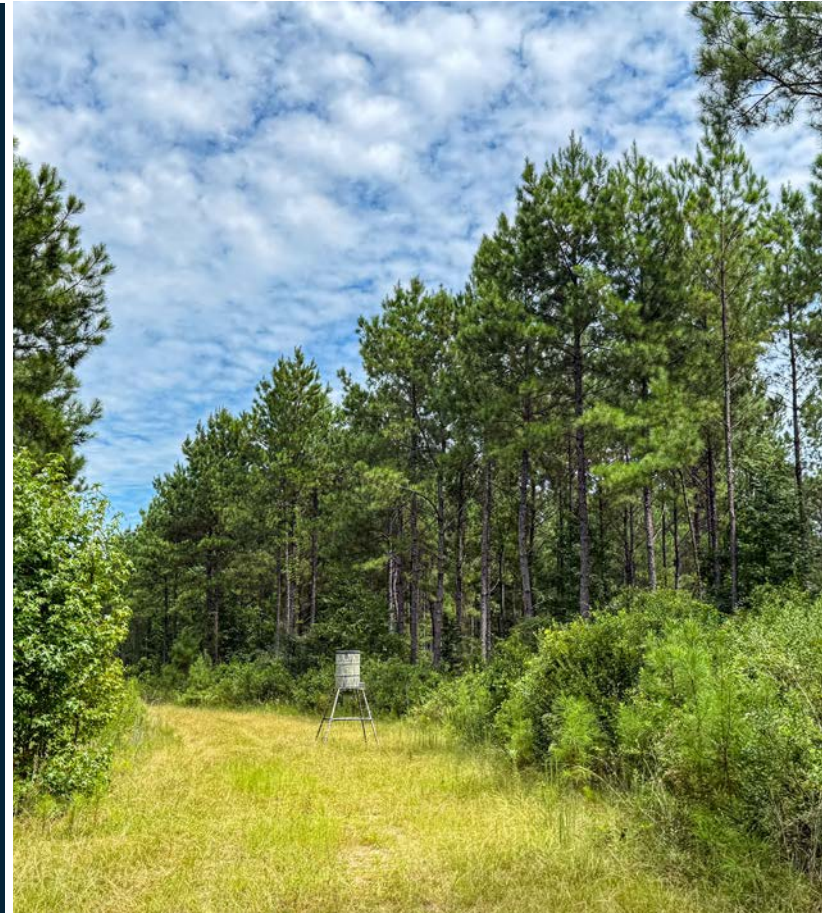


Upland loblolly plantation with interior roads, food plots, shooting lanes, and hardwood bottom with perennial stream. Compact yet highly productive hunting tract with deeded access.



THE NAME WEE TEE COMES FROM THE NATIVE AMERICAN WORD
FOR WATER AND SWAMP, A NOD TO THE VAST BOTTOMLAND
HARDWOODS AND WINDING SLOUGHS OF THE
SANTEE RIVER BASIN.

FOR GENERATIONS, THIS AREA HAS BEEN KNOWN SIMPLY AS
WEE TEE — A LEGENDARY LANDSCAPE FOR HUNTING, FISHING,
AND OUTDOOR TRADITION.





Property Visits and Tours

Interested parties are required to contact Chris Miller, AFMRE South Carolina Broker in Charge, for information about property tours. A fully executed **Confidentiality Agreement** is required before entry to the property will be allowed. Those entering the property do so at their own risk, and no liability is assumed by the Seller or AFMRE.

Bid Opening and Procedures

The property is being offered for sale in its entirety via a closed bid process. Bids should be submitted via email to the seller's representative, Chris Miller. Chris.miller@afmforest.com. Verbal bids and phoned in bids will not be accepted.

- The bid opening is not open to the public and the bid results will not be disclosed.
- All bids must be for the purchase of individual properties, east, central, or west and submitted in a lump sum amount and not by the acre.
- Bids on the entire Package or any combination of properties within the Package must include allocations to the individual properties on the bid form.
- The sealed bids will be evaluated in conjunction with Bidder's proposed conditions or contingencies. Final acceptance is contingent upon the Buyer signing a definitive PSA in a form and substance satisfactory to Seller.
- The undersigned acknowledges the fact that more weight may be assigned, and greater consideration given to, those bids with fewer contingencies.
- Bidders will be notified no later than **Tuesday, October 7, 2025**, concerning the status of their bids.
- The successful Bidder(s) notified by the Seller is expected to execute the definitive PSA no later than **Friday, October 17, 2025**, and must remit a bid deposit of 5% of the purchase price within two days of signing the definitive PSA.

Sealed bids for the tracts will be due by **2:00 p.m., Eastern Daylight Time (EDT), Tuesday, September 30, 2025.**, to American Forest Management, Inc., dba AFM Real Estate (Broker):



Chris Miller, ALC

Managing Director, Real Estate Services
AFM Real Estate
C: 704.577.7082
Chris.Miller@afmforest.com

LINKS:

WEB LISTING PAGE | BID FORM



Chris Miller, ALC

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