

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
*Salkehatchie Woods***

Please complete to satisfy section 1.170A-14(g)(5) of the federal tax regulations and The Nature Conservancy's Standard Operating Procedure.

Owner: Salkehatchie Woods, LLC

Address: P.O. Box 668
Charleston, SC 20402

Grantee Name: The Nature Conservancy

Address: P.O. Box 5475, 2231 Devine Street, Columbia, SC 29250

Site Name: Upper Combahee River - Salkehatchie Woods

Date Prepared: August 24, 2004

Property Location:

Township: Early Branch County: Hampton State: South Carolina

Description of Location: The Salkehatchie Woods Tract is a 1,093-acre property in Hampton County that is located between State Road S-25-44 (Salkehatchie Road) and the Combahee River, approximately 2 miles west of Yemassee and 5 miles northeast of Early Branch. This tract is 1 mile west of I-95.

Land Types

47% Bottomland Hardwood (clearcut since 1990) 21% Loblolly Pine Plantations

16% Bottomland Hardwood (Streamside Management Zone)

10% Mixed Pine/Hardwoods 2% Wildlife Openings 4% Buildings and Roads

Owner 

1

Holder 

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
*Salkehatchie Woods***

Man Made Features on Property

Describe size, type and condition of structures including houses, sheds, dams, dykes, towers, docks, barns, man-made ponds, roads, trash piles, utilities, etc. Photograph and map location of man-made features on attached map.

There are three permanent structures on the property including a cabin measuring 12 x 27 feet with an open shelter of the same dimensions (each with 324 square feet), an equipment shelter measuring 9 x 12 feet (108 square feet), and a wooden rack for weighing and skinning deer. Metal electrical boxes are located immediately inside the entrance gate and at the cabin. Free-standing, wooden deer stands are located throughout the property, primarily in wildlife openings. The main dirt road bisects the property from the entrance gate in pine uplands to the Combahee River and there are at least 10 lateral, dead-end roads leading to or through wildlife openings.

Condition of Land

Describe condition and management status of forest, farmland or ranch land, health of wetlands or waterways, unusual features, natural communities, rare species; note erosion, gravel pits or pollution.

The Salkehatchie Woods Tract is a very diverse property regarding soil types, topography, and their associated vegetative communities. Soils range from well-drained sands on the uplands to those in the bottomlands that are flooded seasonally. Loblolly pine (*Pinus taeda*) plantations occur in the upland areas along the powerline right-of-way on the southern boundary. Nearly half of this tract (47 %) consists of bottomlands hardwoods which have been clearcut since 1990. There is a streamside management zone (SMZ) along the Combahee River with a diversity of mature hardwood species. There are approximately 10 wildlife openings, ranging in size of less than one acre to 3 acres, located throughout the property. The diversity of habitat types is

Owner



2

Holder



**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods

suitable for white-tailed deer (*Odocoileus virginianus*), wild turkeys (*Meleagris gallopavo*), resident and migrating song birds, various wading birds, and waterfowl, primarily wood ducks (*Aix sponsa*). Common furbearers include raccoons (*Procyon lotor*), bobcats (*Lynx rufus*), river otters (*Lutra canadensis*), gray foxes (*Urocyon cinereoargenteus*), and opossums (*Didelphis marsupialis*). Armadillos (*Dasypus novemcinctus*) are common and beavers (*Castor canadensis*) are known to be present. Both gray squirrels (*Sciurus carolinensis*) and flying squirrels (*Glaucomys volans*) are common. Feral hogs (*Sus scrofa*) have been observed on the property and are expected to increase in number unless controlled through trapping and hunting.

Each of the habitat/community types mentioned above is described in detail below. Information is based on the ACE Basin Biological Report, published in July 1993 by The Nature Conservancy.

Loblolly Pine Plantations:

Approximately one-fifth (21%) of the property consists of loblolly pine plantations and they occur in the upland areas adjacent to the southern border and in converted hardwood bottomland sites. The mature pine stand on the uplands has been thinned and contains a variety of pioneering hardwood and shrub species including water oak (*Quercus nigra*), willow oak (*Q. phellos*), laurel oak (*Q. laurifolia*), live oak (*Q. virginiana*), cherrybark oak (*Q. falcata* var. *pagodaefolia*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), black cherry (*Prunus serotina*), sassafras (*Sassafras albidum*), American holly (*Ilex opaca*), red bay (*Persea borbonia*), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallina*), American beautyberry (*Callicarpa americana*), devil's walkingstick (*Aralia spinosa*), dog fennel (*Eupatorium capillifolium*), blackberry (*Rubus* spp.), and dwarf palmetto (*Sabal minor*). Common vines are greenbrier (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), honeysuckle (*Lonicera japonica*), and wild grape (*Vitis* spp.). Due to shading, there is scant ground cover in the uplands. Loblolly pine plantations in the bottomlands are bedded and have

Owner

SAI

3

Holder

RJH

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
*Salkehatchie Woods***

attained a closed canopy, but there is still a variety of understory plant species, especially those associated with poorly-drained soils. These plants include red maple (*Acer rubrum*), sweetgum, wax myrtle, red bay, dwarf palmetto, soft rush (*Juncus effusus*), fetterbush (*Lyonia lucida*), sweet pepperbush (*Clethra alnifolia*), possum haw (*Ilex decidua*), plumegrass (*Erianthus giganteus*), blackberry, and switchcane (*Arundinaria gigantea*). Ferns include bracken fern (*Pteridium aquilinum*), Virginia chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*), and royal fern (*O. regalis*).

Sweetgum - Mixed Bottomland Oak Forest:

In the ACE Basin, several occurrences of this community have been identified with the largest in the Lower Salkehatchie/Upper Combahee River region. This community extends from the bottom of the hillside to the floodplain and is the most species-rich of the bottomland forests. Approximately 47 percent of this property consists of this community and although it has been clearcut since the late 1990s, it is being regenerated by native and parent stock with no noticeable change in species composition. At maturity, this community's overstory includes loblolly pine, spruce pine (*Pinus glabra*), water oak, willow oak, laurel oak, cherrybark oak, swamp chestnut oak (*Quercus michauxii*), white oak (*Q. alba*), overcup oak (*Q. lyrata*), red maple, yellow poplar (*Liriodendron tulipifera*), ash (*Fraxinus* spp.), hickory, sweetgum, black gum (*Nyssa sylvatica*), water tupelo (*N. aquatica*), American elm (*Ulmus americana*), loblolly bay (*Gordonia lasianthus*), southern magnolia, and bald cypress (*Taxodium distichum*). Common understory species include American holly (*Ilex opaca*), dogwood (*Cornus florida*), ironwood (*Carpinus caroliniana*), and witch-hazel (*Hamamelis virginiana*). Shrubs include blackberry, wild blueberry (*Vaccinium* spp.), devil's walkingstick, sweet pepperbush, red bay, dwarf palmetto, buttonbush (*Cephalanthus occidentalis*), and fetterbush. Ferns occurring in the loblolly pine plantations also are common in this community. Various grasses and sedges, soft

Owner _____



4

Holder _____



**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
*Salkehatchie Woods***

rush, wool grass (Scirpus cyperinus), lizard's tail (Saururus cernuus), and pickerelweed (Pontederia cordata) are common in hydric (poorly drained) soils. Wild grape, greenbrier, trumpet vine (Campsis radicans), and peppervine (Ampelopsis arborea) occur throughout this community.

Sugarberry - American Elm - Green Ash Bottomland Forest:

This community type is found on slight rises within the floodplain and is dominated by a combination of three species that make up its name: sugarberry (Celtis laevigata), American elm, and green ash (Fraxinus americana). It is on these slight rises that live oaks occur in an uncharacteristic swamp setting. Although dominated currently by black willow (Salix nigra), this community and the sweetgum - mixed bottomland oak forest are expected to regenerate with representative species common to these forest types. Portions of this community are within the streamside management zone (SMZ).

Bald Cypress - Swamp Black Gum Swamp:

This community is the typical forested riverine wetlands or swamp forest of blackwater rivers in the Southeast. This floodplain area is dominated by bald cypress, black gum, ash, overcup oaks, swamp chestnut oaks, and water tupelo. Black willow is abundant along the river banks and on sandbars. This forest type extends the entire length of the northeastern property boundary along the Combahee River and exists as a streamside management zone.

Wildlife Openings:

There are approximately 10 wildlife openings on this tract. They range in size from less than one acre to three acres and are planted in cereal grains and clover (Trifolium spp.) for deer and wild turkey. Many patches, suffering from lack of management or prolonged flooding, are

Owner

DAI

5

Holder

RJH

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
Salkehatchie Woods**

being pioneered by various native species including dog fennel, curly dock (Rumex crispus), dwarf spikerush (Eleocharis parvula), pepperweed (Lepidium virginicum), and grasses (Panicum spp.).

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations this natural resources inventory and description of property condition is an accurate representation of the property at the time of the conservation easement transfer.

SALKEHATCHIE WOODS, LLC - Grantor

The Nature Conservancy - Grantee

Grantor 


By: 

Date: 10-28-04

Date: Oct. 22, 2004

Note: Each page of this report and each page of any attachment should be initialed by both parties.

Attachments:

- On site photographs with description of what they show
- Photostations and property boundary on aerial photograph
- USGS topographic map showing property boundary
- Landscape-level project map

This report was prepared by: **R. Joseph Hamilton and Ashley D. Demosthenes**

Owner 

6

Holder 

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods

ATTACHMENTS

Photographs and Maps of Property

Owner



7

Holder



ACE Basin: Upper Combahee River (Plum Creek 6)

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#1. Southwest corner of tract along powerline right-of-way; AZ 80
GPS Coordinates: 324381.8/805280.0



#2. Obscure fire lane in woods along western border of tract; AZ 45
GPS Coordinates: 324382.5/805277.6

Owner DAI
ACE Basin: Upper Combahee River (Plum Creek 6)

Holder RJH

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
*Salkehatchie Woods***



#3. Entrance gate; AZ 80

GPS Coordinates: 324377.2/805277.6



#4. Electrical service inside entrance gate; AZ Due North

GPS Coordinates: 324378.4/805265.5

Owner

[Handwritten signature]

9

Holder

[Handwritten signature]

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#5. Entrance road; AZ 80

GPS Coordinates: 324378.4/805265.5



#6. Equipment shed and skinning rack; AZ 94

GPS Coordinates: 324383.2/805252.1

Owner

[Handwritten signature]

10

Holder

[Handwritten signature]

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#7. Upland loblolly pines near camp; AZ 320
GPS Coordinates: 324386.9/805252.5



#8. Electrical service at camp; AZ 56
GPS Coordinates: 324389.3/805248.4

Owner

[Handwritten signature]

11

Holder

[Handwritten signature]

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#9. Camp; AZ 110

GPS Coordinates: 324389.9/805248.4



#10. Well at camp; AZ 50

GPS Coordinates: 324389.1/805249.0

Owner

12

Holder

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#11. Toilet at camp; AZ 138

GPS Coordinates: 324388.5/805248.7



#12. Rifle range; AZ 350

GPS Coordinates: 324386.7/805239.5

Owner

[Handwritten signature]

13

Holder

[Handwritten signature]

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#13. Boat landing on slough near Combahee River; AZ 110
GPS Coordinates: 324473.5/805128.4



#14. Hardwoods in streamside management zone along Combahee River; AZ 18
GPS Coordinates: 324473.5/805128.4

Owner

14

Holder

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#15. Combahee River near eastern border of tract; AZ 160
GPS Coordinates: 324450.2/805114.9



#16. Boat landing near eastern border of tract; AZ 150
GPS Coordinates: 324452.2/805115.4

Owner _____

15

Holder _____

ACE Basin: Upper Combahee River (Plum Creek 6)

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#17. Wildlife opening near river; AZ 340
GPS Coordinates: 324474.9/805141.2



#18. Deer stand in wildlife opening near river; AZ 260
GPS Coordinates: 324474.9/805141.2

Owner

[Handwritten signature]

16

Holder

[Handwritten signature]

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#19. Boat landing near western border of tract; AZ 96

GPS Coordinates: 324494.4/805145.0



#20. Bald cypress trees in slough near Combahee River; AZ 82

GPS Coordinates: 324505.7/805161.1

Owner _____

17

Holder _____

ACE Basin: Upper Combahee River (Plum Creek 6)

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#21. Hardwood clearcut and loblolly pine plantation in background; AZ 140

GPS Coordinates: 324454.0/805148.7



#22. Magnolia Hole wildlife opening; AZ 354

GPS Coordinates: 324460.9/805157.2

Owner

18

Holder

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#23. Walk-In stand with pickerelweed in foreground; AZ 330

GPS Coordinates: 324422.4/805168.6



#24. Sawdust Pile wildlife opening; AZ 120

GPS Coordinates: 324431.3/805203.1

Owner _____

19

Holder _____

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT**
Salkehatchie Woods



#25. New Road Field with live oaks; AZ 100
GPS Coordinates: 324379.4/805171.8



#26. Hardwood drain bordering hillside; AZ 10
GPS Coordinates: 324388.0/805238.1

Owner



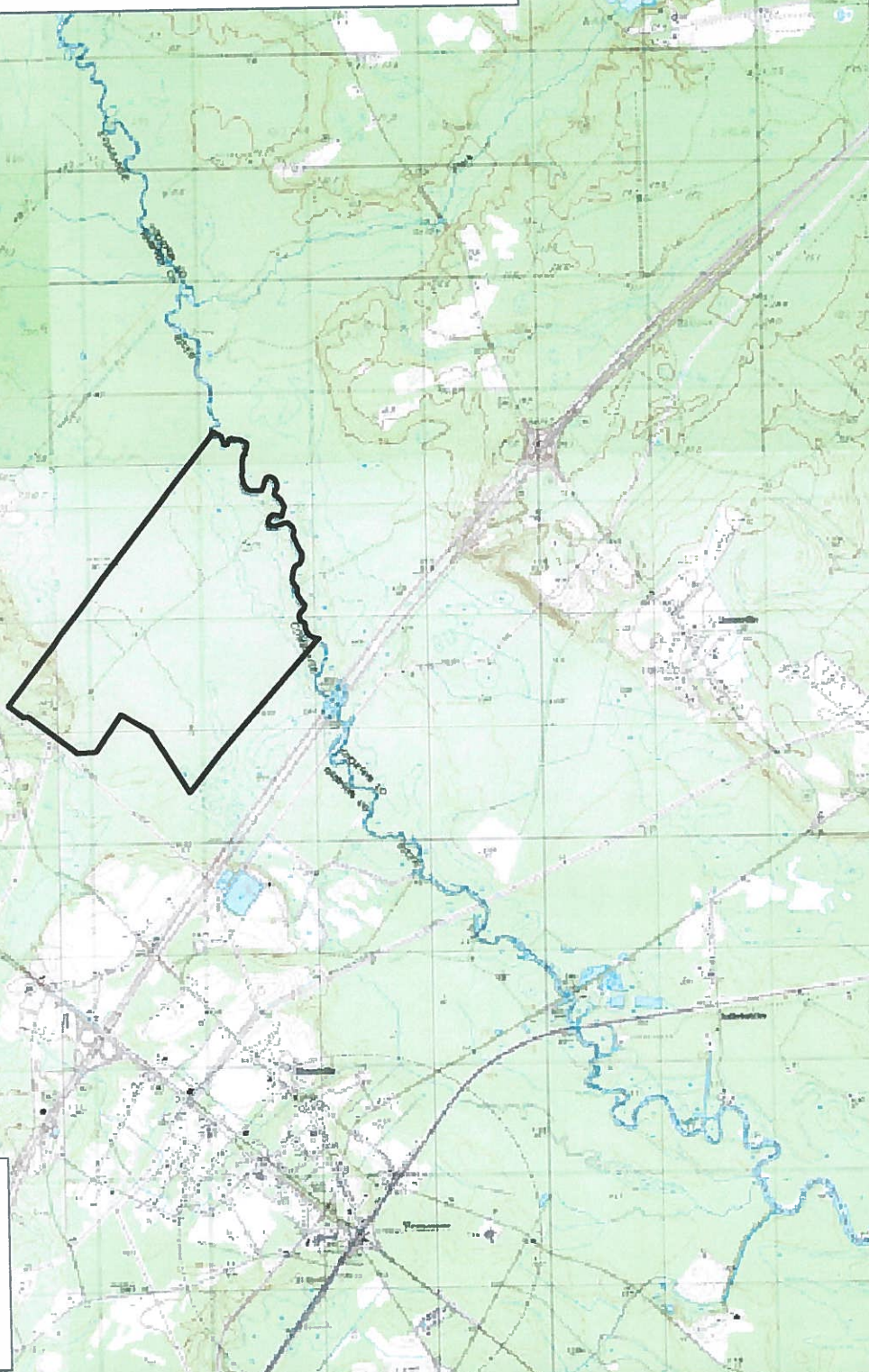
20

Holder



CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT

Salkehatchie Woods



Legend

 Upper Combahee River (Fogle)

0 0.5 1 Miles



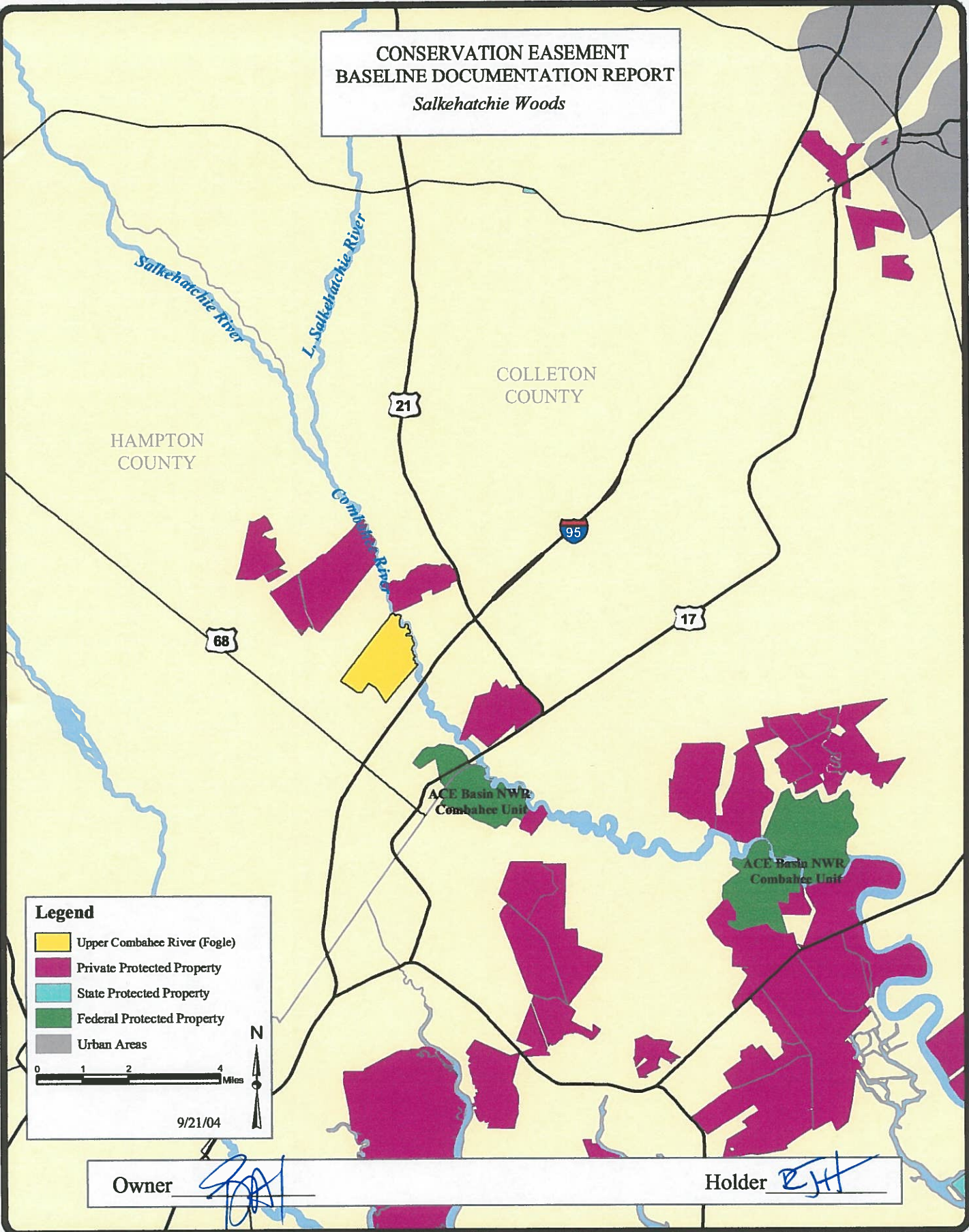
9/16/04

Owner 

Holder 

ACE Basin: Upper Combahee River (Plum Creek 6)

CONSERVATION EASEMENT
 BASELINE DOCUMENTATION REPORT
Salkehatchie Woods



Legend

- Upper Combahee River (Fogle)
- Private Protected Property
- State Protected Property
- Federal Protected Property
- Urban Areas

0 1 2 4 Miles

9/21/04

Owner *[Signature]* Holder *[Signature]*