

Dixon Tract

Lee County, South Carolina

+/- 92 acres

\$248,400 (\$2,700/acre)

Description: A prime industrial site or housing development tract. The Dixon Tract is a family farm timberland/recreation tract just north of the outer limits of the beautiful town of Bishopville. This property currently consists of approximately 30 acres of agricultural fields and the balance in timberland. It has paved road frontage and also adjoins an active railroad. Water and sewer are available as well as natural gas. There is also an excellent pond site. Tax Map No. 030-04-00-001. Lee County FSA Tract No. 204, Farm No. 3331.

Property Use: This tract offers opportunities for housing/mini-farm development or would be an excellent site for an industrial facility with easy access to US Hwy 15 and I-20.

Directions: From Bishopville, take Hwy. 15 north to the edge of town and turn right onto Dixon Road. Go two blocks and look for the property on the left just past the stop sign at the intersection of Dixon and McGuirt Roads. The property begins just past the natural gas line and across from Reeves Brothers industrial manufacturing facility. Look for AFMLS For Sale signs.

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.



For more information about this listing, please contact:

Curtis M. Spencer

Licensed Real Estate Salesperson

Office: (803) 773-5461

Mobile: (803) 491-4832

E-mail: curtis.spencer@amforem.biz