

# INVESTMENT OPPORTUNITY

## REMBERT TRACT SUMTER COUNTY, SOUTH CAROLINA ±363 ACRES

**LOCATION:** Convenient to Camden, Sumter, Columbia, Florence and the surrounding areas. The tract lies between US Hwy. 521 and SC Hwy. 261 on the Horatio-Hagood Road (#37) near Sumter and Camden. Also, the tract is less than a 16-minute drive to Shaw Air Force Base. (See Location Map.) Look for AFM Land Sales For Sale sign.

**DESCRIPTION:** A beautiful combination of farm/agricultural land with row crop fields and upland planted pine timberland. Located in the attractive northwestern part of Sumter County very near the Boykin, Rembert, and Stateburg Communities. A lovely setting for a rural farm or equestrian home place. The property consists of 95 acres of open fields and the balance of 268 acres in planted pine and natural regeneration pine-hardwoods. Merchantable and premerchantable timber will provide for future and immediate income.

Currently zoned Ac (Agricultural Conservation) with no easements. Approximately 7,000 feet of paved road frontage provides for future subdivision or development possibilities. An interior road system allows for adequate access to all portions of the property. The soils on the Rembert Tract are Duplin, Faceville, Leaf, Lenoir, and Norfolk soils and are characterized as nearly level to gently sloping and well drained. Tax Map No. 080-00-01-003. Farm Nos. 7155 & 7220. Plat Book Z36, page 247 Tracts A-1 and B-1.

**PROPERTY USE:** This tract offers opportunities for farming, hunting/recreation, equestrian use, and development.

**ASKING PRICE:** \$1,016,400 (\$2,800/acre)

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