

Ward Tract

Lee County, South Carolina

Approximately 208 acres

\$450,000 (\$2,163/acre)

Description: The Ward Tract is an excellent farm/timber investment located in a beautiful area of southeastern Lee County near Mayesville/Lynchburg. The tract offers good hunting for deer, turkey, and doves. The property consists of 150 acres of well-drained agriculture cultivated fields bordered for privacy and diversity by 30 acres of CRP planted loblolly pine, 7 acres of convertible pine/hardwoods, and 21 acres of CRP natural vegetation wildlife strips. Approximately 3,960 ft. of paved road frontage along SC Hwy. 527 provides for the perfect setting for a country equestrian estate or possible subdivision into smaller mini-farm home sites. Zoned agricultural (AC) with no easements. Tax Map No. 072-00-00-017-000; Farm No. 3420, Tract 4616.

Property Use: The Ward Tract offers opportunities for farming, timber income, hunting/recreation, equestrian use, and development.

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.



Location:

Located between Mayesville and Lynchburg and convenient to Sumter, Florence, Bishopville, and the surrounding areas, the tract lies just 1/2 mile north of the intersection of US Hwy. 76 and Hwy. 527 and just east of the Black River Swamp. See location map.

For more information about this listing, please contact:

Curtis Spencer

Licensed Real Estate Salesperson

Office: (803) 773-5461

Mobile: (803) 491-4832

E-mail: curtis.spencer@amforem.biz