

St. Matthews Tract

Calhoun County, South Carolina

Approximately 404 acres

\$1,080,000 (\$2,700/acre)

Description: The St. Matthews Tract is a great timberland investment/hunting property in the rolling hills of Calhoun County. The predominantly pine upland timberland with mixed hardwoods and a creek bottom provides for superb wildlife habitat and an excellent pond site. Merchantable timber is considerable and ready for thinning or complete harvest. The property is surrounded by adjoining agricultural fields and timberland and is just a few miles southwest of the confluence of the Congaree and Wateree Rivers. A super habitat for deer and turkey. Tax Map No. 133-00-00-001.

Location: Located in beautiful Calhoun County just minutes northeast of St. Matthews and north of US Hwy. 601. A short drive from Columbia via Bluff Road (#48) to Hwy. 601. The property is accessed by field roads through adjoining landowners' properties from True Blue Road (S-9-132). See location map.

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.



Property Use: The St. Matthews Tract is suitable for timber investment and hunting/recreation.

For more information about this listing, please contact:

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