

# INVESTMENT OPPORTUNITY

## LESESNE TRACT

### WILLIAMSBURG COUNTY, SOUTH CAROLINA ±302 ACRES

**LOCATION:** The Lesesne Tract is located near Greeleyville on US Hwy 375 just 3 miles south of the Hwy 521/375 intersection and 1.5 miles NW of US Hwy 52 (Gamble Crossroads). An easy, enjoyable drive from Charleston, Florence, Columbia, Georgetown, and the South Carolina beaches. (See location map.) Public access to Lake Marion and Lake Moultrie is less than a 20-minute drive.

**DESCRIPTION:** The Lesesne Tract is a beautiful farm/timberland recreation hunting tract with much to offer. Superb deer and turkey hunting, with dove, duck, and quail hunting possibilities. The combination of uplands pine/hardwoods, planted loblolly and longleaf pines, and hardwood drains provide for excellent wildlife habitat. The property borders Mount Hope Swamp. This and another hardwood area provide for possible pond sites, green tree reservoir, and duck impoundments if desired. There is an old farm home with two large outbuildings on the property for your home or clubhouse. Old growth, beautiful live oak trees add to this tract's southern appeal. There is substantial merchantable and premerchantable timber value and offers 91.7 acres of CRP longleaf planted pine. The property has excellent interior roads and great access to all portions. The tract has frontage on US Hwy 375 (3100 ft.) and County Road 758 (Gibson Road) (2000 ft.), which are paved roads. See timber volumes and stand data. Farm No. 57. Tax Map No. 45-037-237.

**PROPERTY USE:** Great timberland investment with merchantable timber to provide for immediate income. This property is an excellent opportunity for you or a group of friends to own a premium hunting retreat, and it is located in an area rich in history. This tract has no easements in place. Please call for more information.

**ASKING PRICE:** \$951,300 (\$3,150/acre)

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