

Pleasant Church Hill Tract

Chesterfield County, South Carolina

Approximately 31.5 acres

\$126,000 (\$4,000/acre) with timber

\$94,500 (\$3,000/acre) without timber

Description: Located only minutes from the Cheraw State Park and Sand Hills State Forest, just south of Chesterfield and Cheraw on Teals Mill Road (S-20), the Pleasant Church Hill Tract is a super, affordable tract in a beautiful rural area. The property attributes include paved road frontage, upland soils, excellent location, deer and turkey hunting, and standing mature merchantable plantation pine (also available without timber). This is an excellent site for a minifarm or subdivision into several home sites. Note: The property will need to be surveyed by the Purchaser. There is a 50' right-of-way reservation on the western property line for Seller's access to the balance of the entire tract. Portion of Tax Map No. 247-000-000-001.

Property Use: This tract offers possible opportunities for a minifarm home site, timberland, investment, hunting, and recreation.

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.



Directions:

From Cheraw, take US Hwy. 1 south toward McBee/Camden approximately 9 miles to Teals Mill Road (S-20). Turn right and go 1 mile and look for AFM Land Sales signs on the left across from Pleasant Hill Church and just before Wire Road. (See location map.)

For more information about this listing, please contact:

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