

Lynches River Tract

Lee County, South Carolina

Approximately 310.87 acres

\$560,000 (\$1,801/acre)

Description: This beautiful riverfront property is a super timberland, hunting, & recreation tract with much to offer including excellent hunting for deer, hogs, turkey, duck, and dove. The tract provides a diverse habitat consisting of upland planted pine, a 10-acre agricultural field for dove hunting, hardwood bottomland, and 6,986 feet of Lynches River frontage. The scenic Lynches River offers opportunities for fishing and kayaking. There is a well-supplied cabin for comfortable overnight stays. Timber volumes include considerable merchantable hardwood and thinned pine plantation. Tax Map Nos. 009-00-00-028 (300.87 acres) and 009-00-00-026 (10 acres).

Property Use: The Lynches River Tract is a great property for you or a group of friends to own a premium timber investment, waterfront hunting and fishing retreat with conservation easement opportunities.

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:

Located in northwestern Lee County just north of Bishopville. From Columbia or Florence, take I-20 to US Hwy. 15 North to Bishopville. Go through town towards Hartsville just past the Lee County Airport and across the Lynches River to Ashland Stokes Bridge Road (S-13). Turn left and go 4.7 miles west past Mazingo's Store to Lynches River Road (dirt). Turn left and go straight to the property gate approximately 1.4 miles on the right.

For more information about this listing, please contact:

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