

Pinewood Tract

Sumter County, South Carolina

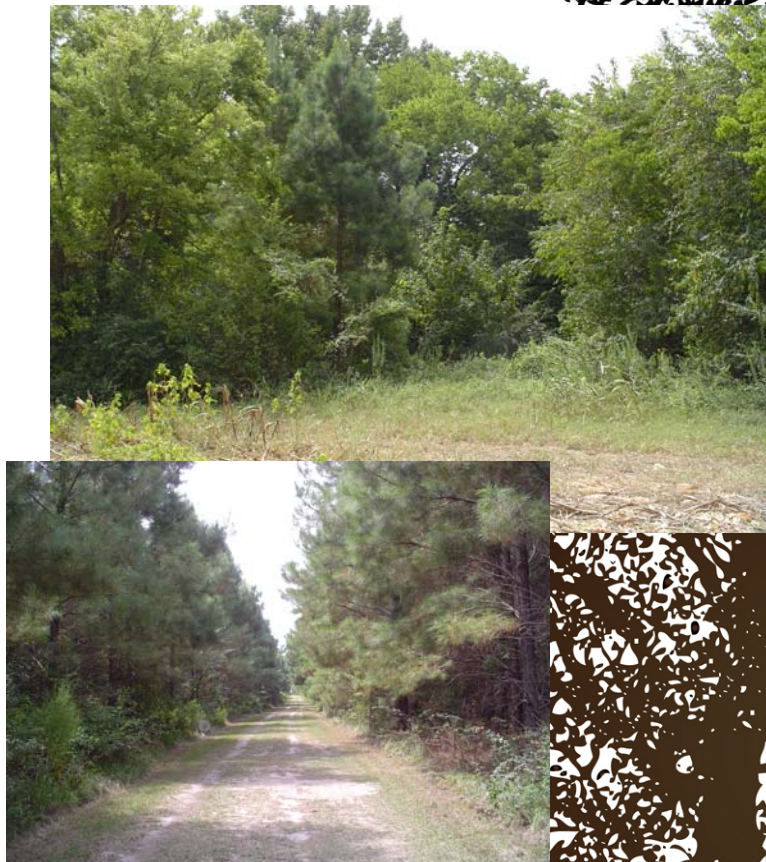
Approximately 469.98 acres

\$1,007,000 (\$2,142/acre)

Description: Located in the center of the state on SC Hwy. 261 near Pinewood, this property is a great investment both for forest income and hunting enjoyment. The property is divided into two parcels – 332 acres and 138 acres. Fast-growing loblolly pine covers a total of 384 acres on the two parcels. These trees were planted in agricultural fields in 2001 and will need to be thinned within the next few years. The balance of the acreage is in mature pine and hardwood, some of which is already merchantable. This timber diversity enhances the wildlife habitat, and makes hunting another great feature of this property.

Property Use: The Pinewood Tract offers a short- and long-term timber investment income stream with the possibility of rural development along the ample road frontage. Recreational opportunities are bountiful with hunting, trail riding, and much more.

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: The larger parcel (332 acres) is northwest of the intersection of SC 261 and Panola Road (Sumter Co. 29). This intersection is 2 miles east of Pinewood on SC 261. The second and smaller parcel (138 acres) is on the east side of Panola Road 1.5 miles south of the larger tract.

For more information about this listing, please contact:

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