

Mill Site Tract

Richland County, South Carolina

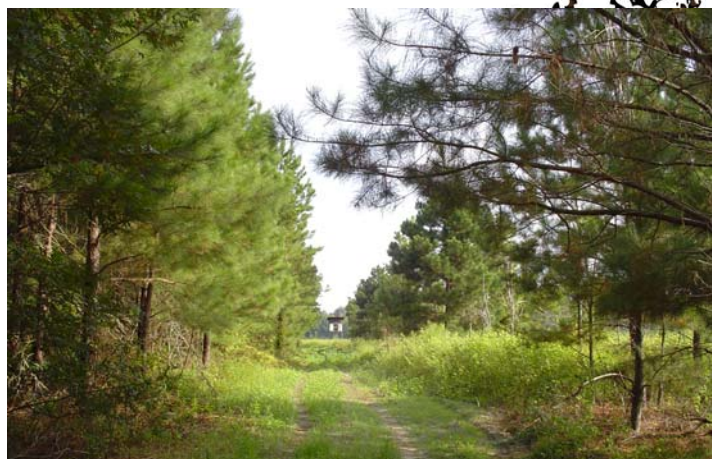
Approximately 497 acres

\$1,022,900 (\$2,058/acre)

Description: Until the late 1980s, three quarters of the Mill Site Tract was high yield row crop agricultural fields. The tract was then planted to hardwood trees by a paper company. In the last year, these old fields have been converted from hardwood to fast-growing loblolly pine. Over the years, if demand for agricultural products soars, the trees could be harvested and the land again farmed. In addition to the pine, there are over 100 acres of hardwood and mixed pine/hardwood areas that provide diversity for wildlife. This is a great hunting area for whitetail deer and turkey, and one of the old fields could be easily cleared for a dove field.

Property Use: The Mill Site 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 tract lies on the west side of US 601 immediately south of where the CSX railroad crosses US 601. This is just south of Kensington Plantation. Hallwood Road (Richland Co. 1286) runs through the property. To reach the Mill Site Tract, go to the intersection of US 601 & US 76/378. Proceed south of US 601 5.6 miles. Property is on the right (west side of 601).

For more information about this listing, please contact:

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