

Cuttino Tract

Sumter County, South Carolina

Approximately 811 acres

\$1,696,000 (\$2,090/acre)

Description: This is an excellent timber investment. The tract features 622 acres of fast-growing loblolly pine that is 13 years old and already is, or soon will be, ready to thin. There is a good road system throughout the property, and the tract has been extensively ditched to extend logging opportunities thus maximizing stumpage income. The land is flat, and the major soil type is Lynchburg sandy loam. Hunting, trail bike riding, and other recreational pursuits add to the property's value and opportunities. Approximately 82 acres of the Cuttino Tract is under a timber harvest contract, but the land itself will convey.

Directions: From Sumter, proceed south on US 15 (toward Summerton). After the 4-lane portion of US 15 ends, continue 0.3 miles and turn right on Sumter Co. 535 (Nazarene Church Road). Go 3.5 miles and the Cuttino Tract will be on the right. To get to the north side of the property, turn right on Poole Road (Sumter Co. 543), which crosses Nazarene Church Road 2.9 miles from US 15, and go 0.1 miles to Underwood Road (Sumter Co. 535). Turn left on Underwood Road and go 0.5 miles. Cuttino Tract will be on the left.

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.



Property Use:

The Cuttino Tract is a place to grow quality pine timber. All necessary infrastructure is in place. Longer term, there is the possibility of rural development. Recreational opportunities including hunting abound.

For more information about this listing, please contact:

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