

INVESTMENT OPPORTUNITY

JP HODGES TRACT B (10971B)
MARLBORO COUNTY, SOUTH CAROLINA
±212 ACRES

LOCATION: The JP Hodges Tract B lies on the south side of SC 34 some 9/10 of a mile west of the intersection of SC 34 and SC 38 at Brownsville, SC. Brownsville is 15 miles southeast of Bennettsville on SC 38, 17 miles northeast of Darlington on SC 34, and 23 miles northeast of Florence via I-95 and SC 38. I-95 is 5 miles away, and the proposed I-73 will be less than 5 miles away.

DESCRIPTION: High quality timberland property with a considerable volume of merchantable pine timber and 15 acres of premerchantable pine. The tract offers both upland hardwood and hardwood stream areas for diversity and good hunting. There is the possibility of subdivision into several minifarms. There is over 4600 feet of road frontage on SC 34. Note: JP Hodges Tract B is a portion of a larger property that has been subdivided into four separate tracts. All are adjoining and can be purchased as one large property or in any combination. Tract A – 384 acres; Tract B – 212 acres; Tract C – 308 acres; Tract D – 555 acres.

PROPERTY USE: Timber production, hunting and minifarms offer a variety of income streams while the land itself can be used for personal pleasure and recreation.

ASKING PRICE: \$428,692 (\$2,025/acre)

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