

INVESTMENT OPPORTUNITY

JP HODGES TRACT D (10971D) MARLBORO COUNTY, SOUTH CAROLINA ±555 ACRES

LOCATION: The JP Hodges Tract D lies on the south side of SC 34 some 1.87 miles 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. There is 0.5 miles of road frontage on SC 34.

DESCRIPTION: High quality timberland property with a large volume of merchantable pine timber plus 153 acres of premerchantable loblolly pine. The tract offers a hardwood stream zone and an upland hardwood area for diversity and good hunting. There is also the possibility of some subdivision into several minifarms. Note: JP Hodges Tract D 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: \$1,164,660 (\$2,100/acre)

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