

INVESTMENT OPPORTUNITY

KERSHAW TRACT II CA KERSHAW COUNTY, SOUTH CAROLINA ± 112 ACRES

LOCATION: This property lies in the north central part of Kershaw County on the east side of Old Georgetown Road (Kershaw Co. 88). To access the tract from Camden, SC, travel north on US 521/601 approximately 5.5 miles. Turn right on Lockhart Road (Kershaw Co. 20) and travel 7.6 miles to Kershaw Co. 319 (Salem Acres Road). Turn right on Salem Acres Road and go 0.2 miles. Salem Acres Road runs directly into Old Georgetown Road, and Kershaw II Ca Tract will be immediately in front of you. If traveling from Kershaw, head south towards Camden on US 521/601 for 3.2 miles. Turn left on Old Georgetown Road (Lancaster Co. 769/Kershaw Co. 88). The property is 6.7 miles down Old Georgetown Road on the left.

DESCRIPTION: The tract is sandhill land at the headwaters of Beaver Dam Creek where there is a possible pond site. There are 101 acres of 10-year-old premerchantable pine for future income. Ten (10) acres are in bottomland hardwood that lends diversity to the tract. Road frontage on Old Georgetown Road totals 600 feet.

PROPERTY USE: This tract offers many opportunities for timber production, hunting/recreation, equestrian use, and minifarm or residential development.

ASKING PRICE: \$244,508 (\$2,200/acre)

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