

INVESTMENT OPPORTUNITY

DIXON TRACT LEE COUNTY, SOUTH CAROLINA ±92 ACRES

LOCATION: From Bishopville, take Hwy. 15 north to the edge of town and turn right onto Dixon Road. Go two blocks and look for the property on the left just past the stop sign at the intersection of Dixon and McGuirt Roads. The property begins just past the natural gas line and across from Reeves Brothers industrial manufacturing facility. Look for AFM For Sale signs.

DESCRIPTION: The Dixon Tract is a family farm timberland/recreation tract just north of the outer limits of the beautiful town of Bishopville. This property currently consists of approximately 30 acres of agricultural fields and the balance in timberland. It has paved road frontage and also adjoins an active railroad. Water and sewer are available as well as natural gas. There is also an excellent pond site. Tax Map No. 030-04-00-001. Lee County FSA Tract No. 204, Farm No. 3331.

PROPERTY USE: This tract offers opportunities for housing/mini-farm development or would be an excellent site for an industrial facility with easy access to US Hwy 15 and I-20.

ASKING PRICE: \$450,000

CONTACT: Curtis Spencer
P.O. Box 1919 • 407 N. Pike Road East • Sumter, SC 29151
Office: 803-773-5461
Mobile: 803-491-4832
Fax: 803-773-4248
E-mail: curtis.spencer@amforem.biz

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