

ALTERNATIVE INVESTMENT OPPORTUNITY

BOYLESTON TRACT (#60040221) KERSHAW COUNTY, SOUTH CAROLINA 215.1 ACRES

LOCATION: The Boyleston Tract lies along the Lynches River in northeastern Kershaw County. To get to the property, leave Bethune (located on US 1) on SC 341 heading north. Turn right (east) upon leaving town on SC 346 (Timrod Church Road), and go 5.9 miles. RFD Box 4164 is 150 yards northeast of the access road to the Boyleston Tract. Mangum Road (County Road 521) is 0.25 miles northeast of the access road. The access road is on the right of SC 346 travelling from Bethune.

DESCRIPTION: This is a premium tract with frontage on the Lynches River and an abundance of merchantable pine and hardwood timber. It is a super hunting tract with hardwoods, river frontage, and productive, high site index pine plantation. The tract is ditched and drained and offers possibilities for wetland mitigation, WRP, or conservation easement credits. Duck hunting should be excellent, and there are areas to easily convert into flooded impoundments. Deer and turkey are plentiful.

PROPERTY USE: This property offers opportunities for hunting, investment, timber production, and recreation.

ASKING PRICE: \$612,030 (\$2,845/acre)

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