

INVESTMENT OPPORTUNITY

BOWMAN TRACT

ORANGEBURG COUNTY, SOUTH CAROLINA

94.47 ACRES

LOCATION: From Columbia, take I-26 east to Exit 159. Turn right onto Homestead Road (#36) and take the next left onto Wintercreek Road (#492). Go across Arista Road (#692) and 0.5 miles past Mt. Zion Baptist Church to the tract on the right. Look for AFM For Sale signs. From Charleston/I-95, take I-26 west to Exit 165 (Hwy. 210). Take 210 (Vance Road) south toward Bowman approximately 2.5 miles after crossing over I-26 and turn right onto Ebenezer Road (#92). Go north on Ebenezer Road to Wintercreek Road (#492) just before crossing back over I-26. Go west on Wintercreek Road and look for AFM For Sale signs on the left. From I-95 North/Santee, take Hwy. 210 (Vance Road) south toward Bowman, cross over I-26 and follow directions above from Charleston/I-95. Note: Wintercreek Road (#492) is located between two I-26 overpasses just northwest of Hwy. 210 (Vance Road). These two overpasses do not have exits or access to I-26. Exit I-26 at Exit 159 from the west and Exit 165 from the east. See attached location map. Property shown by appointment only.

DESCRIPTION: Nice timberland, farm, or investment tract. The rural area and surrounding farms and timberland provide for excellent wildlife habitat for deer and turkey with possibilities for dove and duck hunting. Only one hour from Columbia and Charleston. Located just off I-26 near Bowman and west of I-95, this property is near the forthcoming Jafza Logistics Development set to break ground in late 2009. The tract consists of 25 acres of thinned 16-year-old pine, 25 acres of 2005 planted pine in fields, and approximately 45 acres of mixed pine/hardwoods, roads and food plots. The 2005 planted pine could be easily returned to farm fields or pasture. The tract also offers possible pond sites. A great opportunity to enjoy the country and invest in a soon-to-be dynamically growing area of South Carolina.

PROPERTY USE: This property provides great opportunities for timber investment with good hunting and possible subdivision into rural home sites, minifarms, or an equestrian farm.

ASKING PRICE: \$376,000 (\$3,980/acre)

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