

ALTERNATIVE INVESTMENT OPPORTUNITY

PEACH TRACT

KERSHAW COUNTY, SOUTH CAROLINA

334 ACRES

LOCATION: The tract lies 2 miles NW of Bethune on Kershaw County #87 (Mill Creek Road). It is also bisected by McCaskill Road (County 837), Rozier Lane, and Little Lynches Road. Bethune is 19 miles NE of Camden.

DESCRIPTION: The Peach Tract is a great timberland tract on the Little Lynches River. The property's diverse wildlife habitat offers great hunting for deer, turkey, and ducks along the river and bottomland. Road frontage provides for subdivision possibilities, and the tract also has good internal access roads. The Peach Tract also offers merchantable timber and good soils and site index for timber production. Great investment opportunity!

PROPERTY USE: The property provides investment opportunities for residential use and timber income plus recreation/hunting.

ASKING PRICE: \$994,878 (\$2,979/acre)

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