

ALTERNATIVE INVESTMENT OPPORTUNITY

GUY TRACT

KERSHAW COUNTY, SOUTH CAROLINA

412 ACRES

LOCATION: The property lies 6.0 miles north of Cassatt on Kershaw County 59. (Cassatt is approximately 10 miles NE of Camden on US 1.) It is located behind (to the east of) Providence Baptist Church.

DESCRIPTION: The Guy Tract is a very nice timberland/hunting property with diversity for wildlife habitat and Little Lynches River frontage. The tract consists of 163 acres of upland thinned planted pine with the balance in beautiful hardwoods. The property offers a possible duck hunting/impoundment site, excellent deer & turkey hunting, a nice surrounding area, and conservation opportunities.

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

ASKING PRICE: \$971,635 (\$2,358/acre)

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