

ALTERNATIVE INVESTMENT OPPORTUNITY

SWEET PROSPECT TRACT FAIRFIELD COUNTY, SOUTH CAROLINA 918± ACRES

LOCATION: The Sweet Prospect Tract is located in northern Fairfield County just off Highway 321 to the north of Winnsboro and south of Blackstock. It is in a beautiful rural area with adjoining timberlands and farm property. The property is an easy drive from Charlotte, NC, and Columbia, SC. 3529 Sweet Prospect Road, Blackstock, SC 29014 (See attached location map).

DESCRIPTION: The tract is a well-managed, diverse, timberland/recreation/hunting property. This is a great opportunity to own a large, contiguous property that is suitable for timberland investment, wildlife management, and recreational enjoyment. It features 530 acres of 1986 planted pine, 1995 pines, and hardwoods for future income. Well-maintained interior roads provide excellent access. The tract has over 7,000 feet of frontage on the East Fork of Little River and several excellent pond sites. There is a 1,200 square foot steel utility building on site with power, well, and septic tank and ready for the construction of your retreat/cabin to your specifications. A perfect retreat for family and friends. Tax Map No. 57-00-00-001.

PROPERTY USE: This property provides opportunities for investment, equestrian use, and recreation/hunting. A diverse timberland with uplands, bottomland hardwoods and river frontage provides a premium wildlife habitat and offers excellent hunting for deer, turkey, quail, doves, and duck.

ASKING PRICE: \$3,000,000

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