

ALTERNATIVE INVESTMENT OPPORTUNITY

CARROLL 95 TRACT KERSHAW COUNTY, SOUTH CAROLINA 97 ACRES

LOCATION: The tract lies 5 miles east of Kershaw just to the north of SC 157. Kershaw County 701 runs east/west through the property and Ingram and Fred Gardner Roads border it on the east.

DESCRIPTION: The Carroll 95 Tract consists of 95% uplands with diverse stands of planted pines. It has a nice longleaf stand and merchantable pine and premerchantable stands for future income. This is a nice hunting tract in a rural setting of Kershaw County. Threatt Road bisects the property and provides for subdivision opportunities. An easy drive from Charlotte and surrounding areas.

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

ASKING PRICE: \$255,875 (\$2,638/acre)

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