

# ALTERNATIVE INVESTMENT OPPORTUNITY

KIRKPATRICK 162 TRACT (#60040168)  
FAIRFIELD COUNTY, SOUTH CAROLINA  
162.4 ACRES

**LOCATION:** The Kirkpatrick 162 Tract lies in the west central part of Fairfield County very near Lake Montecello. From Salem Crossroads (Junction SC 215 & SC 34), go 2.25 miles south to Fairfield Co. 225 (Liston Road) and turn left (east). Go one mile to a red gate on your left (RFD Box 1022). Follow the woods road to the property.

**DESCRIPTION:** This aesthetically pleasing property is a very nice timberland/hunting tract with a diverse mixture of uplands, hardwood bottoms, and creeks running through the property to provide perfect wildlife habitat. There is an excellent cabin site overlook with a scenic view. The tract contains many acres of premerchantable pine and considerable mature hardwood. The property also has an old hunting cabin (poor condition).

**PROPERTY USE:** This property offers excellent opportunities for hunting, recreation, and timberland investment.

**ASKING PRICE:** \$360,180 (\$2,218/acre)

**CONTACT:** Curtis Spencer or Hugh Ryan  
P.O. Box 1919 • 407 N. Pike Road East • Sumter, SC 29151  
Office: 803-773-5461  
Mobile: 803-491-4832 (Spencer); 803-968-3072 (Ryan)  
Fax: 803-773-4248  
E-mail: [curtis.spencer@amforem.biz](mailto:curtis.spencer@amforem.biz); [hugh.ryan@amforem.biz](mailto:hugh.ryan@amforem.biz)

*All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.*

*American Forest Management (AFM) will not be liable for any fees or commissions to any real estate salesperson, broker, dealer or agent in connection with this offering unless arrangements have been made with the listing salesperson or broker and his/her Broker-In-Charge. Arrangements made will be in writing only on forms supplied and approved by AFM. Prospective buyers or sellers, as the case may be, must be registered with AFM in writing for AFM's approval prior to discussions relating to payment of fees or commissions. Possession of AFM's marketing material or sales information or the showing of the sale property without prior permission from the listing salesperson or broker does not obligate AFM in any way to the payment of fees or commissions to individuals not employed by AFM or a contractor not associated with AFM.*

