

# ALTERNATIVE INVESTMENT OPPORTUNITY

MCDOWELL TRACT (#60040172)  
FAIRFIELD COUNTY, SOUTH CAROLINA  
117.13 ACRES

**LOCATION:** The McDowell Tract lies near the Broad River in the northwestern corner of Fairfield County. Fairfield Co. 99 runs through the property less than 0.5 miles north of the junction of County Roads 99 and 33 (Shelton Road). Access to the property is off of SC 215.

**DESCRIPTION:** This tract contains extensive paved road frontage and would be an excellent tract for minifarm divisions or housing development. There is substantial premerchantable planted pine (102 acres of 1998 loblolly) to provide for future income and some merchantable timber.

**PROPERTY USE:** This property offers possibilities for hunting, investment, timber production, subdivision, and housing development.

**ASKING PRICE:** \$233,520 (\$1,994/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.*

