

ALTERNATIVE INVESTMENT OPPORTUNITY

LLOYD 213 TRACT

CHESTERFIELD COUNTY, SOUTH CAROLINA
205.79 ACRES

LOCATION: The property lies in the very southwestern corner of Chesterfield County adjacent to Union Methodist Church. From McBee, go south on County Road 31 (This road leaves US 1 at the western edge of McBee.) 4.1 miles. The tract is on both sides of Road 31. From Hartsville, take SC 151 north 4 miles to Darlington County 23. Turn left on #23 and travel 5 miles to McCoy's crossroad. Turn right on Darlington County 231 which becomes Chesterfield County 31. Go 1.5 miles to Union Church.

DESCRIPTION: Great hunting property with possibilities for subdivision into smaller mini-farm home sites. Very nice rural area of Chesterfield County near Hartsville, Florence, and Darlington. Merchantable timber for immediate income. Excellent investment opportunity!

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

ASKING PRICE: \$538,315 (\$2,616/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; hugh.ryan@amforem.biz

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