

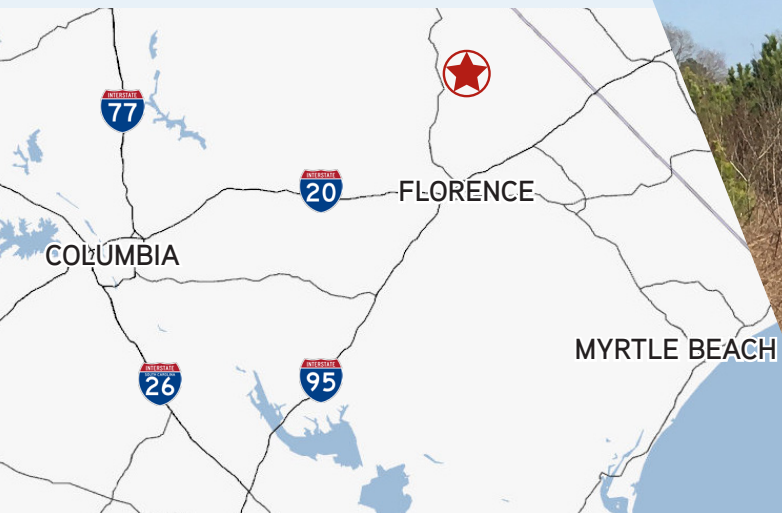
FOR SALE

colliers.com/1056963  VIEW ONLINE

±102.5 Acres

Highway 38

BENNETTSVILLE | SC



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RYAN MCCUE

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This tract has great timber-producing qualities with an 84-foot average site index for loblolly pines. It is comprised of approximately 15 acres of merchantable timber with the balance in 6-year-old volunteer growth and a road that bisects the property.

\$174,250
SALE PRICE



±102.5 Acres



Great
soils



Flat
topography



Opportunity
Zone



Tax Map #
027-00-02-018



Game:
turkey & whitetail deer



Florence | 50 min
Columbia | 105 min
Myrtle Beach | 105 min

Potential Uses

Timber/recreational tract
Conversion to row cropping
Incredible home site



SOIL MAP



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Forestland Productivity

This table can help forestland owners or managers plan the use of soils for wood crops. It shows the potential productivity of the soils for wood crops.

Potential productivity of merchantable or *common trees* on a soil is expressed as a site index and as a volume number. The *site index* is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands. Commonly grown trees are those that forestland managers generally favor in intermediate or improvement cuttings. They are selected on the basis of growth rate, quality, value, and marketability. More detailed information regarding site index is available in the "National Forestry Manual," which is available in local offices of the Natural Resources Conservation Service or on the Internet.

The *volume of wood fiber*, a number, is the yield likely to be produced by the most important tree species. This number, expressed as cubic feet per acre per year and calculated at the age of culmination of the mean annual increment (CMAI), indicates the amount of fiber produced in a fully stocked, even-aged, unmanaged stand.

Trees to manage are those that are preferred for planting, seeding, or natural regeneration and those that remain in the stand after thinning or partial harvest.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service, National Forestry Manual.

Report—Forestland Productivity

Forestland Productivity—Marlboro County, South Carolina				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			Cu ft/ac/yr	
Cx—Coxville loam				
Coxville	Loblolly pine	91	129.00	Loblolly pine, Sweetgum
	Longleaf pine	77	100.00	
	Southern red oak	87	72.00	
	Sweetgum	84	86.00	
	Water oak	75	72.00	
	Willow oak	88	86.00	
	Yellow-poplar	86	86.00	
FaA—Faceville loamy sand, 0 to 2 percent slopes				
Faceville	Loblolly pine	82	114.00	Loblolly pine
	Longleaf pine	65	72.00	

Forestland Productivity—Marlboro County, South Carolina				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			Cu ft/ac/yr	
GoA—Goldsboro loamy sand, 0 to 2 percent slopes, Southern Coastal Plain				
Goldsboro	Loblolly pine	88	127.00	Loblolly pine
	Red maple	—	—	
	Southern red oak	—	—	
	Sweetgum	—	—	
	Water oak	—	—	
	White oak	—	—	
	Yellow-poplar	—	—	
NbB2—Nankin sandy clay loam, 2 to 6 percent slopes, eroded				
Nankin	Loblolly pine	80	114.00	Loblolly pine
	Longleaf pine	70	86.00	
NcA—Noboco loamy sand, 0 to 2 percent slopes				
Noboco	Loblolly pine	90	129.00	American sycamore, Loblolly pine, Longleaf pine, Sweetgum
	Longleaf pine	80	100.00	
NoA—Norfolk loamy sand, 0 to 2 percent slopes				
Norfolk	Blackgum	—	—	Loblolly pine
	Hickory	—	—	
	Loblolly pine	84	114.00	
	Longleaf pine	77	100.00	
	Southern red oak	—	—	
	White oak	—	—	
	Yellow-poplar	—	—	
NoB—Norfolk loamy sand, 2 to 6 percent slopes				
Norfolk	Blackgum	—	—	Loblolly pine, Longleaf pine
	Hickory	—	—	
	Loblolly pine	84	114.00	
	Longleaf pine	77	100.00	
	Southern red oak	—	—	
	White oak	—	—	
	Yellow-poplar	—	—	

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