



DWIGHT L. STEWART, JR. AND ASSOCIATES, LLC
CONSULTING FORESTERS
26 E. BOYCE STREET
MANNING, SOUTH CAROLINA 29102
(803) 435-2301

REGISTERED FORESTERS

DWIGHT L. STEWART, JR.
G. WARD GATLIN
E. REED SALLEY

REAL ESTATE

DWIGHT L. STEWART, JR. BIC
G. WARD GATLIN

LAND FOR SALE

Cades Tract- W.E. Bynum Farms, LP

LOCATION: Williamsburg County, SC
TAX MAP # 45-146-002 - Cades Road

ACREAGE SUMMARY: 242.6 acres, more or less

FINANCIAL TERMS: Cash at Closing

SALES PRICE: \$625,000.00

COMMENTS: The Cades Tract is a productive timber growing tract and is in an area with good white tail deer populations. The tract has an estimated \$204,000 in timber that is merchantable. Good forestry practices are in place. The tract is located 30 miles from Florence, 67 miles from Myrtle Beach, SC and 85 miles from Charleston. Property lines are marked and well maintained.

The above information is considered correct, but is not guaranteed. Acreage information was taken from existing plats and tax assessor's records. Buyer should have a routine title examination performed by an attorney. Dwight L. Stewart, Jr. is a licensed real estate broker representing the seller.

W. E. Bynum Farms, LP – Williamsburg County, SC

Tax Map 45-146-002 (248 acres)

Estimated timber volumes present and not under contract as of July 29, 2020:

Blocks 1 & 2 (70 acres)

Pine: 6475 tons x \$16.50/ton = \$106,837.00 = \$1,526.00/acre

Block 3 (17 acres)

Mostly cutover (scattered Hardwood pulpwood) = \$50.00/acre = \$850.00

Block 4 (49 acres)

Pine: 4976 tons x \$15.50/ton = \$77,128.00

Hardwood: 621 tons x \$10.00/ton = \$ 6,210.00

Total Estimated Value = \$83,338.00 = \$1,701.00/acre

Block 5 (66 acres)

Cutover no timber value

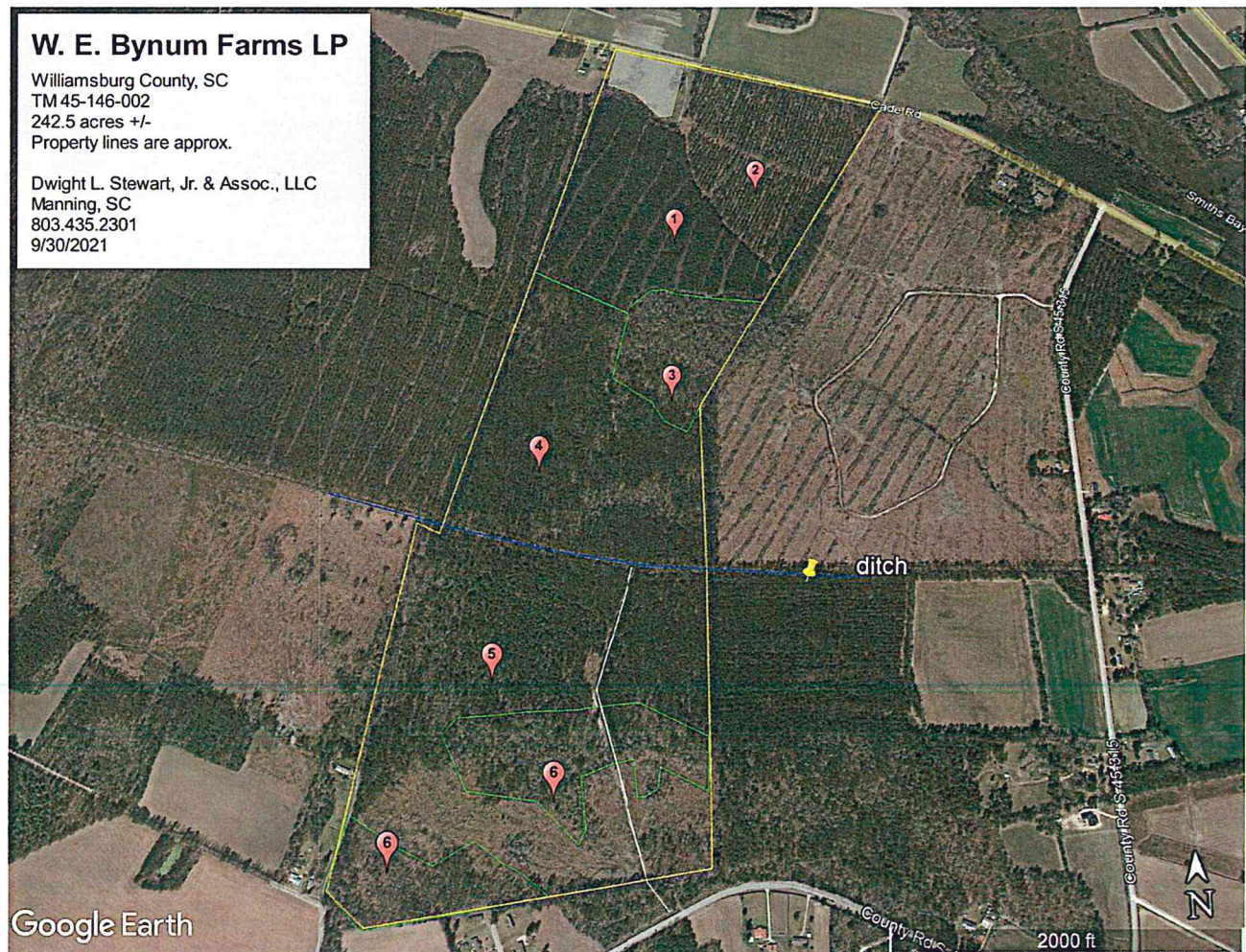
Block 6 (28 acres)

Mixed Hardwood & Pine: 1400 tons x \$10.00/ton = \$14,000.00 = \$500.00/acre

Block 7 (8 acres)

Field no timber value

Timber Stand Map



Photos of W.E. Bynum Farms, LP Tract



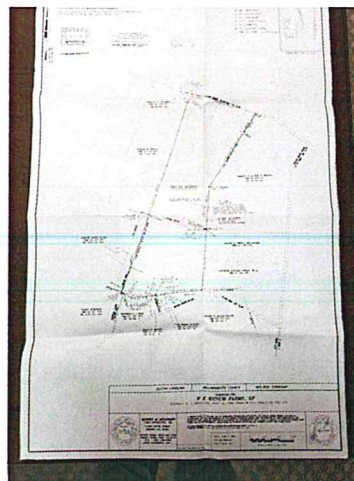
Road frontage on Cades Road, looking east. The Bynum tract is on the right of the road.



Cropland and woodland



Cutover area on the southern portion of the tract.



Plat dated June 1, 2014

Location Map

