

FLOWERS FORESTRY, LLC.

CONSULTING FORESTRY

WILLIAM E. FLOWERS
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REAL ESTATE BROKERS & APPRAISALS
424 E. Billy Farrow Highway
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INVITATION FOR BIDS ON SOUTH CAROLINA TIMBER LAND

TRACT: Tract known as the Graham tract by the owners consisting of approximately 78.8 acres as shown by the Marlboro County Tax Assessor. The tract is located on both sides of Southard Lane in Marlboro County South Carolina. It is south of the town of Bennettsville and near the Argyle community.

The tract is comprised of a stand of approximately 78.8 acres of predominately Loblolly pine that is approximately 8 years old. It has good access and frontage along Southard Lane, a county dirt road. It is located near pulp and saw-timber mills. The property is about 2 hours from Charlotte, NC.

This tract predominately wooded with great future potential for timber production as well as recreation. It is located close to the town of Bennettsville.

OWNERS: Marion S. Graham, Etal.

TYPE OF BIDS: Sealed bids received by me at my office at the above address at or before time for opening bids. All bidders will be required to provide a deposit of 5% of the bid amount immediately upon acceptance of their bid by the owners. Deposit checks are to be made payable to Flowers Forestry Escrow. No broker protection is offered for this sale.

Bids should be submitted on the entire tract inclusive of the trees and timber. Any bid that is not for the entire property "as is" will not be considered.

TIME OF OPENING OF BIDS: All bids must be received by me at my office, located at 424 E. Billy Farrow Highway, Darlington, SC 29532, by 11 a.m. EST on Wednesday, December 6, 2023. All bids will be opened and announced immediately after that time. Acceptance or rejection of bids will be made within 48 hours.

TERMS AND CONDITIONS OF SALE: Payment in full shall be made by purchaser within 45 days after acceptance of a bid or as soon thereafter as Sellers shall have conveyance executed and ready for delivery.

APPROXIMATE TIMBER VOLUMES:

The tract predominately consists of pre-merchantable loblolly pine.

INQUIRIES: All inquiries should be to me at the contact information provided. No warranty of timber volumes will be made.

TIMBER STANDS AND GROWING CONDITIONS: The tract is comprised of a stand of approximately 76 acres of Loblolly pine that is approximately 8 years old.

SOILS: Soils are Persanti loam and Smithboro silt loam along with a small amount of Coxville loam. These are all 90 + site index soils for loblolly pine growth.

ARABLE LAND: There is no open farmable land on the property.

GAME HUNTING: The property would present good opportunities for hunting.

DEVELOPMENT: Soils would likely limit the possibility for any development on the property and no representation is made that the property is developable. Prospective Bidders may feel free to have any testing done or use their own judgement to determine if there may be any development potential as long as no damages are done to the property.

INSPECTION OF THE PROPERTY: Please contact me at 843-687-6931 prior to inspection of the property. The property should be available for inspections at any time. We will be able to assist any who wish to view the property (if needed) on an appointment basis. Anyone entering the property for inspection does so at their own risk and no liability is assumed by the Sellers or Flowers Forestry, LLC.

Corey E. Flowers
S. C. Registered Forester #1779

Graham Tract

78.8 Acres

Legend



Google Earth

900 ft

THINKGIS

063-01-01-003

Id

Full

Id

Info

Zm

Box

Zm

Out

Home

Prev

Send

Print

Help

Layers

Index

Clear

Parcel Tools

Tools

login

Hover mode

Prev

Next

Clear

Close

063-01-01-003

General

Assessment

Structure

Owner and General Parcel Information

Property Card

Show Property Card

Map Number

063-01-01-003

Owner Name

GRAHAM MARION S ET

Mailing Address1

C/O ROBERT GRAHAM

Mailing Address2

302 ELMWOOD ROAD

Mailing Address3

HURON OH

Mailing ZipCode

44839

Physical Address

0

Legal Description1

Legal Description2

Total Acreage

78.80

Deed Book

Deed Page

Plat Book

Plat Page

Description Location

14 MI S BENN

Description Location2

SOUTHARD LANE

Sale Price

\$0.00

Sale Date

1900/01/01

063-01-01-003

SOUTHARD LANE

063-01-01-002

WHAITHCOCK LN

