

1,103+/- Acre Timberland Investment

Bull Swamp Road, North

Orangeburg County, SC



Southeastern Land Brokerage, LLC

South Carolina - North Carolina - Georgia - Arkansas - West Virginia

O. Max Nelson, Broker
C: 803.404.8351
Max@selandbrokerage.com

1224 Pickens Street #200
Columbia SC 29201
www.selandbrokerage.com

Property Summary for Little Bull Swamp Creek Tract, North – Orangeburg County, SC

Asking Price:	\$5,250,000.00
Address:	Bull Swamp Road – Hwy 172
Road Frontage:	2,617+/- ft
TMS #:	0093-00-01-001.000
Property Type:	Timberland Management w/ Development Potential
Tax District:	50
Zoning:	Rural
Acreage:	1,103 +/-

Professionally managed timber investment consisting of 19 stands ranging from newly reforested plantation to 25+ year saw timber and everything in between. Several high sandy ridges within the tract, optimal for harvest during extended rainy seasons, the ideal wet weather tract. The multiple age classes of timber will allow for immediate cash flow and continued management will provide opportunities to harvest on almost an annual basis. The northern boundary is a bold creek with consistent flow providing water to the various and bountiful game. Excellent interior road system provides unencumbered access to the entire property. No easements on the property and unrestricted opportunity to develop as desired. Several hundred feet of paved county road frontage. Easy access to I-26 - 37 minutes to Columbia, and a little over an hour to Charleston.



Southeastern Land Brokerage, LLC

South Carolina - North Carolina - Georgia - Arkansas - West Virginia



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas - West Virginia

[illegible]

An aerial photograph of a large timber tract in North Carolina, outlined in red. The tract is irregularly shaped and covers a significant portion of the central and upper-left areas of the image. It is surrounded by other land parcels, some of which are also outlined in red. A road labeled '172' runs along the bottom edge of the tract. In the top left corner, there is text identifying the tract as 'Leysath Timber Tract', located at 'Bull Swamp Road, North, SC, USA', covering '1,103 Acres', and valued at '\$5,250,000.00'. In the top right corner, contact information for 'Southeastern Land Brokerage' is provided, including the name 'Max Nelson', phone number '(803) 404-8351', email 'max@selandbrokerage.com', and website 'http://www.selandbrokerage.com'. The bottom right corner features the 'TerraStride Pro' logo.

An aerial photograph of a large, irregularly shaped forested tract outlined in red. The tract is surrounded by various land uses, including agricultural fields, smaller wooded areas, and some residential structures. A road, likely Highway 172, runs along the bottom and right sides of the tract. The text "Leysath Timber Tract" is in the top left, and "Southeastern Land Brokerage" is in the top right.

An aerial photograph of a large, irregularly shaped forested tract outlined in red. The tract is surrounded by various land uses, including agricultural fields, smaller wooded areas, and some residential structures. A road, likely Highway 172, runs along the bottom and right sides of the tract. The text "Leysath Timber Tract" is in the top left, and "Southeastern Land Brokerage" is in the top right.

[illegible][illegible]

Leysath Timber Tract
 Bull Swamp Road, North, SC, USA
 1,103 Acres
 \$5,250,000.00

Southeastern Land Brokerage
 Max Nelson
 (803) 404-8351
 max@selandbrokerage.com
 http://www.selandbrokerage.com

TerraStride Pro

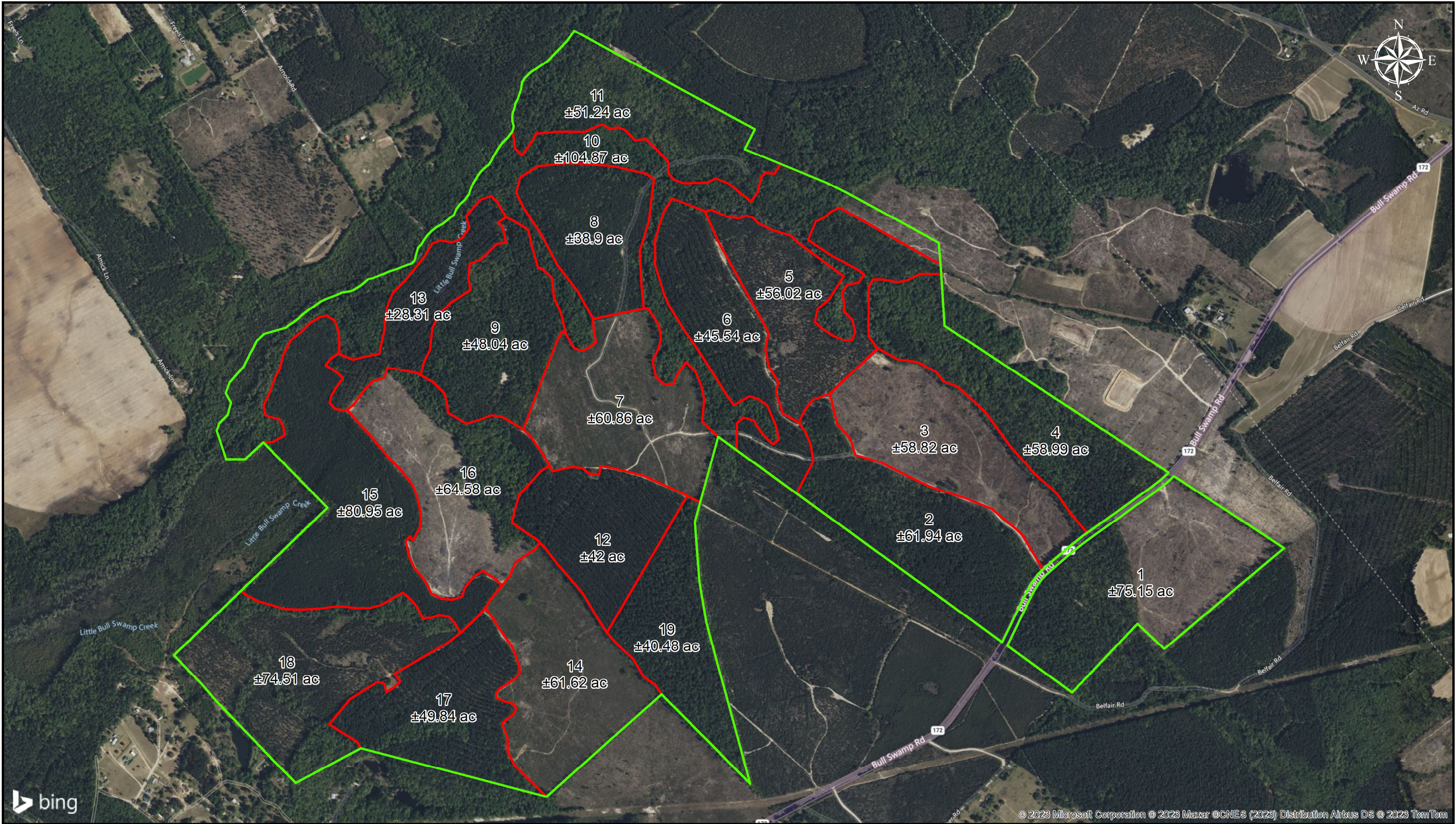
Leysath Timber Tract
 Bull Swamp Road, North, SC, USA
 1,103 Acres
 \$5,250,000.00

Southeastern Land Brokerage
 Max Nelson
 (803) 404-8351
 max@selandbrokerage.com
 http://www.selandbrokerage.com

TerraStride Pro

An aerial photograph of a large, irregularly shaped forested tract outlined in red. The tract is surrounded by various land uses, including fields, roads, and some buildings. Highway 172 is visible running horizontally across the bottom of the map. The text "Leysath Timber Tract" is in the top left, and "Southeastern Land Brokerage" is in the top right.

[illegible]



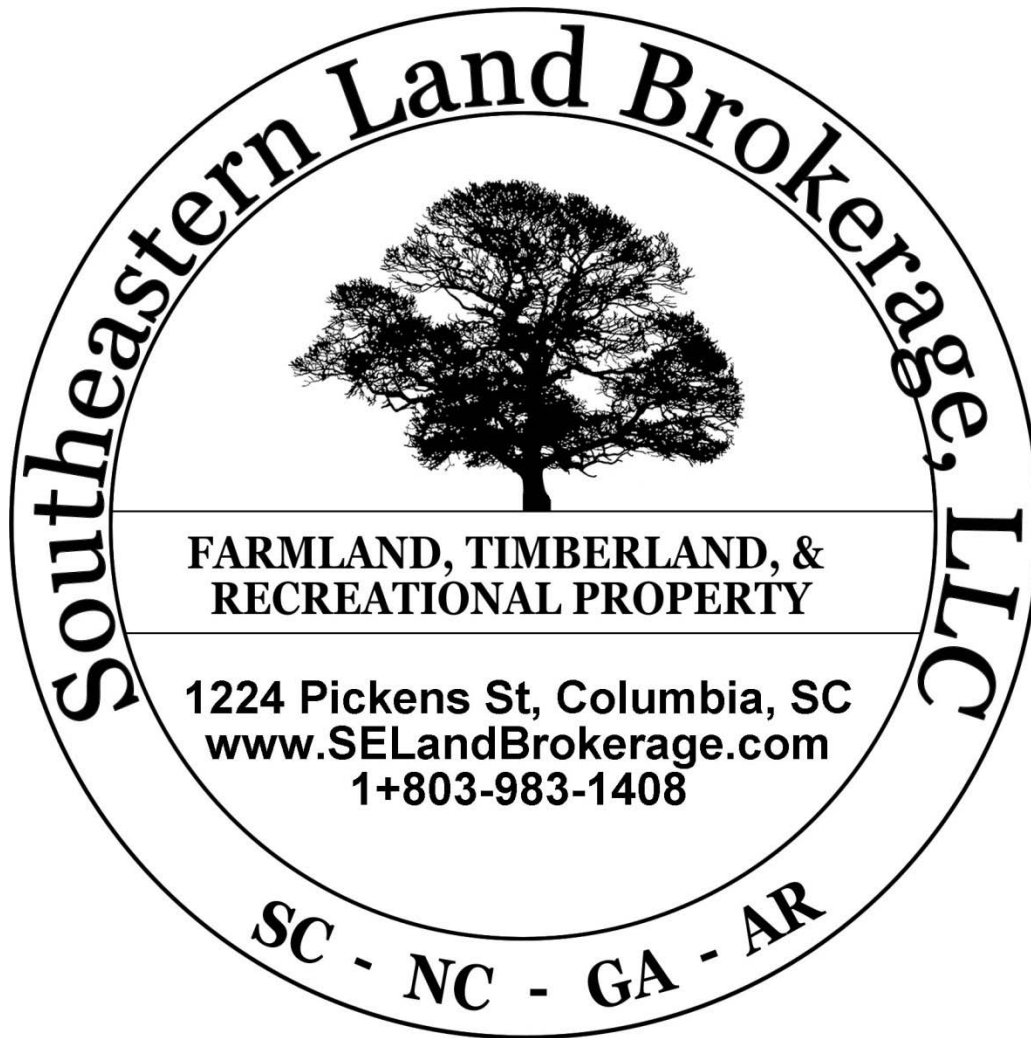
Bell Tract

Orangeburg County, SC

± 1103.57 Acres



This property is proudly marketed by...



Thank you for taking time to review this opportunity in Orangeburg County, SC. Please feel free to contact me for more information or to schedule a private viewing. I am always available.

Max Nelson

(803) 404-8351

Max@selandbrokerage.com