


0 HUMMINGBIRD LANE

UNION COUNTY, SC
122 +/- ACRES
\$390,400



CROSBY
LAND COMPANY



PROPERTY DESCRIPTION

Located approximately 56 miles NW of Columbia, SC, this property is an easy drive up I-26 and an ideal property for a weekend retreat. This landscape is comprised of 42 +/- acres of 2-year-old planted loblolly pine, 54 +/- acres of mature hardwood bottom, and 25 +/- acres of 1996 merchantable pine plantation. Improvements include a single main road leading through the center of the tract providing access to the central area where there is a spacious clearing suitable for a cabin or hunting camp. Multiple wildlife openings and shooting lanes are established throughout the property, accessible by ATV and UTV trails. One of the best features this property has to offer is the location; privacy and seclusion abound with a 170,000-acre neighbor. This property abuts the Enoree District of the Sumter National Forest, allowing it to be the beneficiary of all the wild game the National Forest offers.

PROPERTY FEATURES:

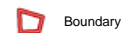
- Interior Road System
- Established Shooting Lanes
- Adjoins USFS Lands
- Mature Hardwood

DIRECTIONS

From Union take Sardis Road south. After passing Union Country Club Golf Course continue for 1.7 miles and fork left onto Deep Water Road. In 3/4 miles turn right onto Hummingbird Lane. Property begins on the right in 1/10 of a mile; the main gate is 3 tenths of a mile on the right.

CONTACT

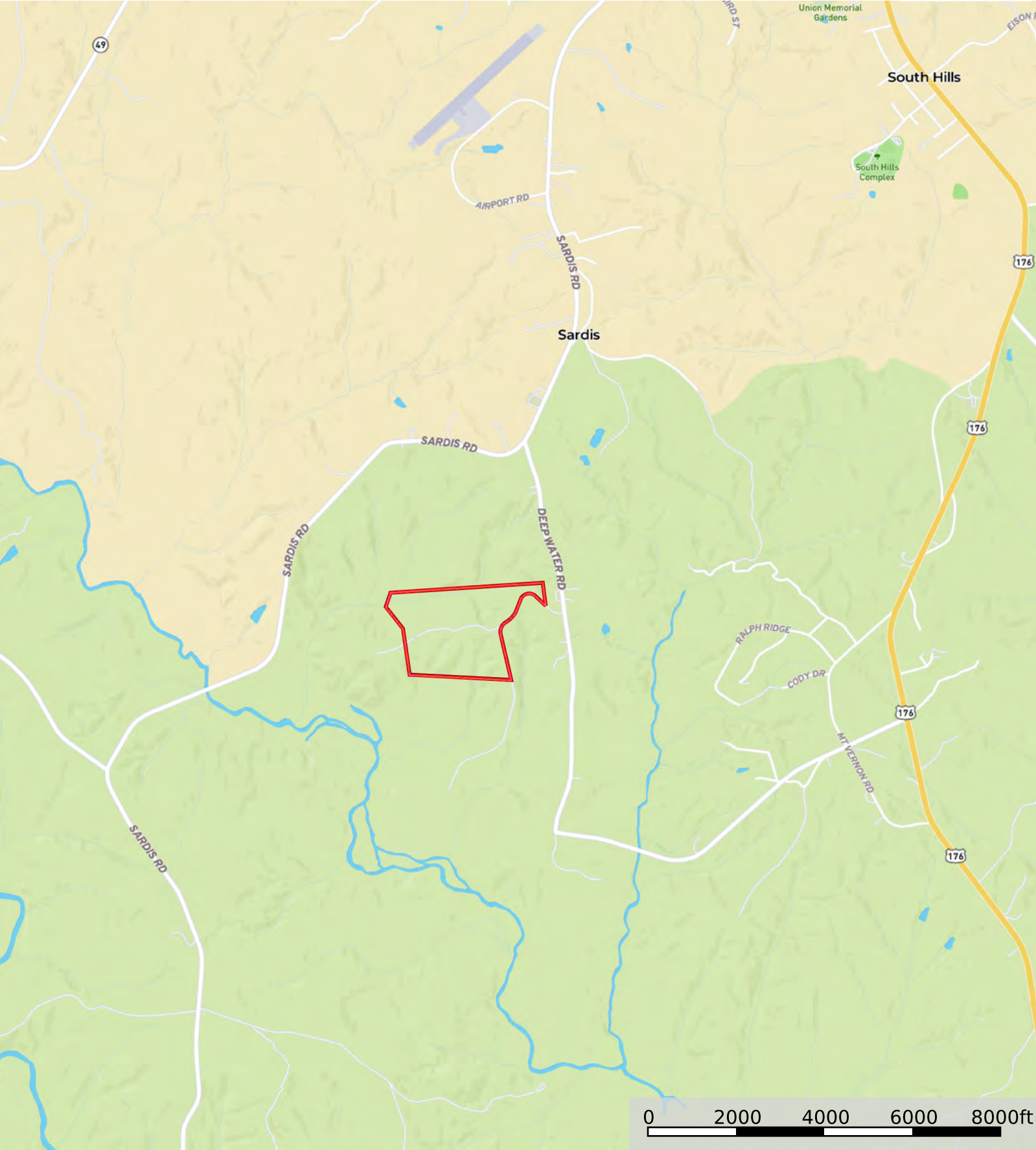
Todd Crosby; BIC, ALC
O: 843-782-5700 ~ M: 843-909-0159
Email: toddcrosby@crosbylandco.com
www.CrosbyLandCo.com




Boundary

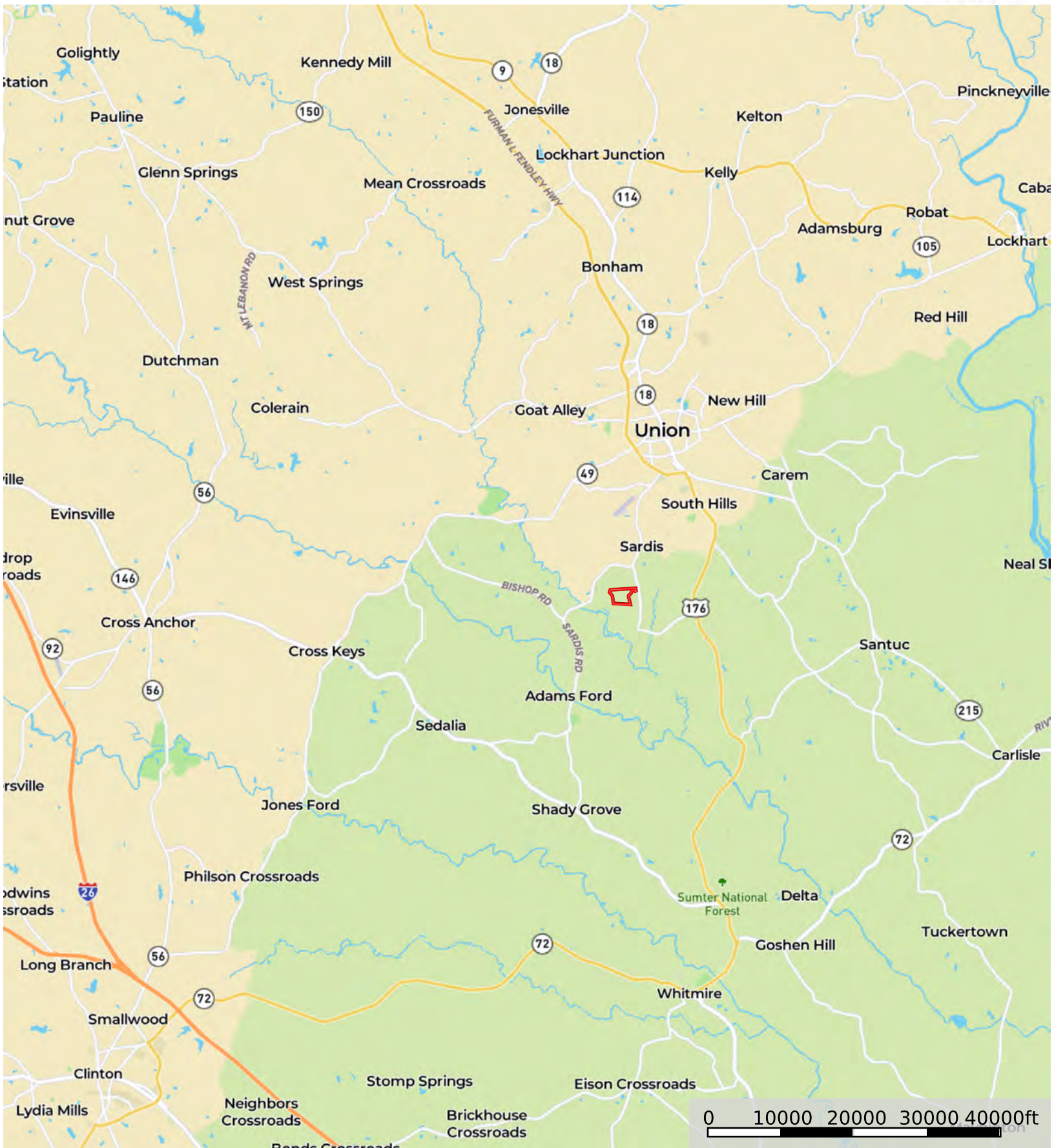
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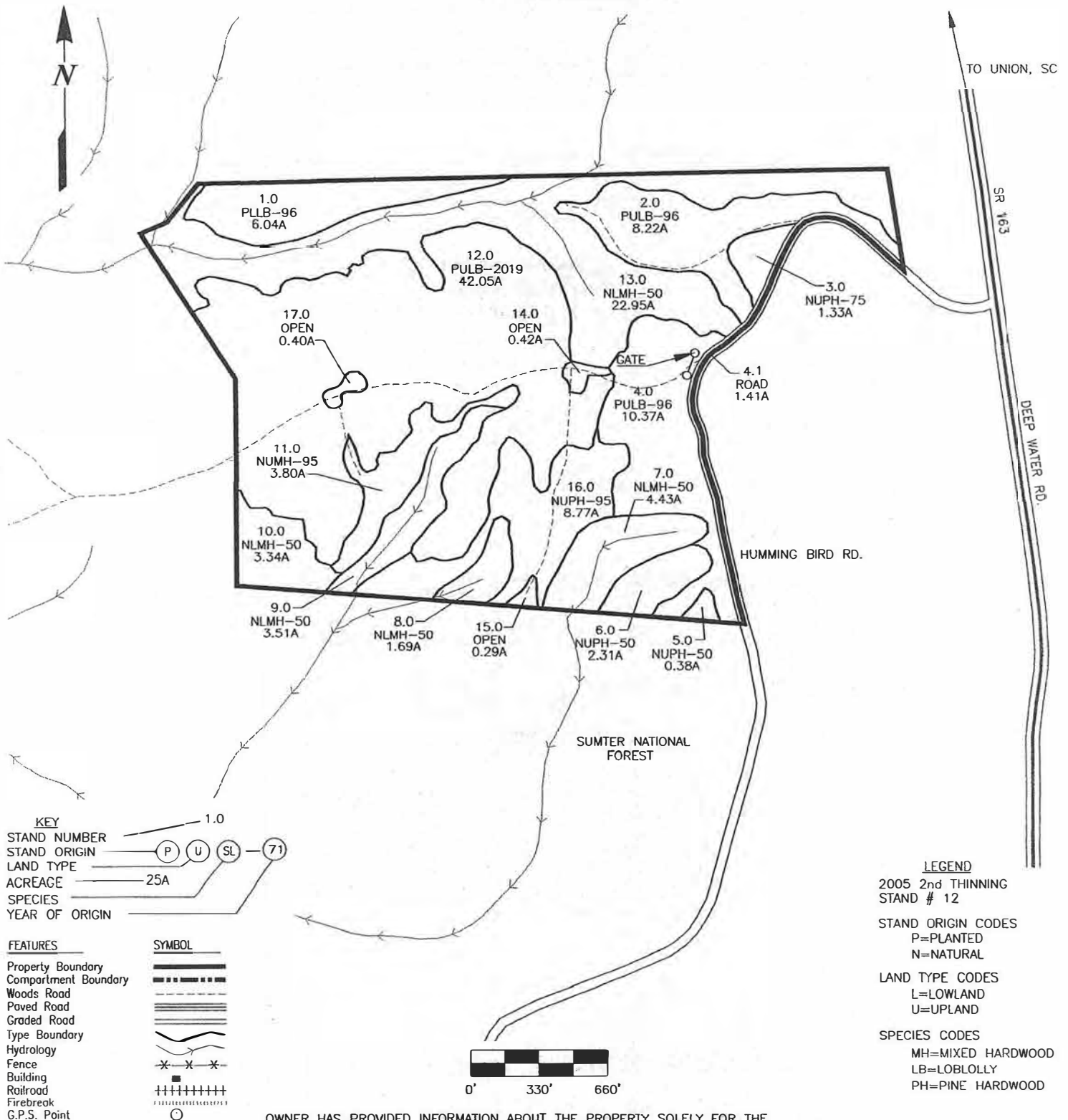
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TRACT 2846

BRANNON TRACT

UNION COUNTY, SOUTH CAROLINA

121.71 ACRES /



OWNER HAS PROVIDED INFORMATION ABOUT THE PROPERTY SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER AND DOES NOT GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. SALE OFFERING IS SUBJECT, WITHOUT NOTICE, TO CHANGE AT ANY TIME INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES SUBJECT TO OWNER'S APPROVAL.

MGMT. STATUS: C_060116

NOVEMBER 1997

MAP NO. M:\NEW_MAPS\WACH\SC\UNION\2846\A0102846.DWG

Stand Descriptions and Acreages by Tract Sorted by Description - Summary

Balanced Timberland Fund

002846 -- Brannon

Union County, South Carolina

Deed Acres: 121.71

Tract Date - 11/3/1997

Stand Description	Acres
NLMH\1950	35.92
NUMH\1995	3.80
NUPH\1950	2.69
NUPH\1975	1.33
NUPH\1995	8.77
OP\0	1.11
PLLB\1996	6.04
PULB\2019	42.05
PULB\1996	18.59
RD\0	1.41
Tract Total:	121.71

**This report does not include sold or excluded tracts.*

Report ID: VA0102

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