

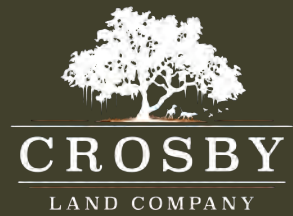
FOR SALE

GWC-207

Laurens County

153.44 Acres

\$577,701.60



The property is conveniently located near Clinton, SC and can be easily accessed just off I-26. This is ideal hunting property as well as long term timberland investment, the landscape has a gentle roll to it and includes upland as well as small creek along the eastern boundary.

FEATURES

- HUNTING
- TIMBERLAND
- CREEK
- ROLLING TOPOGRAPHY
- PAVED ROAD FRONTAGE

DIRECTIONS

From Exit 54, turn right onto County Rd 72 and travel East for 1.94 miles.

Turn right onto Hurricane Church Rd and the property begins after 1.45 miles on your left.

CONTACT

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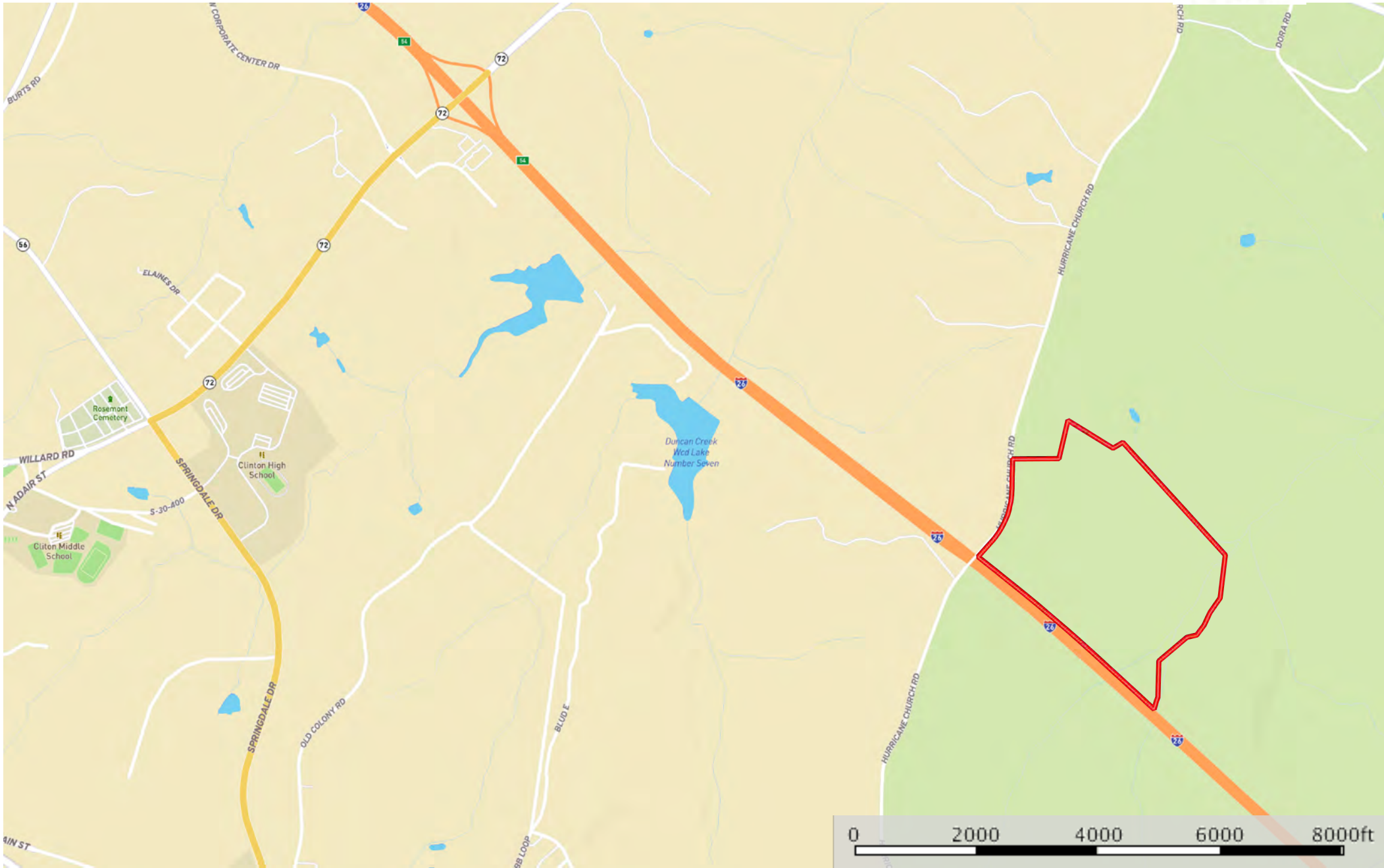
GWc-207 Large Aerial Map
Laurens County, South Carolina, 169 AC +/-



Disclaimer:
All information provided is assumed to be accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. Seller does not guarantee timber value, volumes, and acreages of the woodland, cropland, timber stands, ponds, or square footage of any structure. Seller does not guarantee the function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment or water control devices. No Representations or warranties are expressed or implied as to the property, its condition, usage type, or boundaries. This offering is subject to errors, omissions, changes including price or withdrawal without notice.

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

GWc-207 Large Location Map
Laurens County, South Carolina, 169 AC +/-



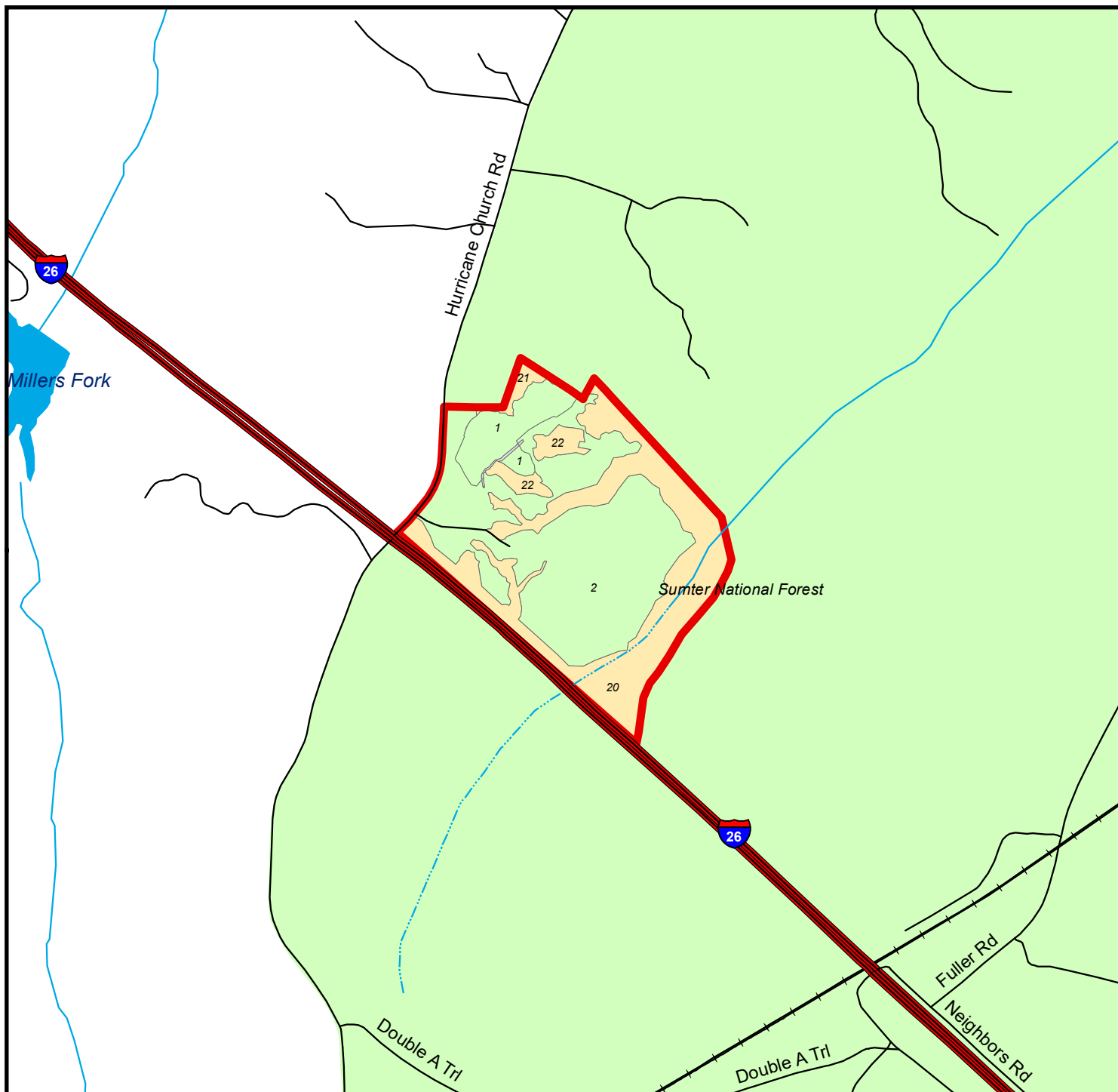
Boundary

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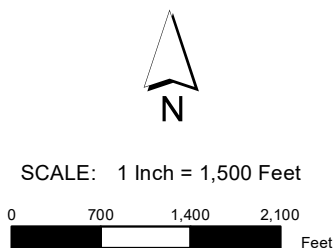
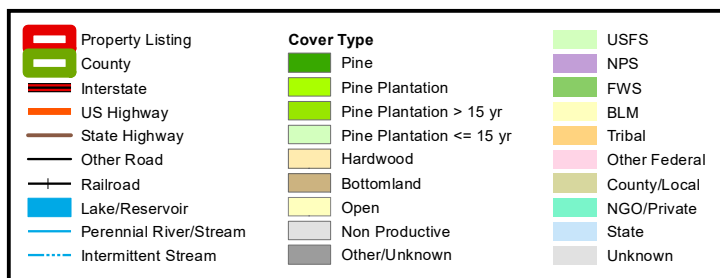


Stand Map

GWc - 207

Parcel # 45059Hb0362

Laurens County, SC - approx. 169.0 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.3
1	Pine Plantation <= 15 yr	10	13.6
2	Pine Plantation <= 15 yr	3	85.8
20	Hardwood	72	59.8
21	Hardwood	72	2.8
22	Hardwood	72	5.6

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

7/29/2022