# FOR SALE

# **ALLEN TRACT**

Chesterfield County 96.5 +/- Acres \$250,000









The Allen Tract is located in Chesterfield County only 6 miles from Pageland, SC, and 51 miles from Charlotte, NC. The property's landscape consists of natural pine hills that give way to hardwood drains providing excellent wildlife habitat diversity. Additionally, there are several openings that would be well suited for wildlife food plots to help sustain the deer and wild turkeys on this tract. The property boast over 1,000 ft. of road frontage along Hwy 151, allowing for ease of access. The property is well suited for a permanent residential site with excellent recreational pursuit opportunities.

## **FEATURES**

- Natural Pine and Hardwood
- ➤ Large Game Hunting
- ➤ Turkey Hunting
- County/State Hwy
  Access
- ➤ Internal Road System
- Permanent Residential Site

# DIRECTIONS

From Pageland head south on N. Pearl St. toward W McGregor St. and continue straight onto SC-151/ S Pearl St for 1.9 miles. Turn right onto SC-151S for 4 miles then make a u-turn and the property is on the right in .3 miles.

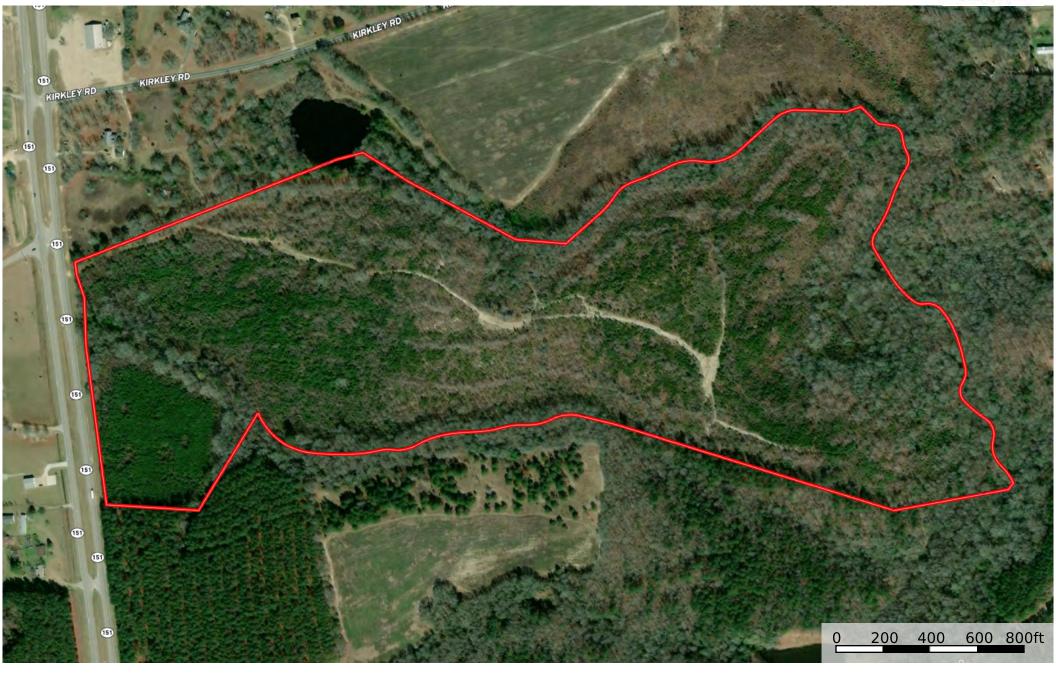
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Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Chesterfield County, South Carolina, 96.5 AC +/-







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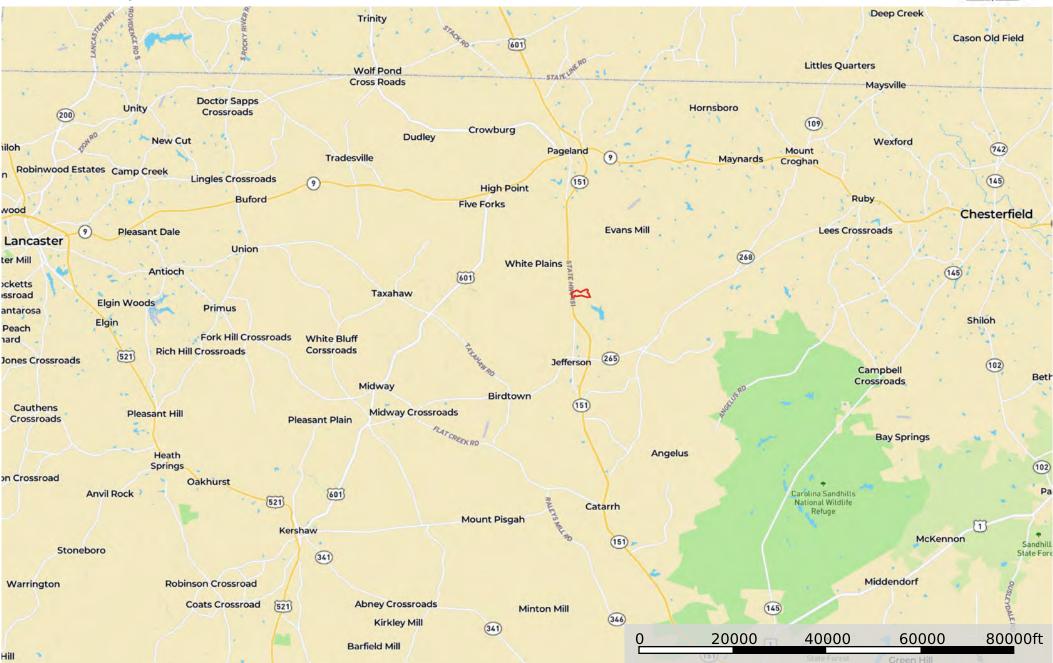




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Boundary

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Chesterfield County, South Carolina, 96.5 AC +/-







# | Boundary 97.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
ApB	Alpin sand, 0 to 6 percent slopes, Carolina and Georgia Sandhills	30.34	31.08	0	24	4s
PaD2	Pacolet clay loam, 10 to 15 percent slopes, eroded	16.92	17.33	0	64	6e
CaC	Candor sand, 6 to 10 percent slopes	14.28	14.63	0	18	4s
PIB	Pelion loamy sand, 2 to 6 percent slopes	12.8	13.11	0	45	2e
EmB	Emporia loamy sand, 2 to 6 percent slopes	8.15	8.35	0	65	2e
Ch	Chewacla clay loam, 0 to 2 percent slopes, frequently flooded	6.23	6.38	0	55	4w
Jo	Johnston sandy loam, frequently flooded	5.53	5.66	0	25	7w
AeD	Ailey sand, 10 to 15 percent slopes	2.7	2.77	0	27	6s
BaD	Badin silt loam, 10 to 15 percent slopes	0.54	0.55	0	57	4e
W	Water	0.12	0.12	0	1	-
TOTALS		97.62( *)	100%	-	38.5	4.14

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.