

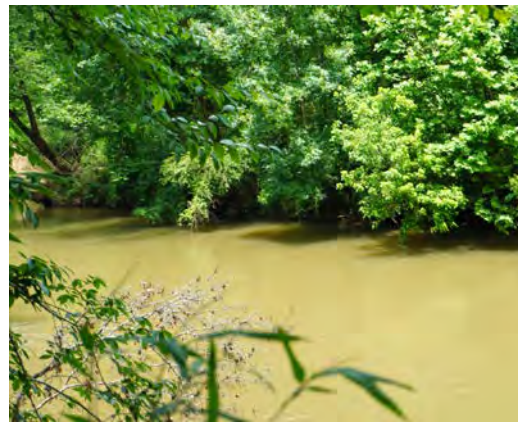


PACOLET RIVER TRACT

UNION COUNTY, SC

317.81 +/- ACRES

\$1,477,813



PROPERTY DESCRIPTION

The Gault Creek tract is located in a quiet rural setting in Union County, on the banks of the Pacolet River. This unique property offering provides any discerning buyer many sporting opportunities, along with the potential for a permanent residence or family compound. With over 2,400 feet of frontage along the Pacolet River, this is a game-rich environment for deer and turkeys plus ample fishing opportunities that the river offers. The upland regions consist of well-managed pine plantations of varying age classes. The older stands have been thinned once and could easily be converted to upland bird habitat within a short period. These genetically improved stands of loblolly pine have been well managed and will generate revenue streams for years to come with sustainable forestry practices. This is a rare opportunity to purchase a habitat-rich property with much upside potential.

PROPERTY FEATURES:

- Gated Entrance
- Pacolet River Frontage
- Mature Natural Forest
- Merchantable Pine Plantation
- Excellent Interior Road System

DIRECTIONS:

From Jonesville, take Highway 9 south for 6 miles and take a left on Ponderosa Drive. At the stop sign take a right onto Pea Ridge Highway; continue for .6 miles and take a left onto Deer Haven Road, at the fork veer left onto Gault Creek Road. The property will be on the right in .7 miles.

CONTACT

Todd Crosby BIC, ALC

O: 843.782.5700 - M: 843.909.0159

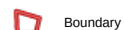
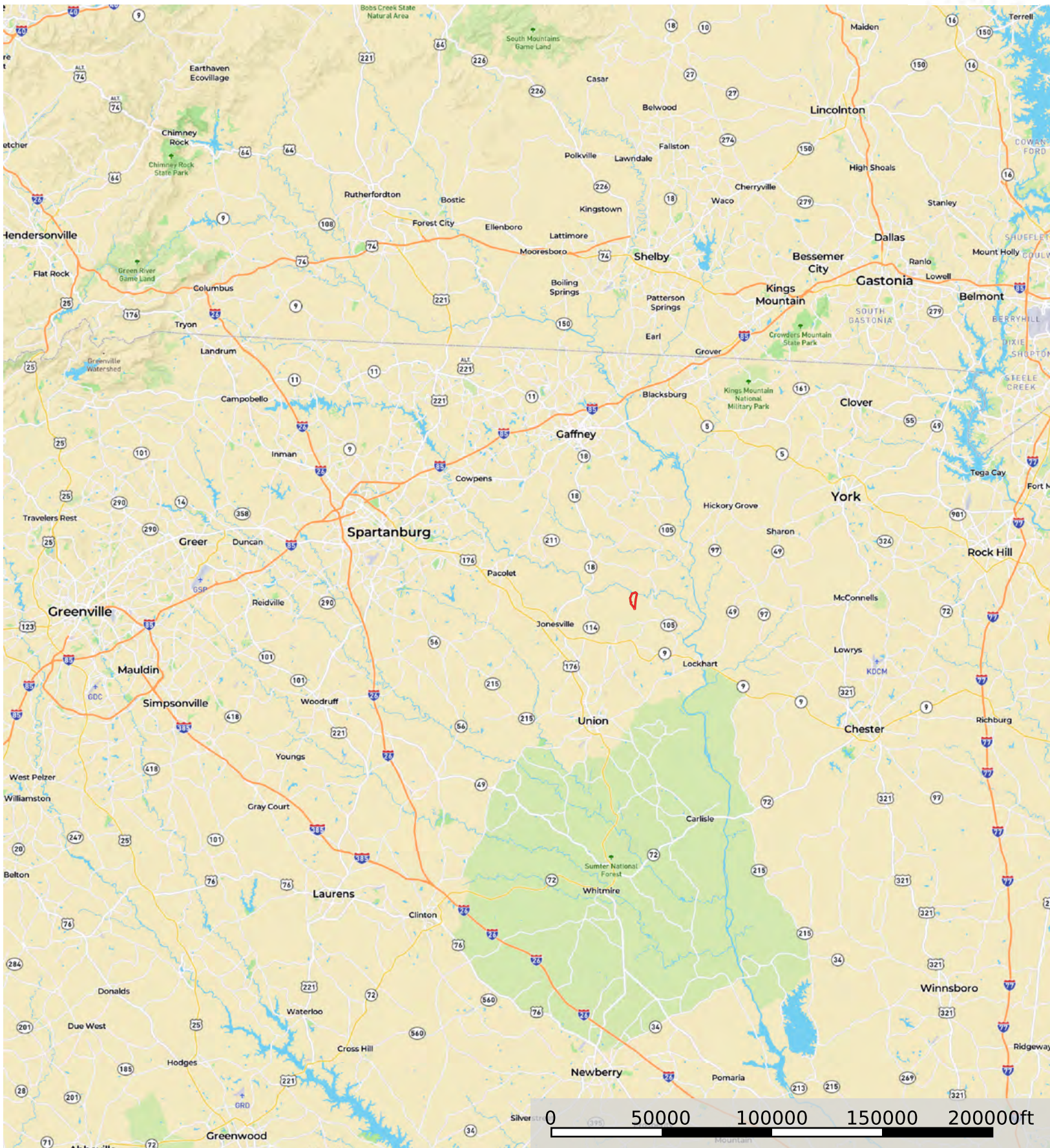
Email: toddcrosby@crosbylandco.com

www.CrosbyLandCo.com

PACOLET RIVER TRACT

Union County, South Carolina, 317.809 AC +/-

CROSBY
LAND COMPANY

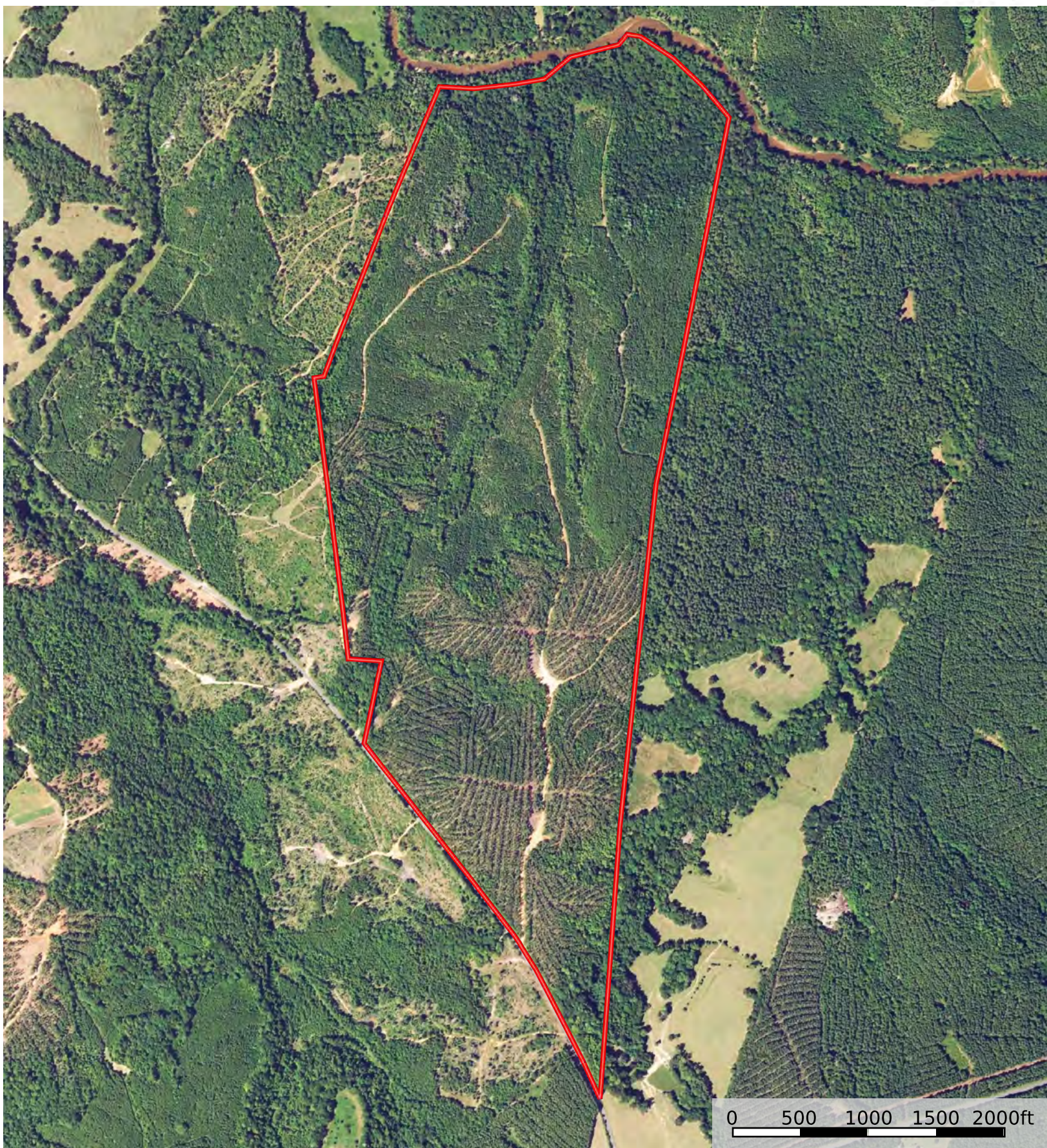


Boundary

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.

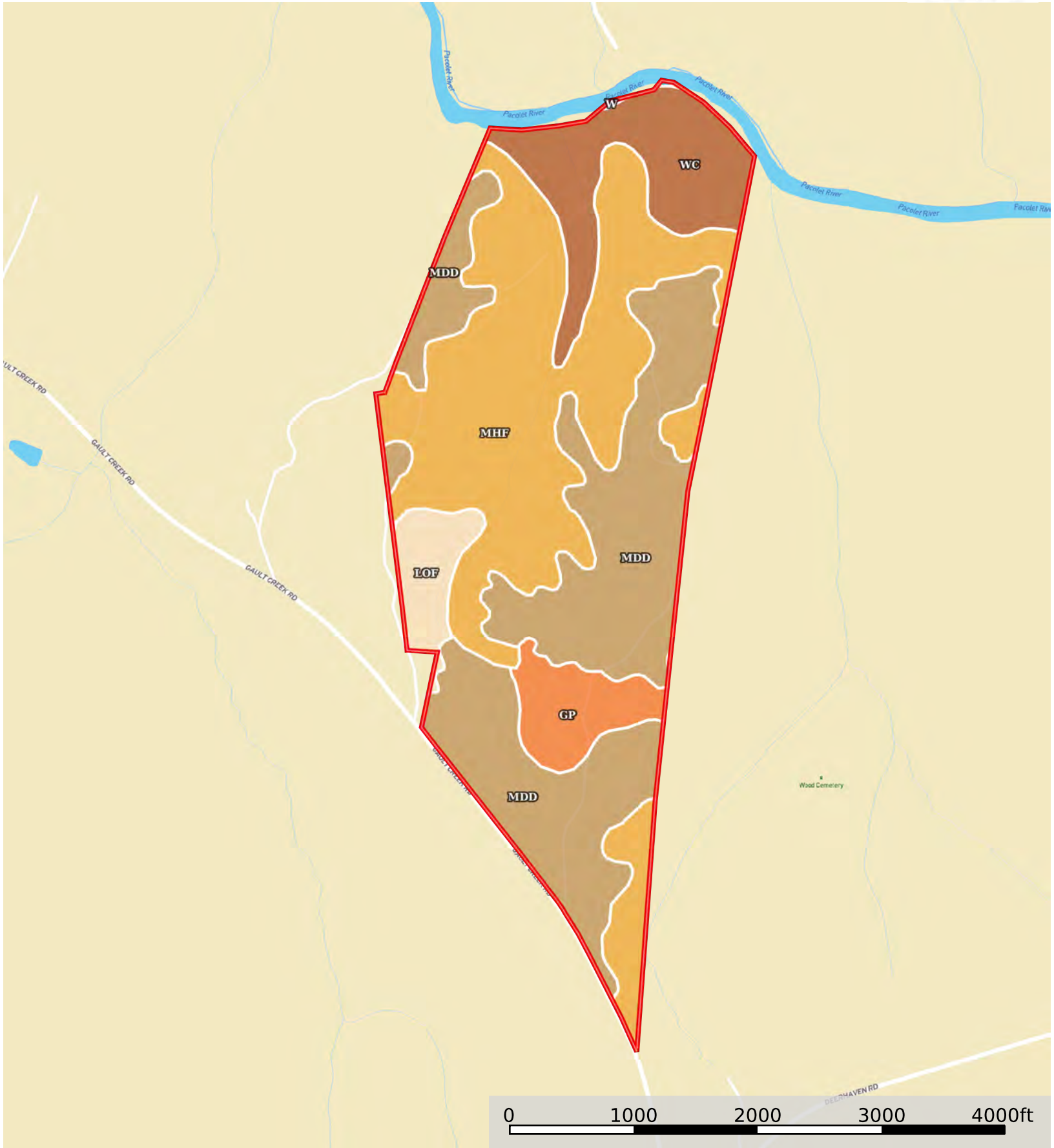


Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition,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



 Boundary

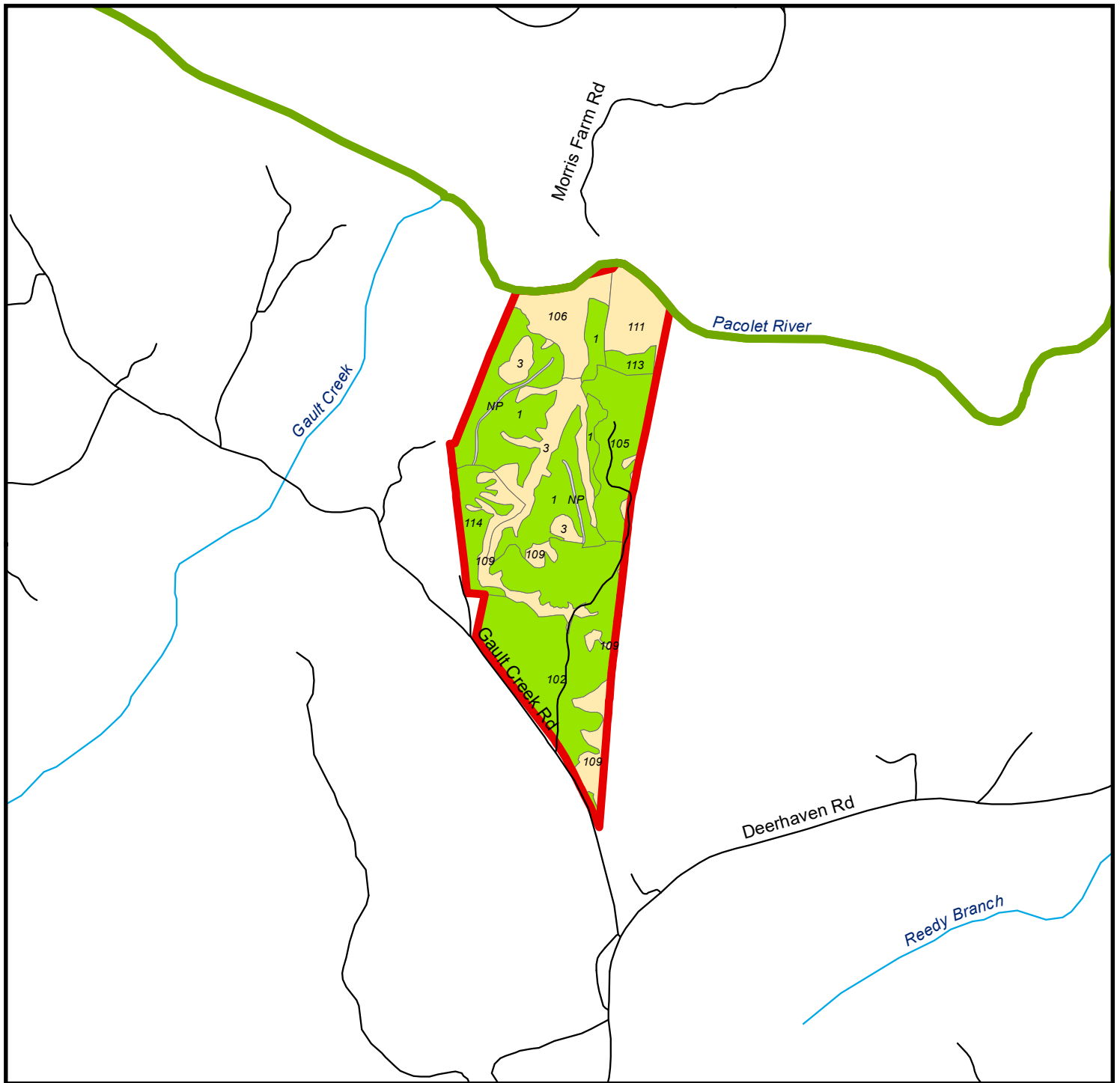
Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition,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



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.



SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
MhF	Madison and Pacolet soils, 15 to 40 percent slopes		39.62	0	17	7e
MdD	Madison sandy loam, 10 to 15 percent slopes		38.71	0	71	4e
Wc	Wehadkee-Chewacla complex		12.24	0	62	4w
Gp	Gullied land-Pacolet soils complex		5.36	0	7	7e
LoF	Louisburg loamy sand, 10 to 40 percent slopes		3.99	0	5	7e
W	Water		0.08	0	-	-
TOTALS			100%	-	42.39	5.47

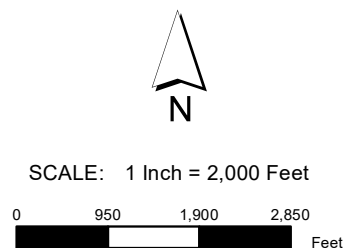


Stand Map **ML-256**

Parcel # 45087Hb1000

Union County, SC - approx. 318.0 acres +/-

	Property Listing		Cover Type		USFS
	County		Pine		NPS
	Interstate		Pine Plantation		FWS
	US Highway		Pine Plantation >= 12 yr		BLM
	State Highway		Pine Plantation < 12 yr		Tribal
	Other Road		Hardwood		Other Federal
	Railroad		Bottomland		County/Local
	Lake/Reservoir		Open		NGO/Private
	Perennial River/Stream		Non Productive		State
	Intermittent Stream		Other/Unknown		Unknown



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.1
1	Pine Plantation >= 12 yr	13	74.8
3	Hardwood	64	30.6
102	Pine Plantation >= 12 yr	22	86.4
105	Pine Plantation >= 12 yr	19	30.6
106	Hardwood	23	21.9
109	Hardwood	64	29.5
111	Hardwood	23	21.8
112	Hardwood	64	0.8
113	Pine Plantation >= 12 yr	19	4.7
114	Pine Plantation >= 12 yr	22	14.9

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.

8/7/2023