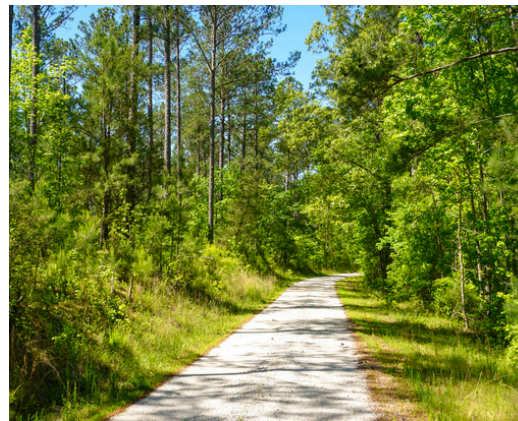




3212 SOUTH
MCCORMICK COUNTY, SC
192.53+/- ACRES
\$649,788



PROPERTY DESCRIPTION

The diverse landscape will provide all outdoor enthusiasts much enjoyment from hunting, tree farming, a weekend retreat, or trail riding to mention a few possible activities. This quiet rural community would serve well for anyone looking to build a permanent residence or family compound in a natural picturesque setting.

The property now comprises approximately 91 acres of well-stocked loblolly plantation, which is ready for thinning or final harvest depending on the new owner's objectives. In addition, 65 acres at the front of the tract have recently been harvested and replanted, offering long-term timber investment potential and early successional habitat ideal for wildlife. There are also approximately 36+/- acres of mature natural hardwood and pine mix meandering through the tract, providing a diverse habitat and a nice seasonal water feature.

The property is easily accessible with an excellent interior road system providing access to several wildlife openings suitable for game plots. The surrounding neighbor is the Sumter National Forest's Long Cane district comprising 120,000 acres of forest, offering privacy, hunting opportunities, and protection from outside influences of development or growth. Clarks Hill and Lake Strom Thurmond are nearby, with public boat and fishing access to over 71,000 acres of surface water area.

PROPERTY FEATURES:

- Merchantable Pine Plantation
- Natural Pine and Hardwood
- Permanent Residential Potential
- County Dirt Road
- Creek
- National Forest and Lake Thurmond Access

DIRECTIONS

From Troy take Main St W., which turns into Greenwood St, and continue for 2 tenths of a mile. Turn left onto Hall St., which turns into Charleston Rd W., for 1.3 miles. At the fork take the left fork entering into the US Forest Service Lands and continue on a public dirt road for .5 miles. Property will begin on the right. The main entrance gate is another 2 tenths of a mile on the right.



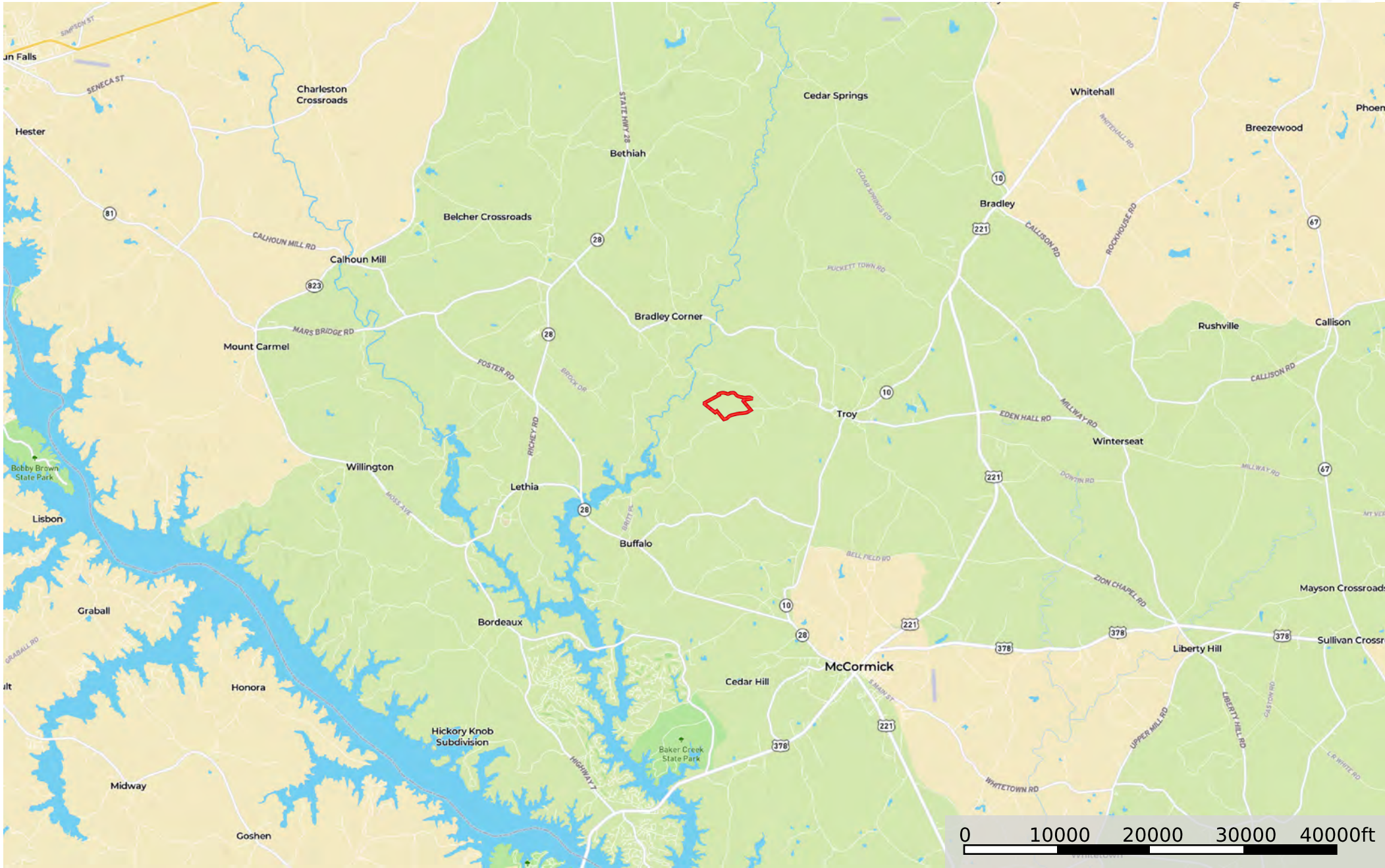
CONTACT


Todd Crosby; BIC, ALC

O: 843-782-5700 ~ M: 843-909-0159

Email: toddcrosby@crosbylandco.com


www.CrosbyLandCo.com



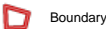
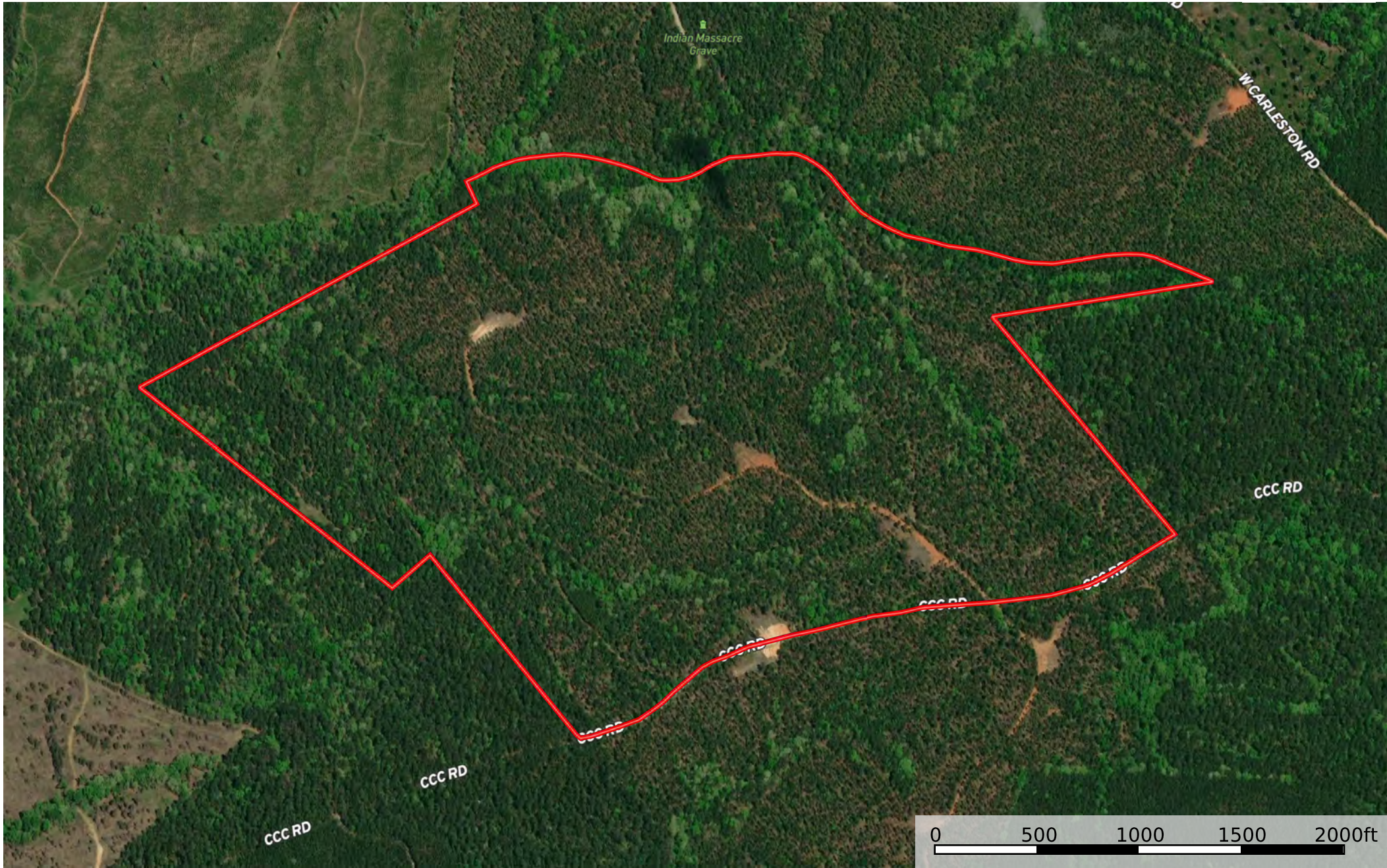
 Boundary

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.

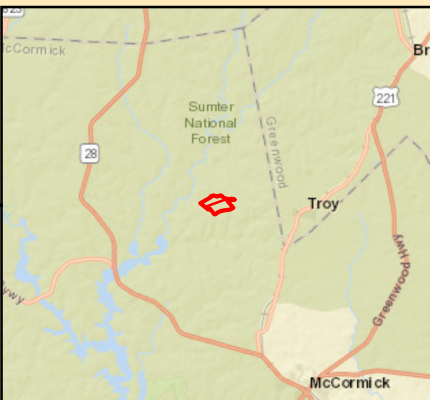
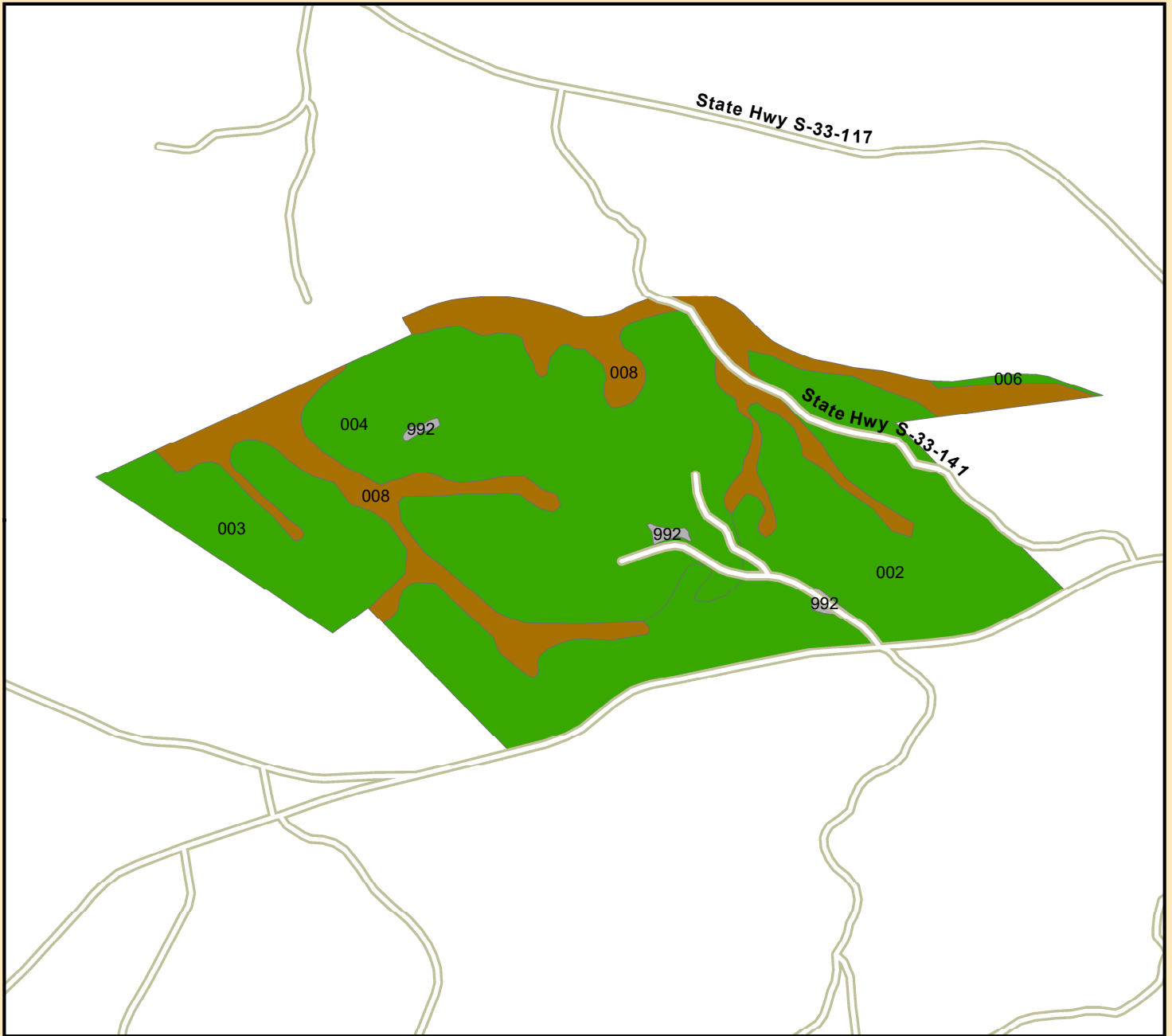


Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition,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






0 660 1,320 Feet
0 10 20 Chains

**3212 South
McCormick County,
SC+/- 192.530 Acres
2/26/2021**



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 in this prospectus or email including but not limited to the following: timber values, volumes, acreage discrepancies, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, wells, septic systems or water control devices. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Map Legend

-  Merch Plantation
-  Natural Pine/Hardwood
-  NonForest

**3212 South
McCormick County,
SC+/- 192.53 acres
2/26/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
GAT-3211	004	0.00	0.00	1984	Pine Plantation
GAT-3212	002	64.90	64.90	1984	Pine Plantation
GAT-3212	003	21.08	21.08	1984	Pine Plantation
GAT-3212	004	69.00	69.00	1993	Pine Plantation
GAT-3212	006	0.80	0.80	1984	Pine Plantation
GAT-3212	008	35.72	35.72	1950	Hardwood Non-Convertible
GAT-3212	992	1.03	0.00	9998	NP - Landing

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 in this prospectus or email including but not limited to the following: timber values, volumes, acreage discrepancies, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, wells, septic systems or water control devices. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Tract: 3212 SOUTH
Data Report Pulled: 2/26/2021 by:
MSF

LAND:	
Cover Type	Gross Acres
Planted Pine	156
Natural Pine	36
Planted Hardwood	0
Natural Hardwood	0
Non Stocked Forest	0
Non Forest	1
TOTAL ACRES:	193

**Acres calculated in local UTM zone*

**Land Types Include Fee/Lease/Timber Deed*

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	956
Pine Pulpwood	651
Pine CNS	2,808
Pine Sawtimber	4,299
Hardwood Topwood	188
Hardwood Pulpwood	779
Hardwood Sawtimber	493
TOTAL MERCH :	10,173

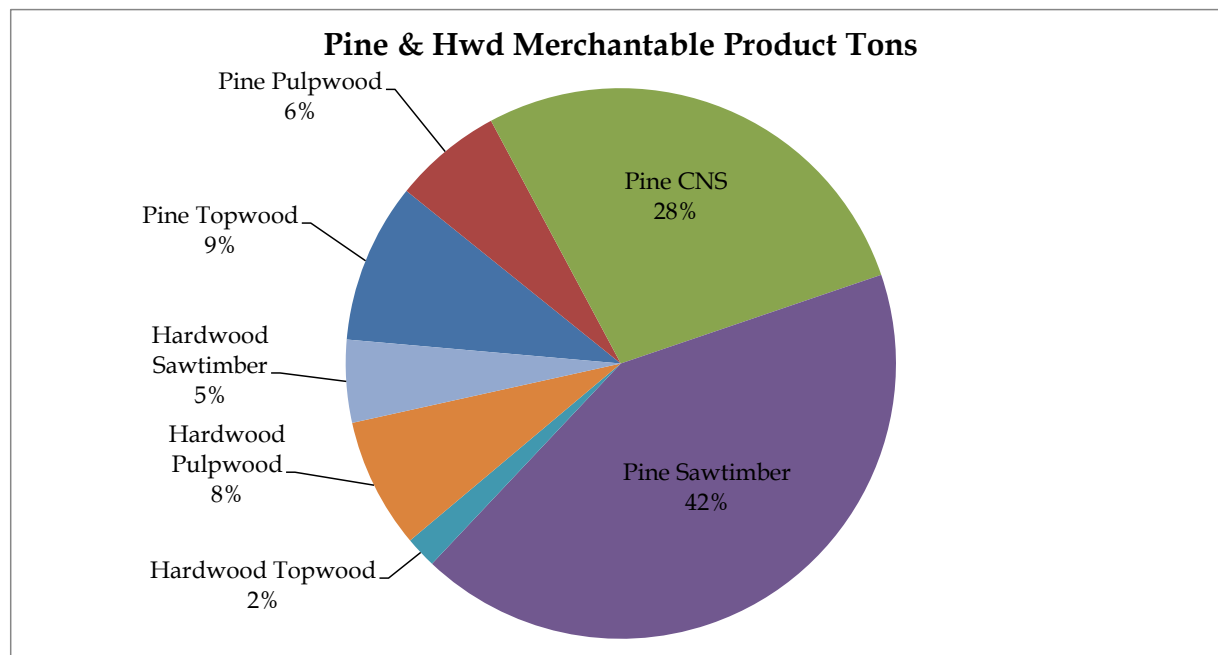
**Merchantable Timber includes volumes from stands aged 15 and older.*

**Land Types Include Fee/Lease/Retained Timber*

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	0
TOTAL PREMERCH:	0

**Acres calculated in local UTM zone*

**Land Types Include Fee/Lease/Retained Timber*



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 in this prospectus or email including but not limited to the following: timber values, volumes, acreage discrepancies, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, wells, septic systems or water control devices. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.