

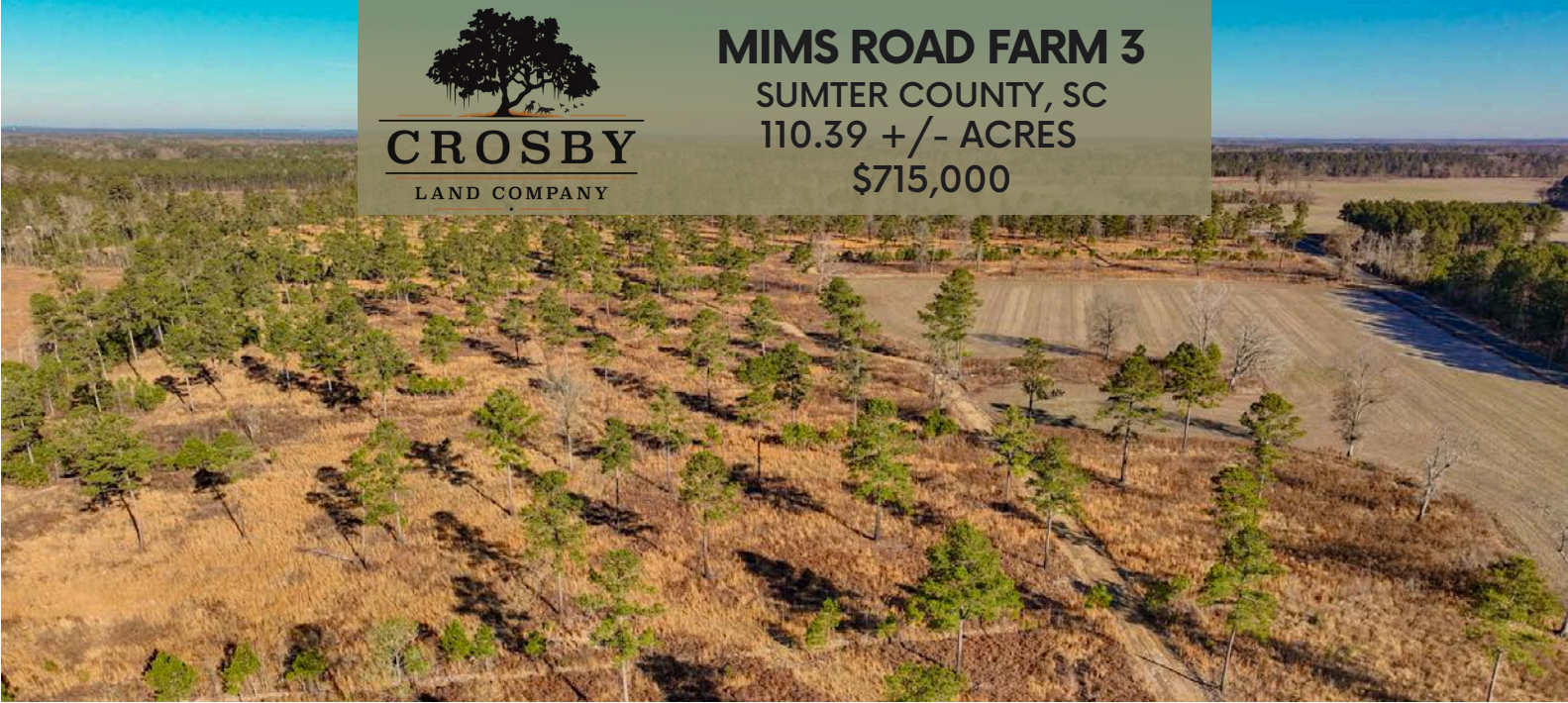


MIMS ROAD FARM 3

SUMTER COUNTY, SC

110.39 +/- ACRES

\$715,000



PROPERTY DESCRIPTION

Mims Road Farm 3 is located approximately 3.5 miles southeast of the City of Sumter in Sumter County, SC. The landscape comprises 97 +/- acres of upland quail habitat and 13 +/- acres of open field, making an excellent dove field and/or large food plot for deer and turkey. This property will be accessed from Camp Branch Road via a 40-foot wide fee simple title right-of-way. The interior road network is extensive, and it provides access to all portions of the tract. In addition, a network of ditches provides excellent drainage even during the wettest periods. The vision and efforts of the current owners are very apparent; the results are a rich and diverse habitat conducive for quail, deer, and turkey. This site is ideal for various usages, including family residences, a weekend retreat, or a turn-key recreational hunting property.

Mims Road Farm 3 is contiguous to Mims Road Farm 1 & 2. It may be purchased individually, any combination, or as a whole 488 +/- acres

PROPERTY FEATURES:

- 15-Acre Field
- Private & Secluded
- Upland Bird Habitat
- Established Network of Roads & Ditches

DIRECTIONS:

From Sumter, take Hwy 763 East towards I-95 for 2.3 miles. Turn right onto Mims Road, travel 1.3 miles, and the property is on the left.

CONTACT

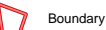
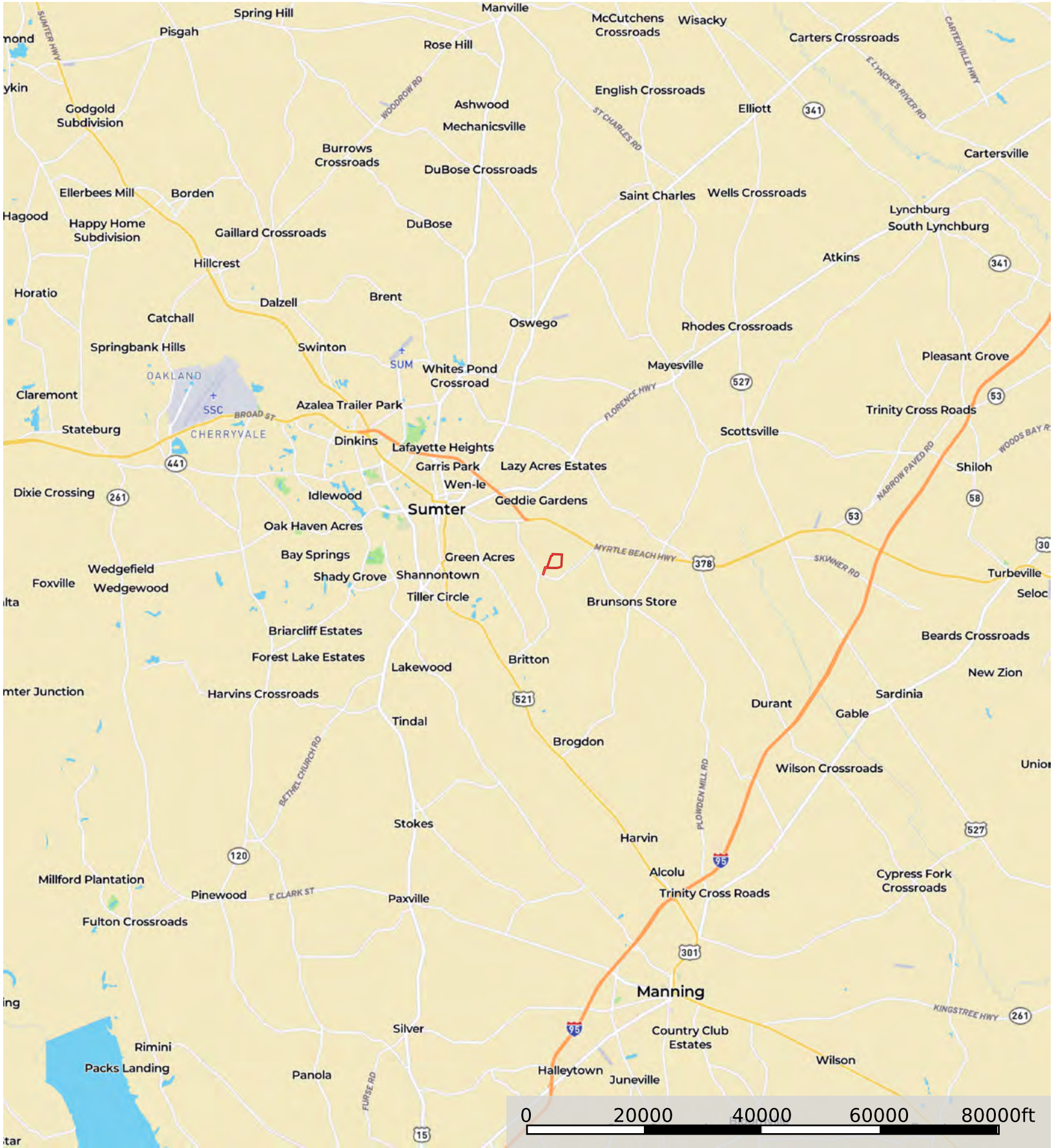
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Mims Road Farm 3
Sumter County, South Carolina, 110.39 AC +/-



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.



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