

PROPERTY DESCRIPTION

The McMasters property offering is conveniently located 40 miles from Columbia South Carolina. This property is well suited as a weekend retreat for an outdoor enthusiast, or it could serve as a permanent residential site for a family compound. The access is from Old Twenty One Hwy and Serenity Lane, each providing good accessibility during any season or weather condition. The landscape consists of 53 acres of 10-year-old genetically improved loblolly and 18 acres of natural mature hardwoods and pine mix for added diversity. In addition, there is a 3/4 of an acre cleared opening just off of Serenity Lane that could serve as a house site or food plot.

PROPERTY FEATURES:

- Mature Hardwood
- Road Frontage
- · Planted Pine
- Close Proximity to Columbia
- · Wildlife Plot

DIRECTIONS:

From Ridgeway, head North on Highway 21 for 3.2 miles. Take a right onto Old 21 Road, continue for 2.4 miles and the property will be on your left.

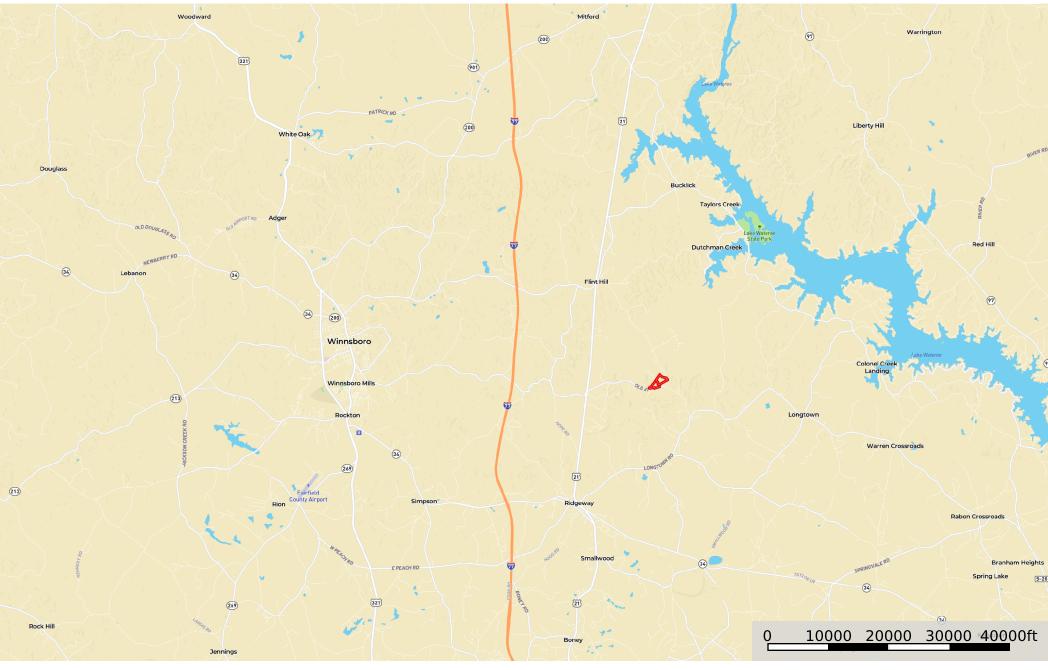
CONTACT

Todd Crosby BIC, ALC
O: 843.782.5700 - M: 843.909.0159
Email: toddcrosby@crosbylandco.com
www.CrosbyLandCo.com

McMasters

Fairfield County, South Carolina, 75.67 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.





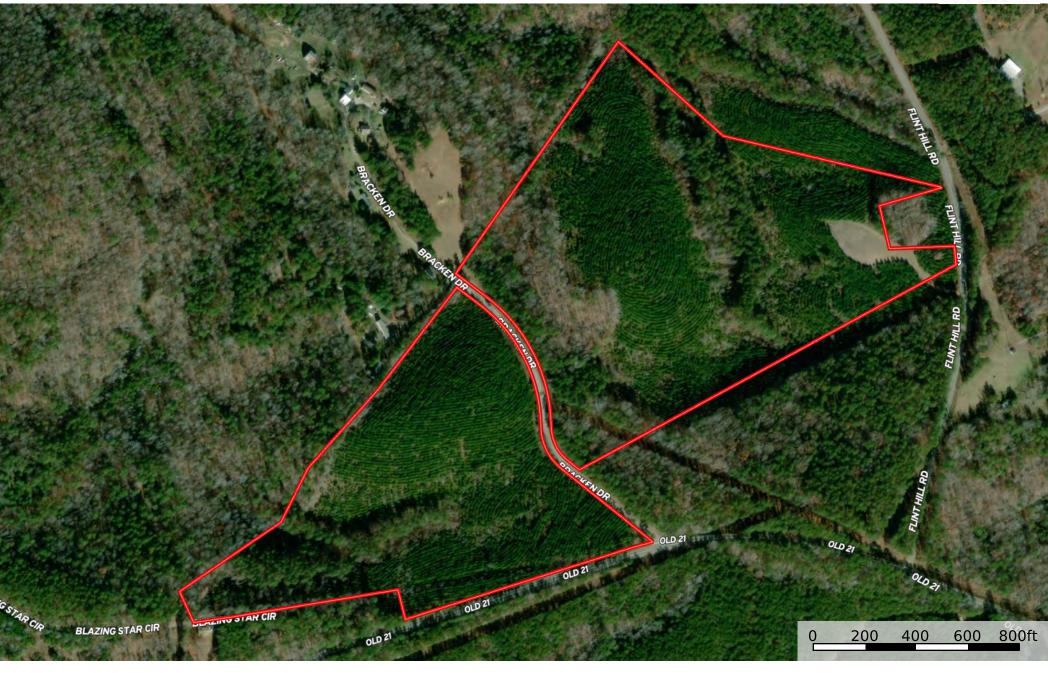


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300 Carn St.

Todd Crosby





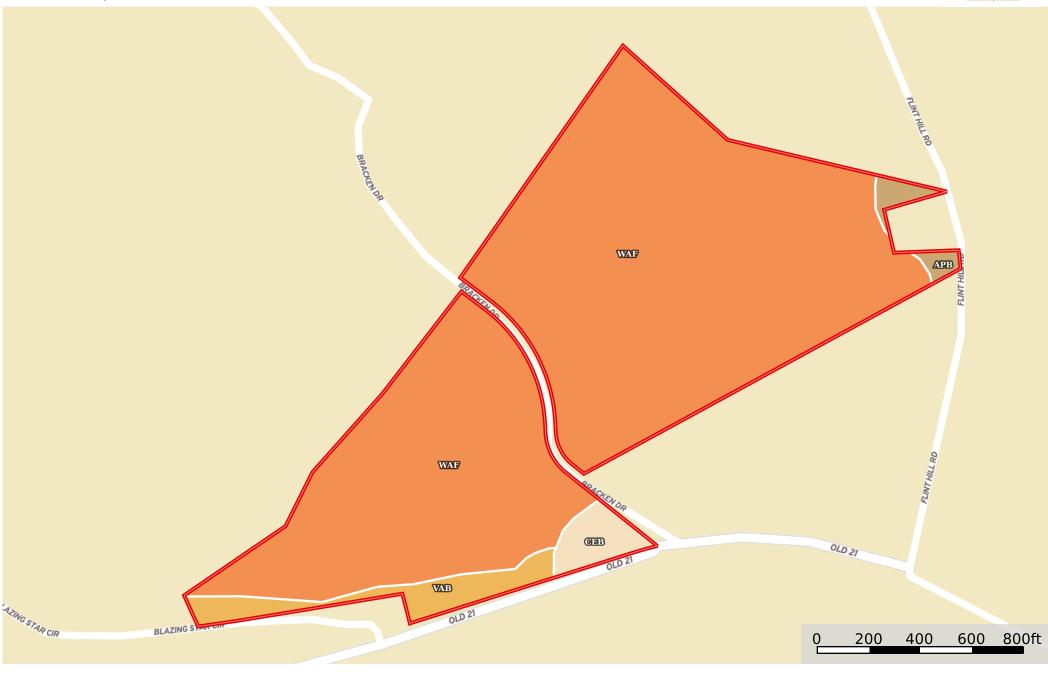
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| All Polygons 60.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WaF	Wateree-Rion complex, 15 to 40 percent slopes	55.76	91.79	0	10	7e
VaB	Vance sandy loam, 2 to 6 percent slopes	2.7	4.44	0	73	3e
СеВ	Cecil sandy loam, 2 to 6 percent slopes	1.44	2.37	0	67	2e
ApB	Appling loamy sand, 2 to 6 percent slopes	0.84	1.38	0	60	2e
TOTALS		60.74(100%	-	14.84	6.63

^(*) 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.

| **Boundary 36.28 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WaF	Wateree-Rion complex, 15 to 40 percent slopes	35.44	97.66	0	10	7e
АрВ	Appling loamy sand, 2 to 6 percent slopes	0.84	2.31	0	60	2e
TOTALS		36.28(*)	100%	1	11.15	6.88

^(*) 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.

| Boundary 24.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WaF	Wateree-Rion complex, 15 to 40 percent slopes	20.32	83.07	0	10	7e
VaB	Vance sandy loam, 2 to 6 percent slopes	2.7	11.04	0	73	3e
CeB	Cecil sandy loam, 2 to 6 percent slopes	1.44	5.89	0	67	2e
TOTALS		24.46(100%	-	20.31	6.26

^(*) 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.