

PROPERTY DESCRIPTION

The Clydes Hollow property offering is 12 miles west of Chester, South Carolina. Surrounded by private landowners managing timber and small family farming operations, this tight-knit community will ensure privacy and the continuation of a rural setting. The landscape consists of 80 acres of genetically improved loblolly plantation est. 2018, and 17 acres of 2007 plantation ready for first thinning. In addition, there are 60 acres of mature natural forest along two small creek beds. Brushy Fork Creek is the largest of the two and runs through the center of this property. The natural water feature is an excellent added value providing ideal wildlife habitat as well as travel corridors for deer and turkey. This is a rare opportunity to purchase a manageable-sized property that has been professionally managed with a lot of natural features.

PROPERTY FEATURES:

- Gated Entrance
- Mature Natural Forest
- Creek Bottoms
- Interior Roads
- Private Rural Setting

DIRECTIONS:

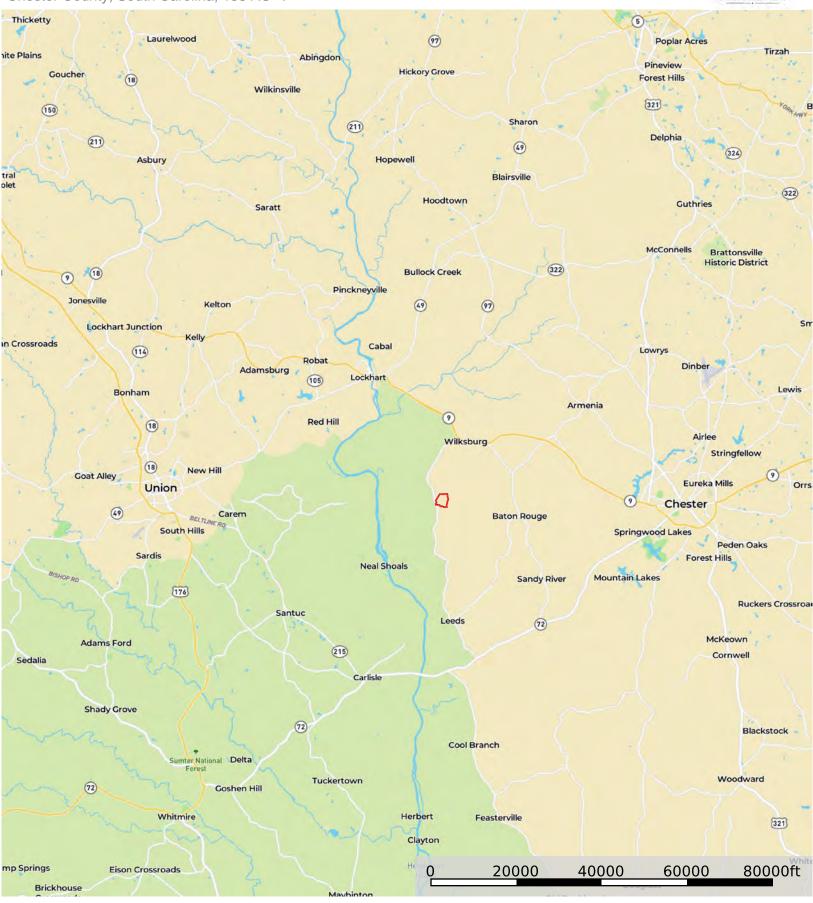
From Lockhart, head East on Highway 9 for 4.5 miles. Take a right onto Woods Ferry Road. Continue for 3.6 miles and the property will be on the left. Entrance is located on Clydes Hollow Road.

CONTACT

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Chester County, South Carolina, 158 AC +/-

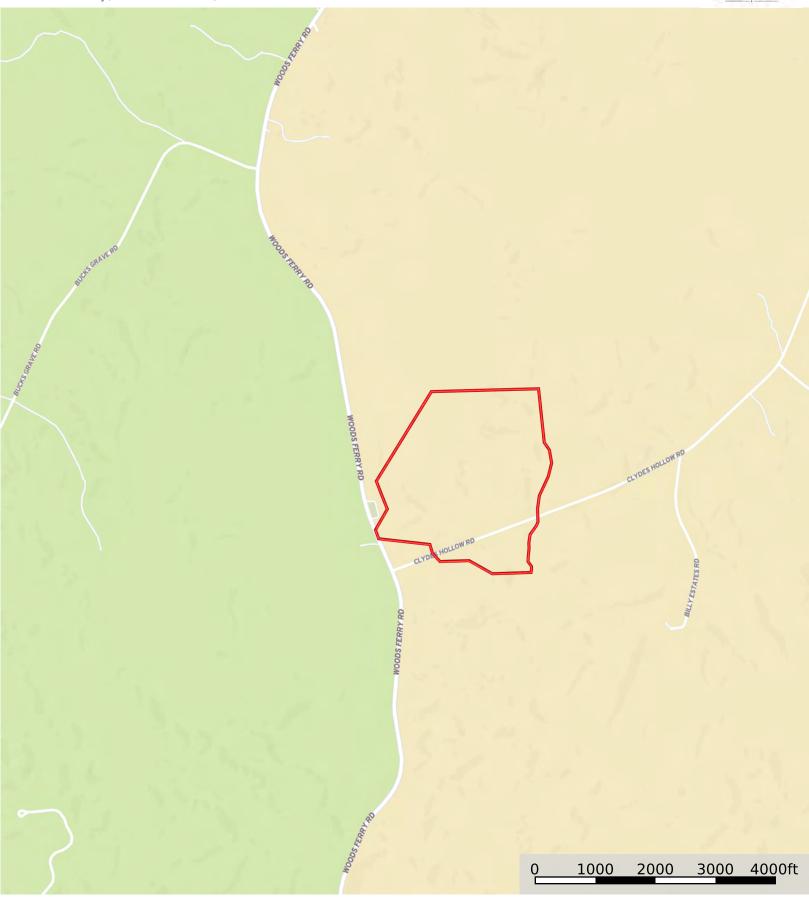






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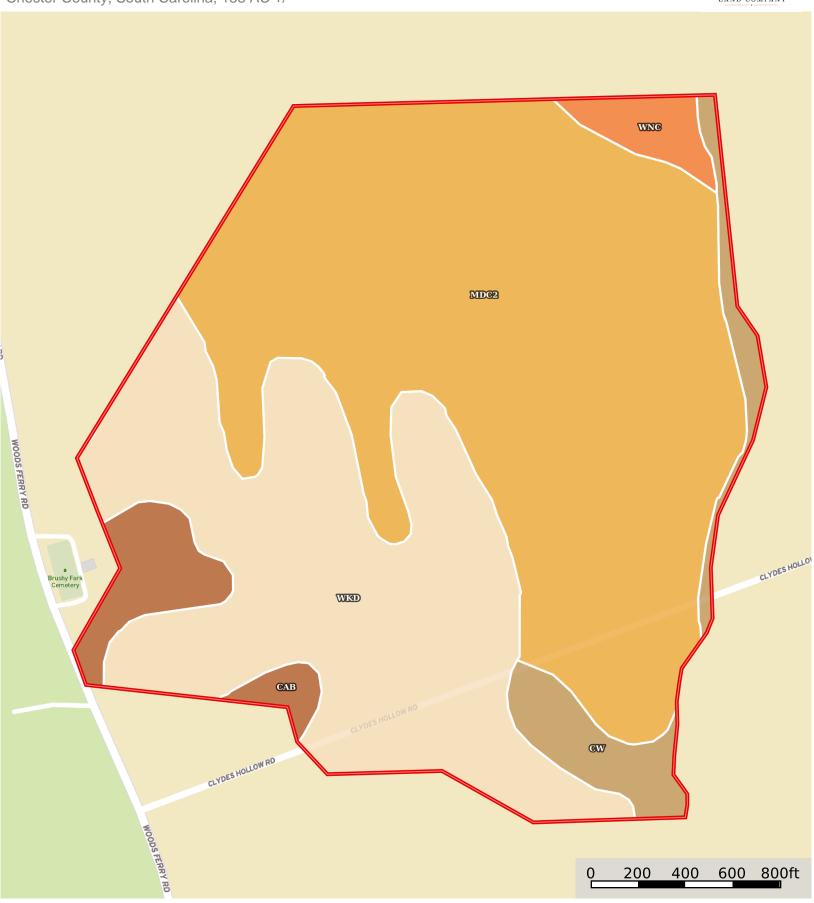




Boundary

Chester County, South Carolina, 158 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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| Boundary 157.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
MdC2	Madison sandy clay loam, 6 to 10 percent slopes, eroded	87.55	55.49	0	60	4e
WkD	Wilkes sandy loam, 6 to 15 percent slopes	52.07	33.0	0	42	6e
Cw	Chewacla loam, 0 to 2 percent slopes, frequently flooded	8.21	5.2	0	62	4w
CaB	Cataula sandy loam, 2 to 6 percent slopes	6.8	4.31	0	51	3e
WnC	Winnsboro sandy loam, 6 to 10 percent slopes	3.14	1.99	0	70	3e
TOTALS		157.7 7(*)	100%	-	53.97	4.6

^(*) 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.