



## PLEASANT CHURCH ROAD

CHESTER COUNTY, SC

121+/- ACRES

\$402,890



### PROPERTY DESCRIPTION

The GW400 property offering is located in a rural community only 10 miles NW of Chester, SC. The landscape of the property is comprised of 71% merchantable pine plantation that is close to being ready for its first thinning, while the remaining 29% consists of natural hardwood drains. The natural hardwood drains traverse throughout the property, creating habitat diversification that provides excellent travel corridors for wild turkey and deer. This property is well suited for multiple applications such as outdoor recreational pursuits and excellent timber investment with potential for immediate revenue streams.

### PROPERTY FEATURES:

- Access off of Mt. Pleasant Church Road
- Merchantable Pine

### DIRECTIONS

From Chester take Hwy 9NW towards Spartanburg for 10 miles, then turn right onto Mt. Pleasant Church Road. In 0.2 miles the entrance to the property is on the right.

### CONTACT

Todd Crosby; BIC, ALC


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

Email: [todd Crosby@crosbylandco.com](mailto:todd Crosby@crosbylandco.com)

[www.CrosbyLandCo.com](http://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.

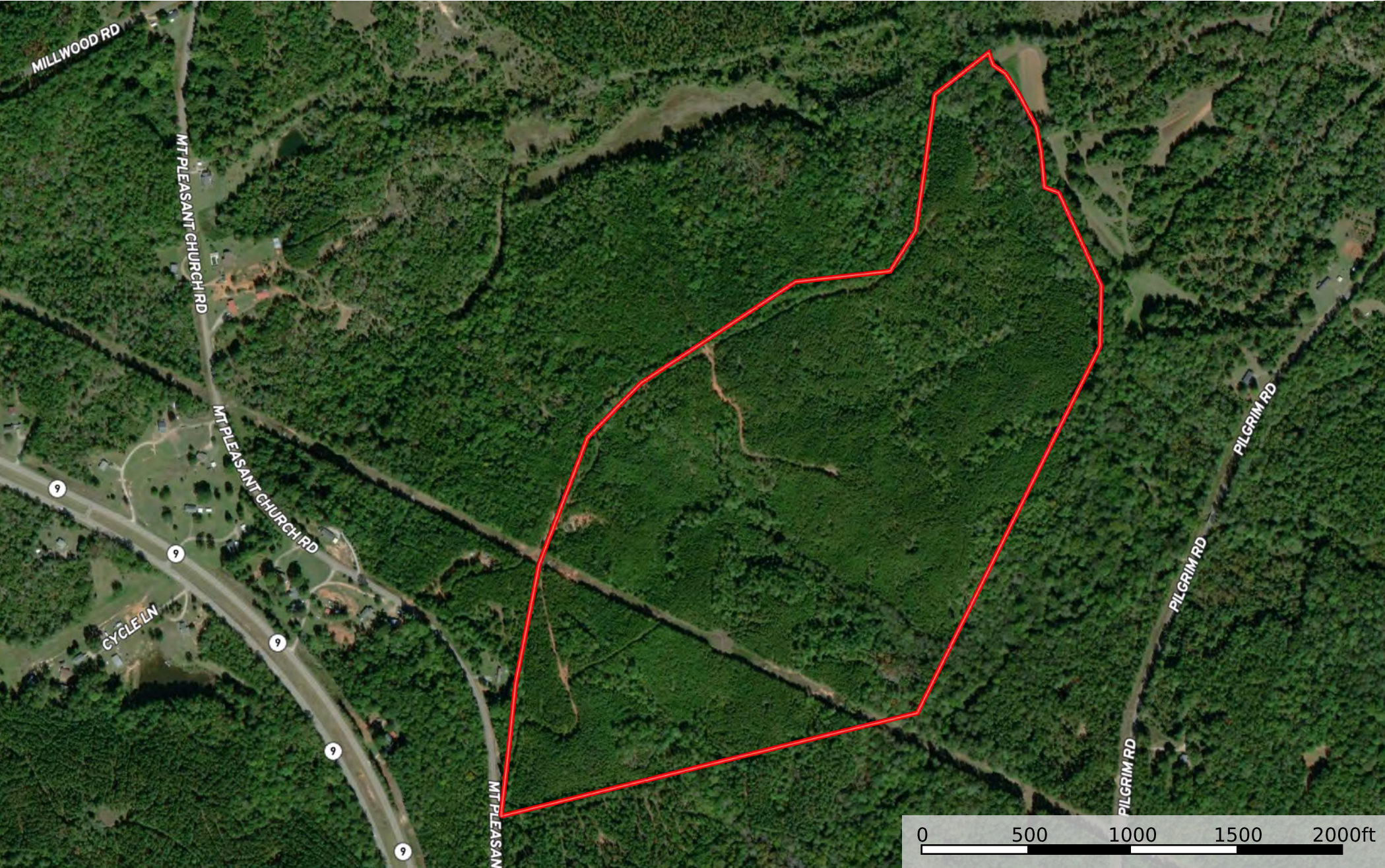


Boundary

**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.

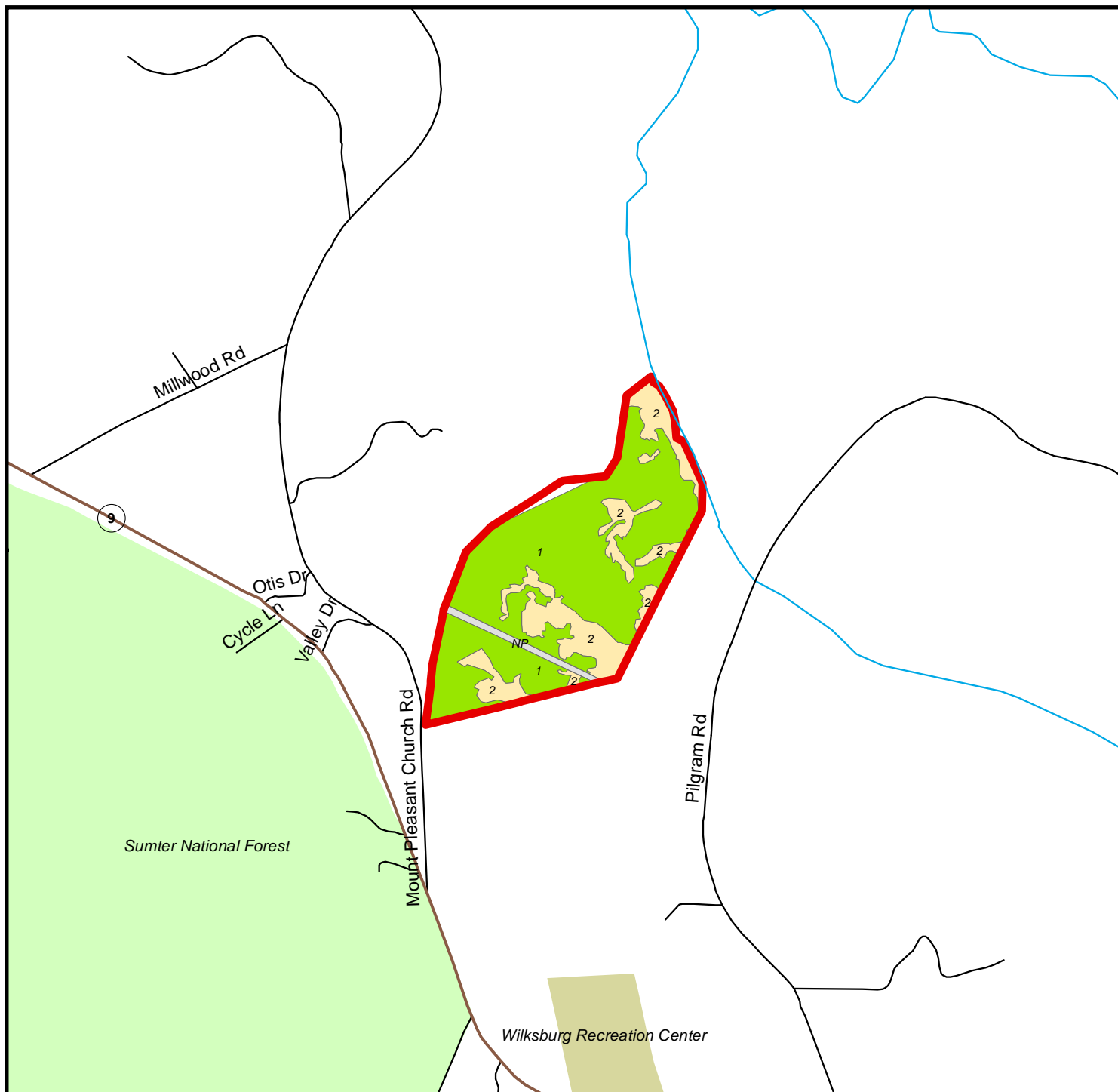






 Boundary

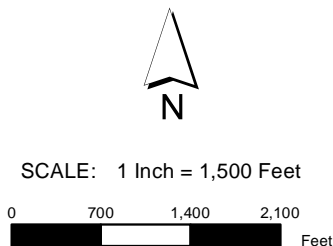
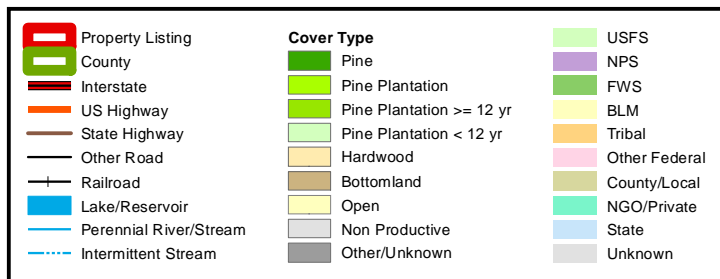




## Stand Map GW400

**Parcel # 45023Hb0374**

Chester County, SC - approx. 121.0 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.5
1	Pine Plantation >= 12 yr	16	87.4
2	Hardwood	68	29.4

*Smaller stands have been excluded to fit in the allowable space*

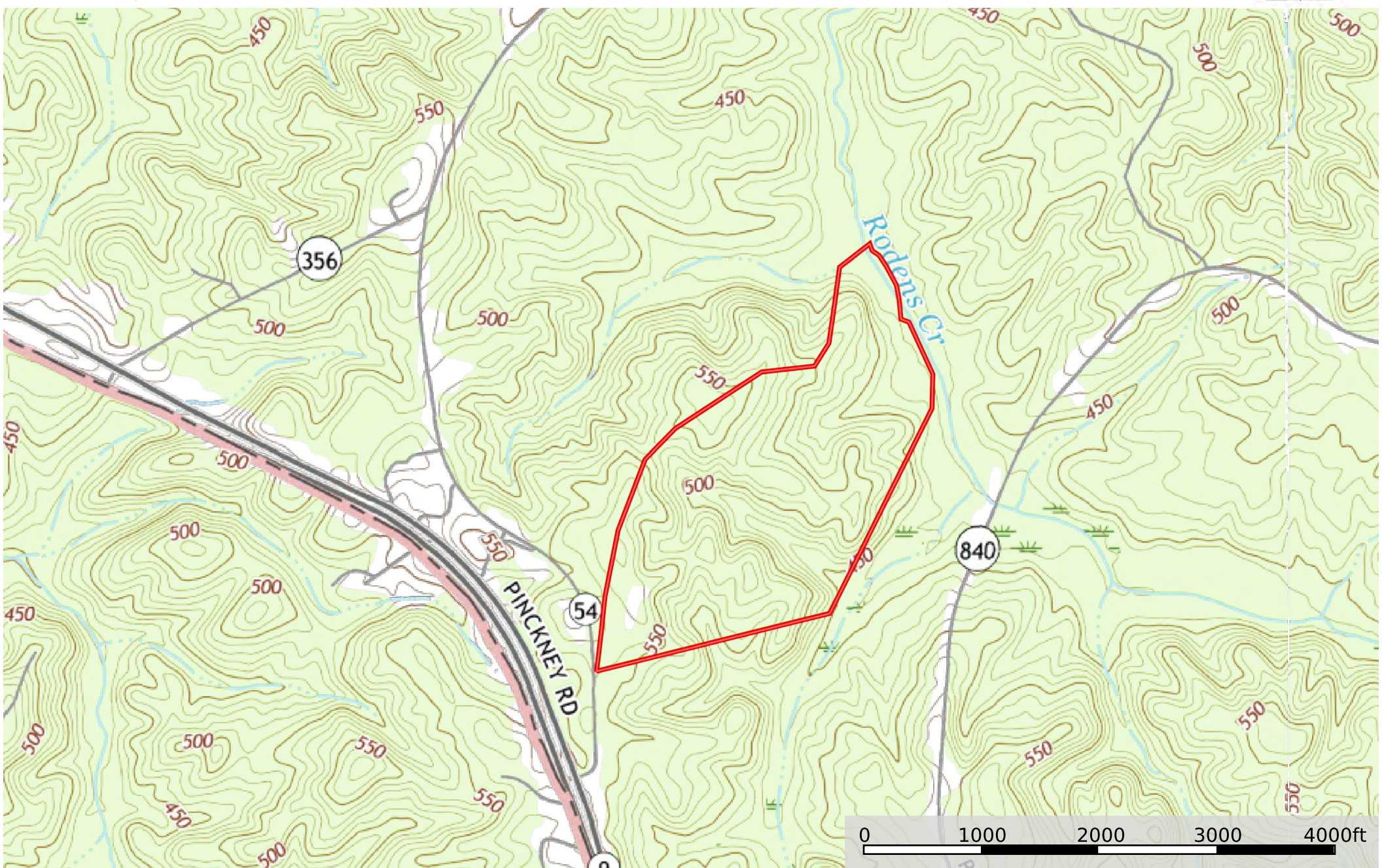
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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. 11/21/2022


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.

TractKey	Tract Name	StandKey	StandNum	Acres	EstablishDate	Age	Origin	TotalBA	BaseSiteIndex	CoverType	PreDomSpp	SWSawTons	SWCNSTons	SWFiberTons	HWSawTons	HWFiberTons
144000296	GW-400	144004024	1	87.407272	2/9/2007	16	Planted	119.02	60	Pine Plantation	Loblolly Pine	88.02	508.85	5294.12	0	0
144000296	GW-400	144004026	2	29.36873	1/1/1955	68	Natural/Seeded	132.44	60	Hardwood	Soft Hardwood	111.21	15.16	35.14	1207.24	2307.01
144000296	GW-400	144004029	3	2.5447675	4/9/2002	21	None		60	NP - Utility ROWs						
				119.32077								199.23	524.01	5329.26	1207.24	2307.01

Applied filters:  
AVOID is  
45023Hb0374

Although the information in this report is believed to be substantially correct, neither Seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, agents and employees, make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



 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.