

PROPERTY DESCRIPTION

The 99 Road Tract West offering is conveniently located 47 miles NW of Columbia, SC, and within an hour and a half drive of Rock Hill, Spartanburg, and Greenville, SC. This portion of the 99 Road Tract consists of 110 +/- acres that offer a rolling topography with a mixed species of naturally regenerated forest types. There are multiple scenic views overlooking several hardwood drains that bisect the property adding diversity for wildlife habitat, travel corridors, and a natural water source. This property is adjoined on two sides by the Enoree District of the Sumter National Forest. This forest encompasses 170,000 acres, offering an abundant population of deer and wild turkey. The property has good accessibility from the county road and with over 90% of it being upland soils, there is more than enough surface area to support multiple potential homesites or a weekend hunting lodge.

PROPERTY FEATURES:

- Gated Entrance
- 670 Feet of Paved Road Frontage
- Adjoins Enoree National Forest
- Electrical Service Onsite

DIRECTIONS:

Take Janice Glymph Goree Boulevard for 3.7 miles, then turn right onto SC-215-S. Continue for 2.8 miles and take a right on 99 Road. After 3 miles you have arrived at the property.

CONTACT

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www.CrosbyLandCo.com





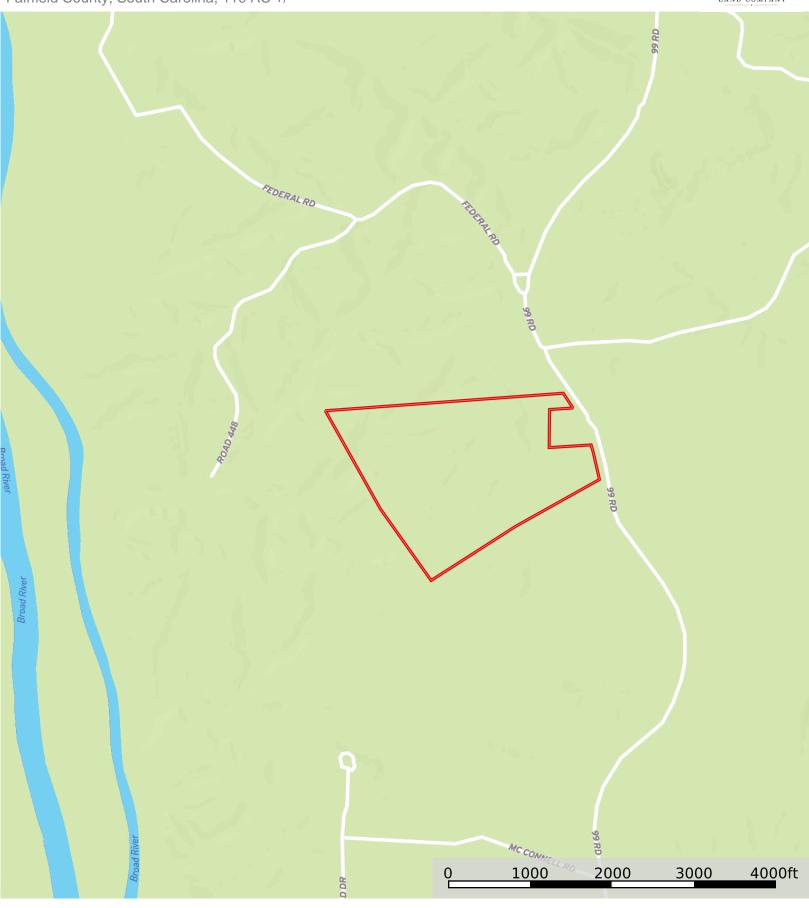
Boundary

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.

99 Road Tract 1

Fairfield County, South Carolina, 110 AC +/-





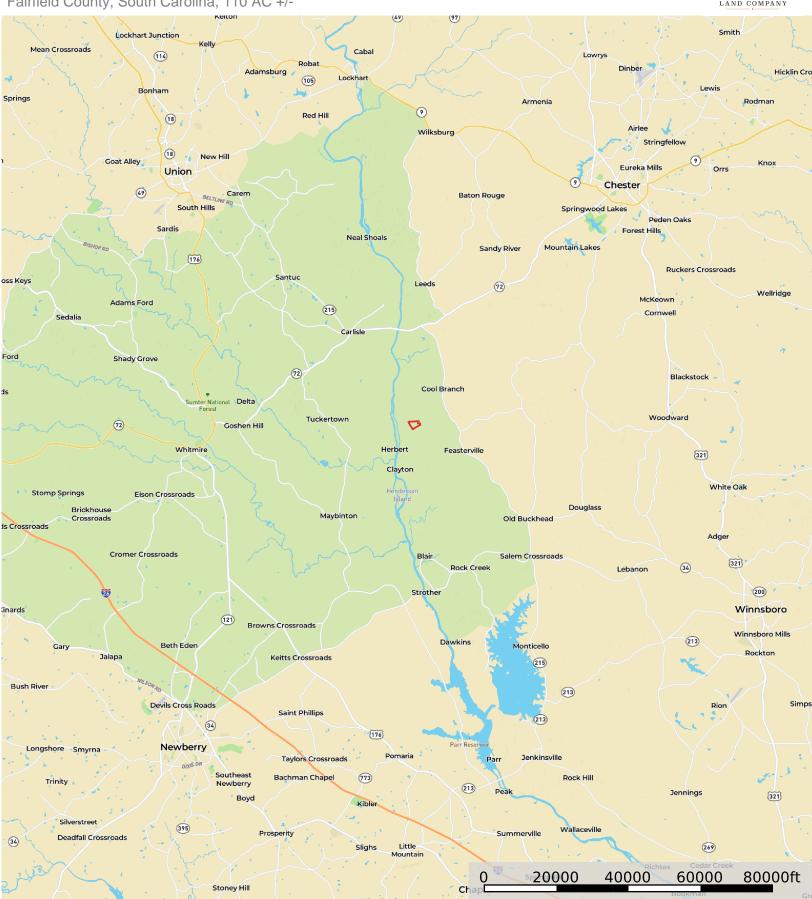
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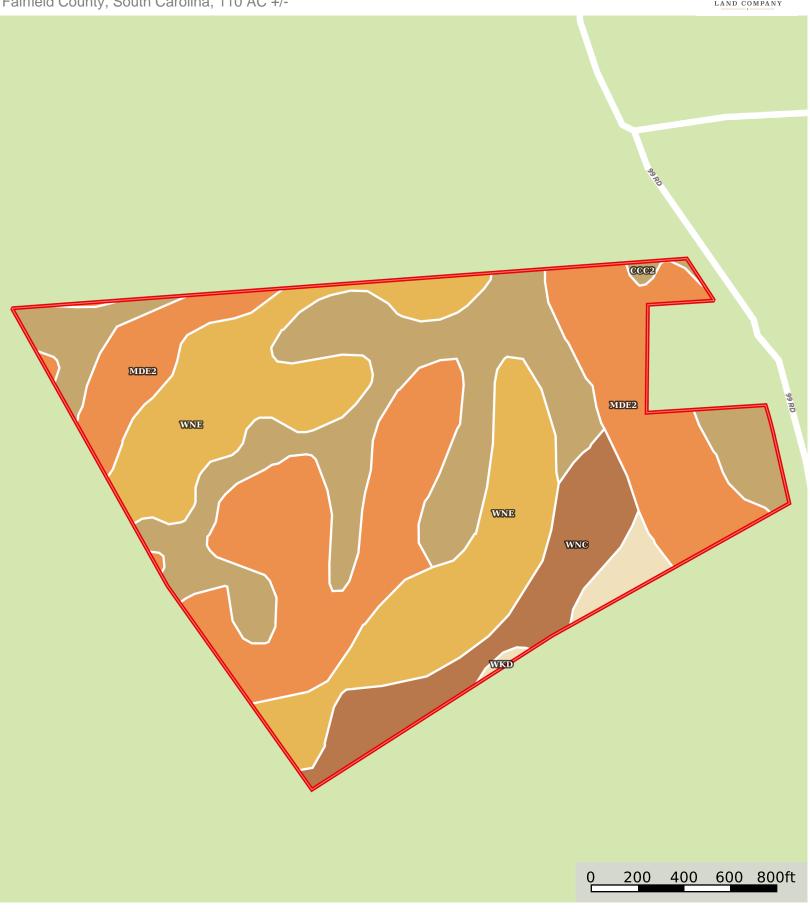
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| Boundary 101.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
MdE2	Madison sandy clay loam, 10 to 25 percent slopes, eroded	34.4	33.83	0	68	6e
CcC2	Cataula sandy clay loam, 6 to 10 percent slopes, eroded	28.41	27.94	0	56	6e
WnE	Winnsboro sandy loam, 10 to 25 percent slopes	27.29	26.84	0	62	6e
WnC	Winnsboro sandy loam, 6 to 10 percent slopes	9.6	9.44	0	70	3e
WkD	Wilkes sandy loam, 6 to 15 percent slopes	1.97	1.94	0	45	6e
TOTALS		101.6 7(*)	100%	-	62.78	5.72

^(*) 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.