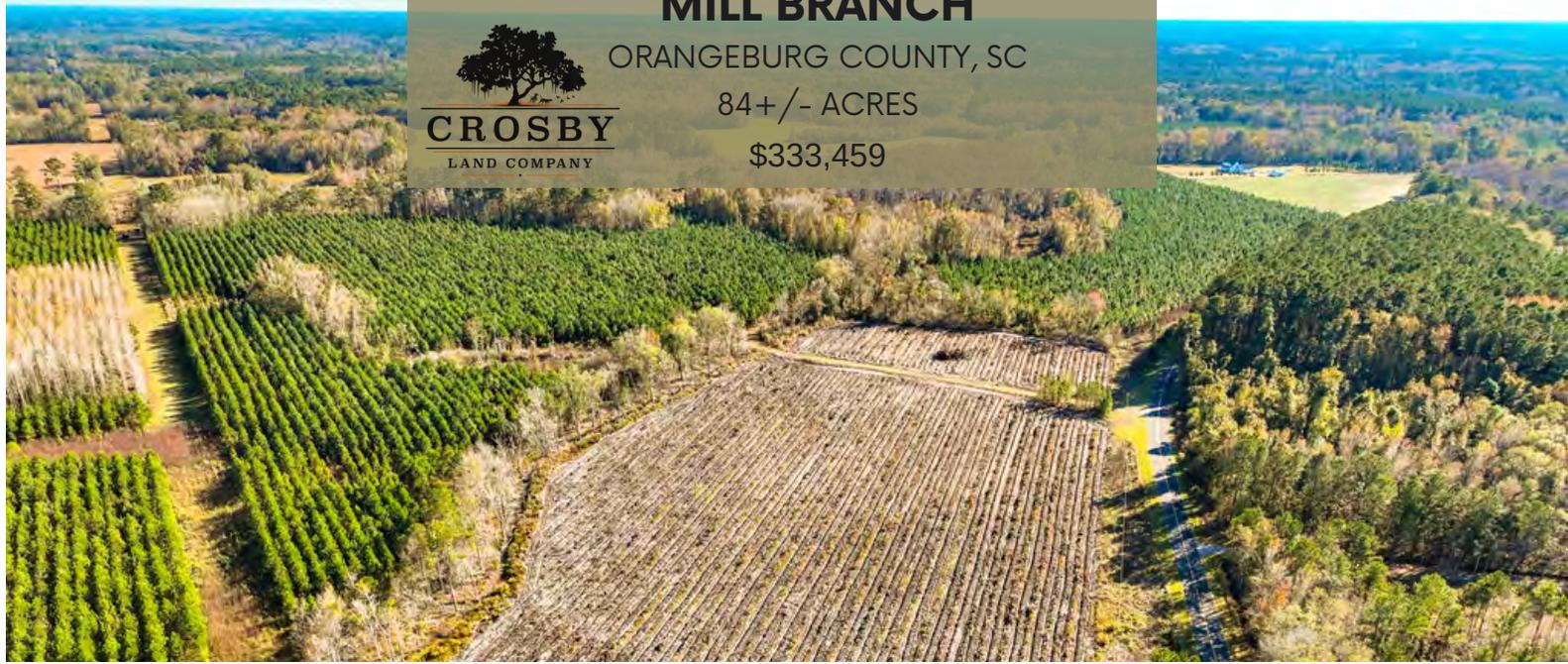


MILL BRANCH

ORANGEBURG COUNTY, SC

84 +/- ACRES

\$333,459



PROPERTY DESCRIPTION

The Mill Branch Tract offers nearly 3,868 +/- feet of paved road frontage and a gated access point off of Reevesville Road. In addition, Mill Branch provides a very diverse and unique landscape consisting of 37 +/- acres of 6 year old planted loblolly pine along with 28 +/- acres of mature hardwood creek bottom that meanders the length of the property providing great diversity for deer and turkey. The Mill Branch tract is located only 34 miles NW of Summerville, SC, making it an easy commute for any weekend recreational activities.

PROPERTY FEATURES:

- Pre-merchantable pine plantation
- Paved road frontage
- Gated access

DIRECTIONS

From Exit 82 on I-95, take Highway 178 west towards Bowman. Continue on Highway 178 for 5.5 miles then turn left onto Spencer Road. Take Spencer Road for 1 mile & the property will be on the right.

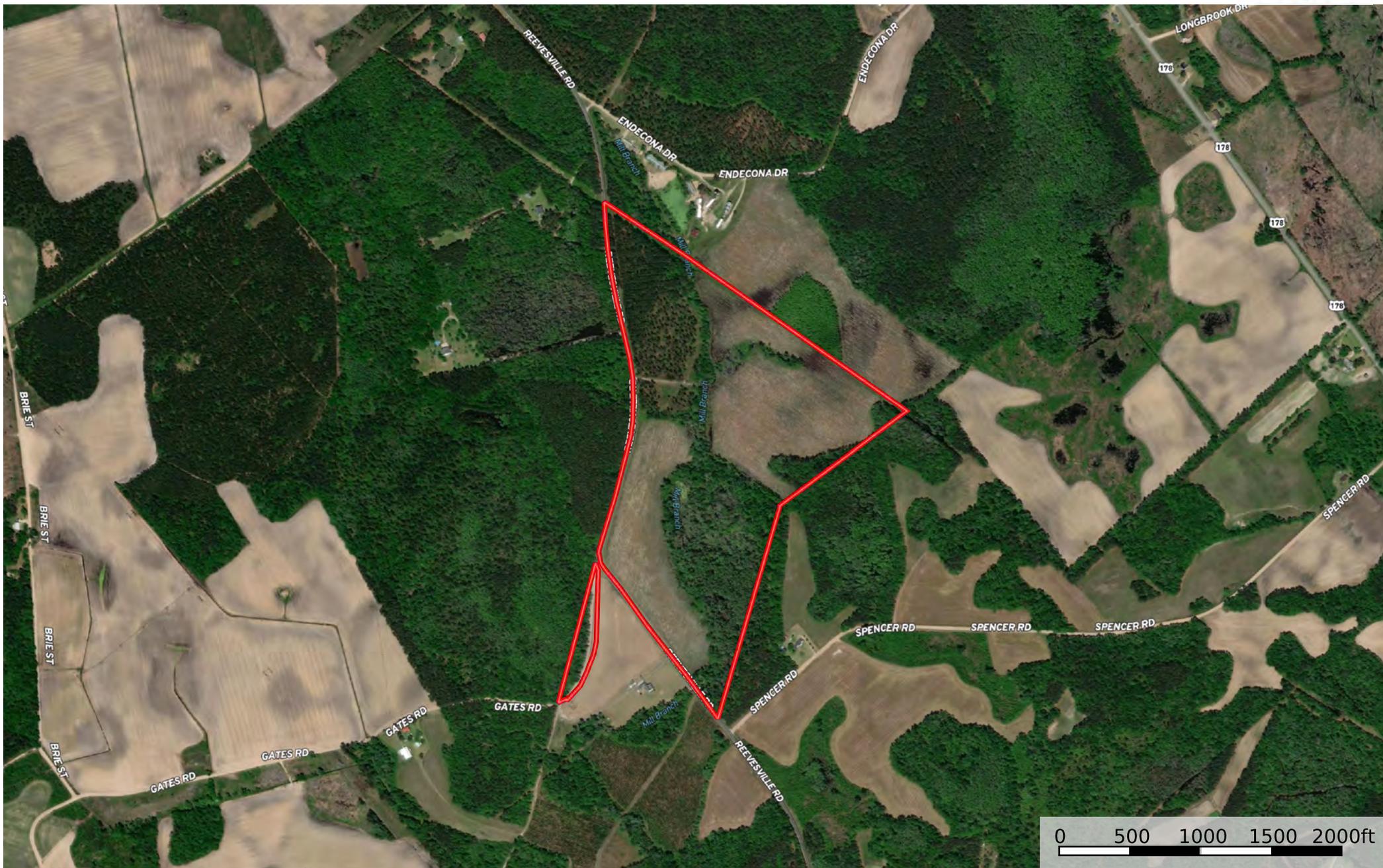
CONTACT

Todd Crosby; BIC, ALC

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

Email: toddcrosby@crosbylandco.com

www.CrosbyLandCo.com



Boundary

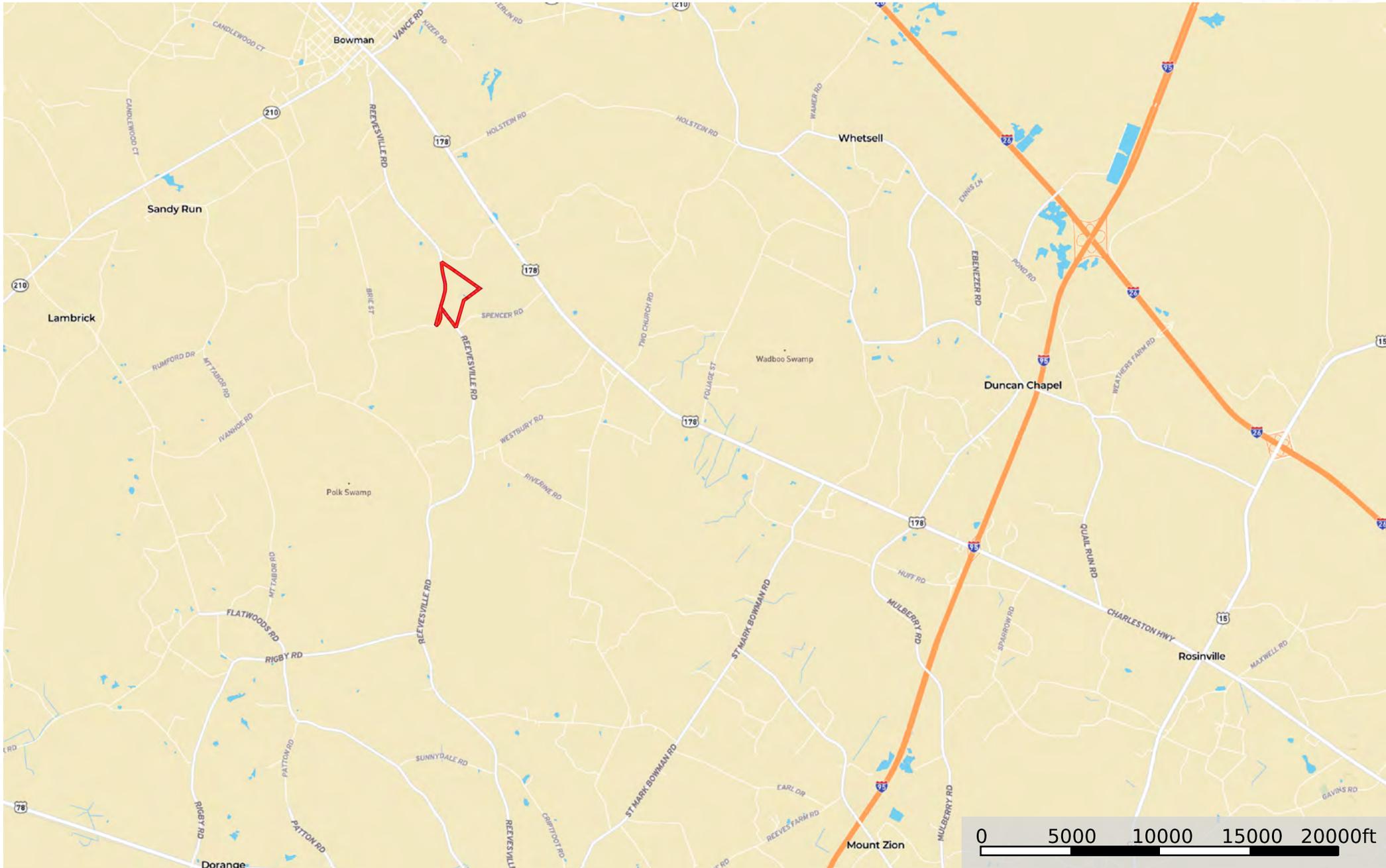
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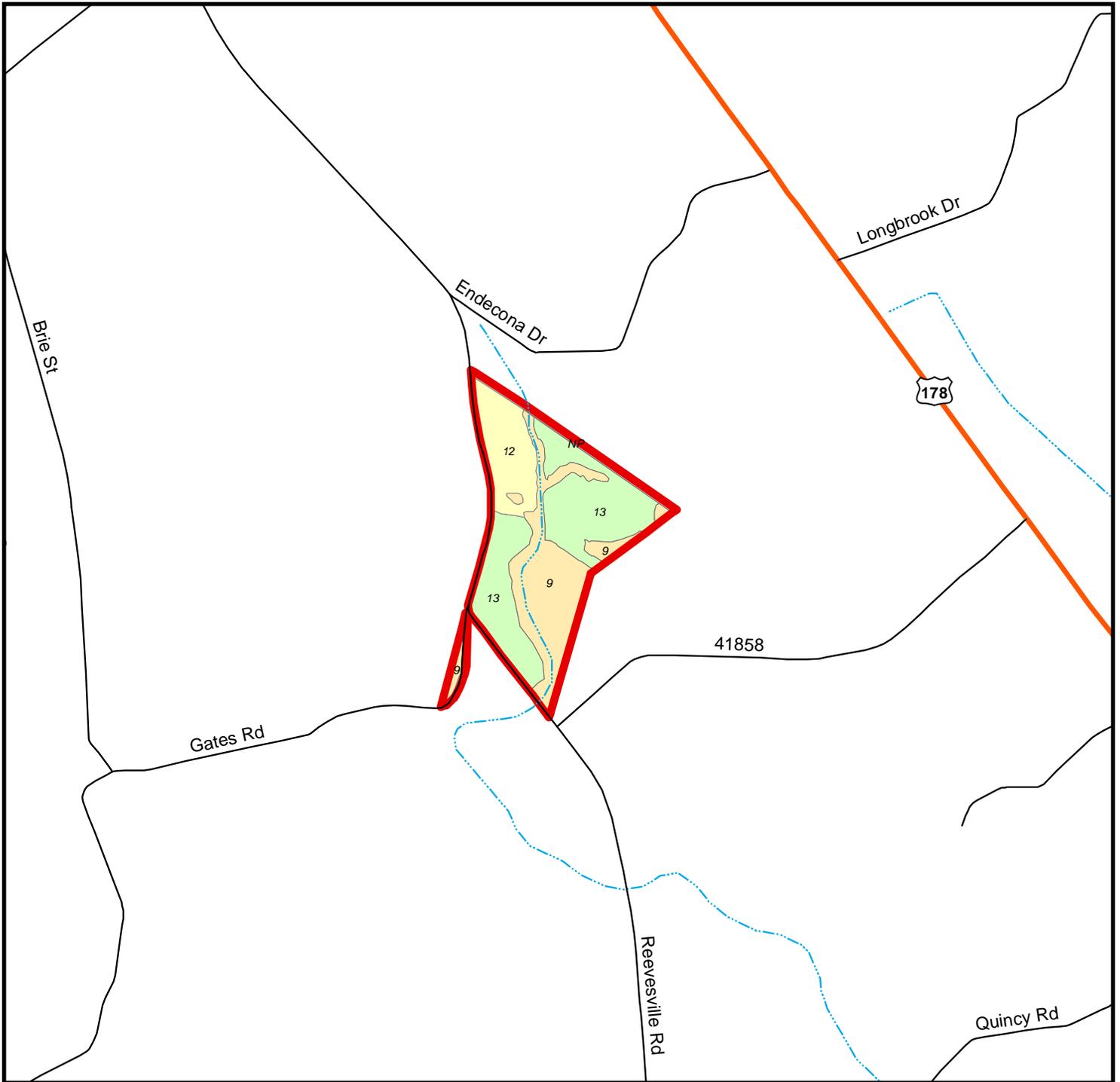
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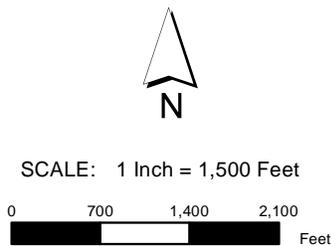
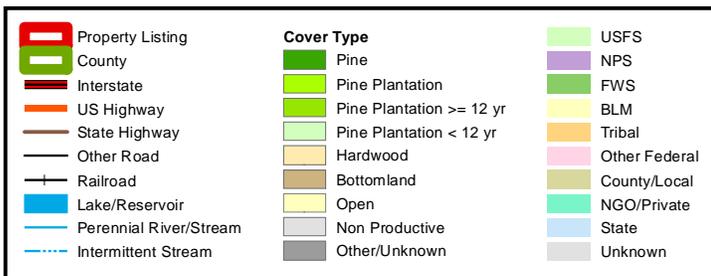
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Stand Map
W.T. Smith South
Parcel # 45075Hb0027
 Orangeburg County, SC - approx. 84.0 acres +/-

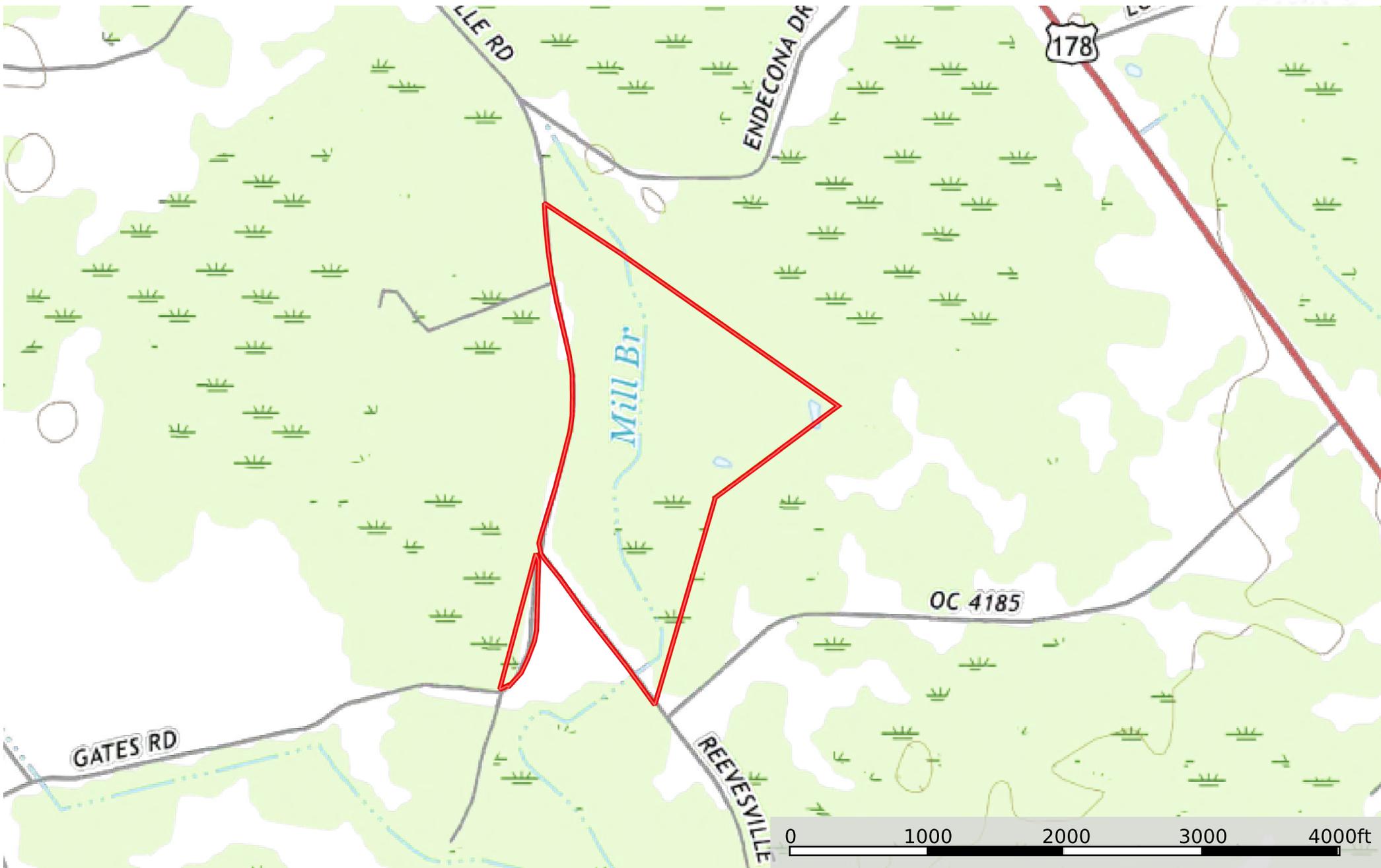
Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.9
9	Hardwood	71	28.4
12	Open	1	14.5
13	Pine Plantation < 12 yr	6	37.6
18	Open	71	0.9



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

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