

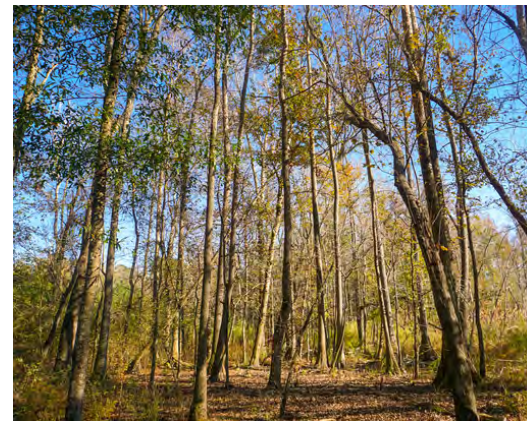


## MILL BRANCH

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

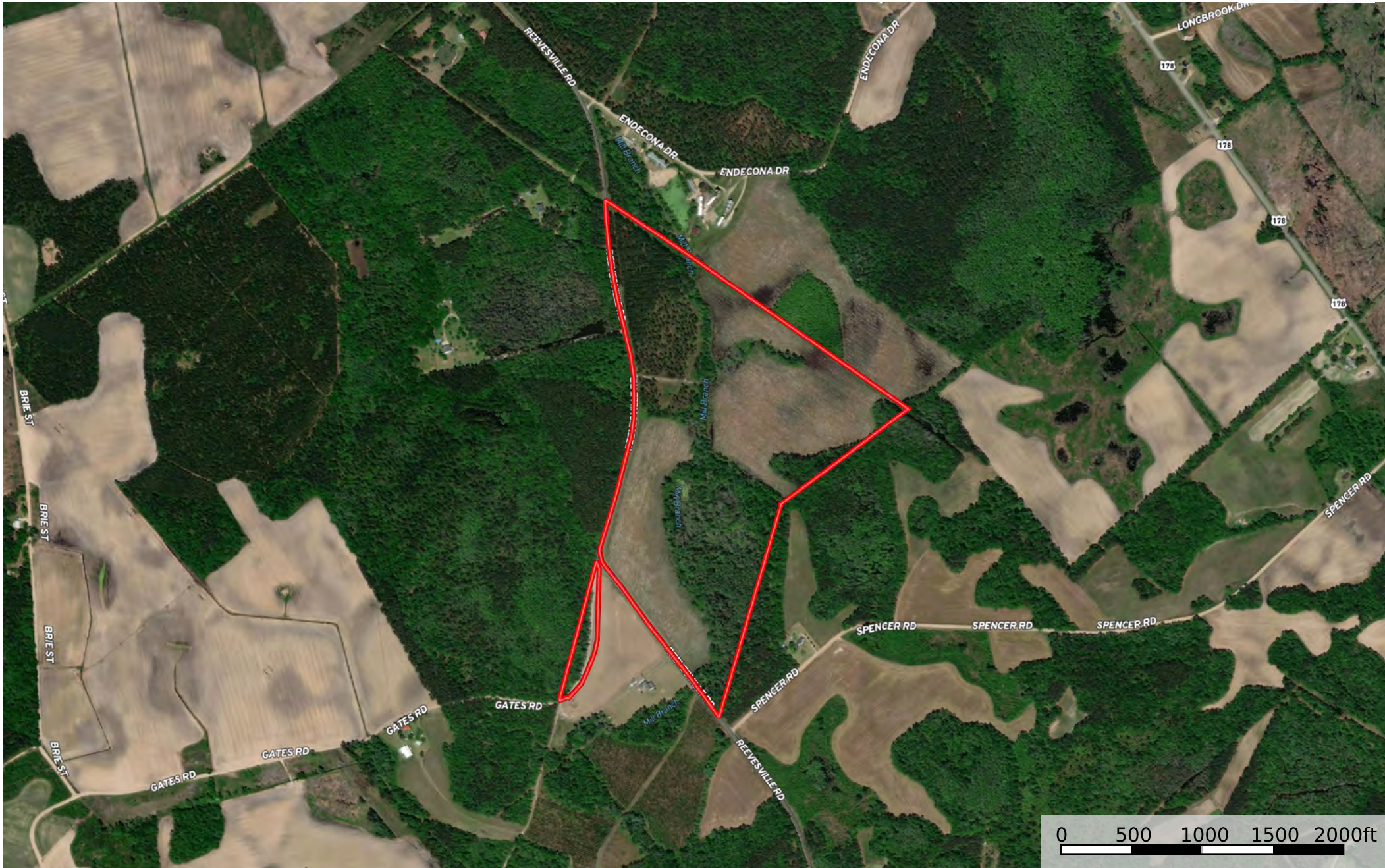
Todd Crosby; BIC, ALC

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

Email: [toddccrosby@crosbylandco.com](mailto:toddccrosby@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.

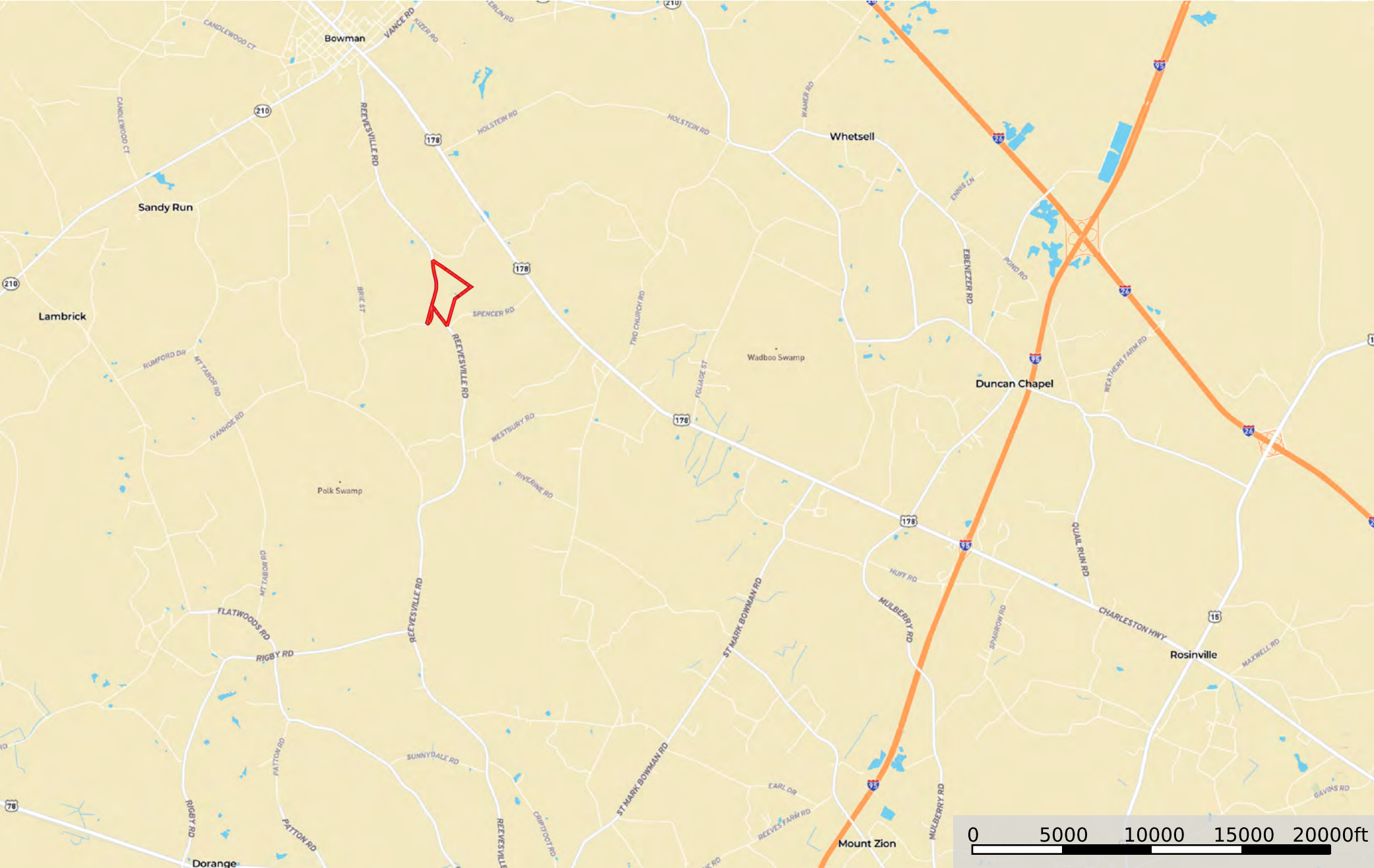







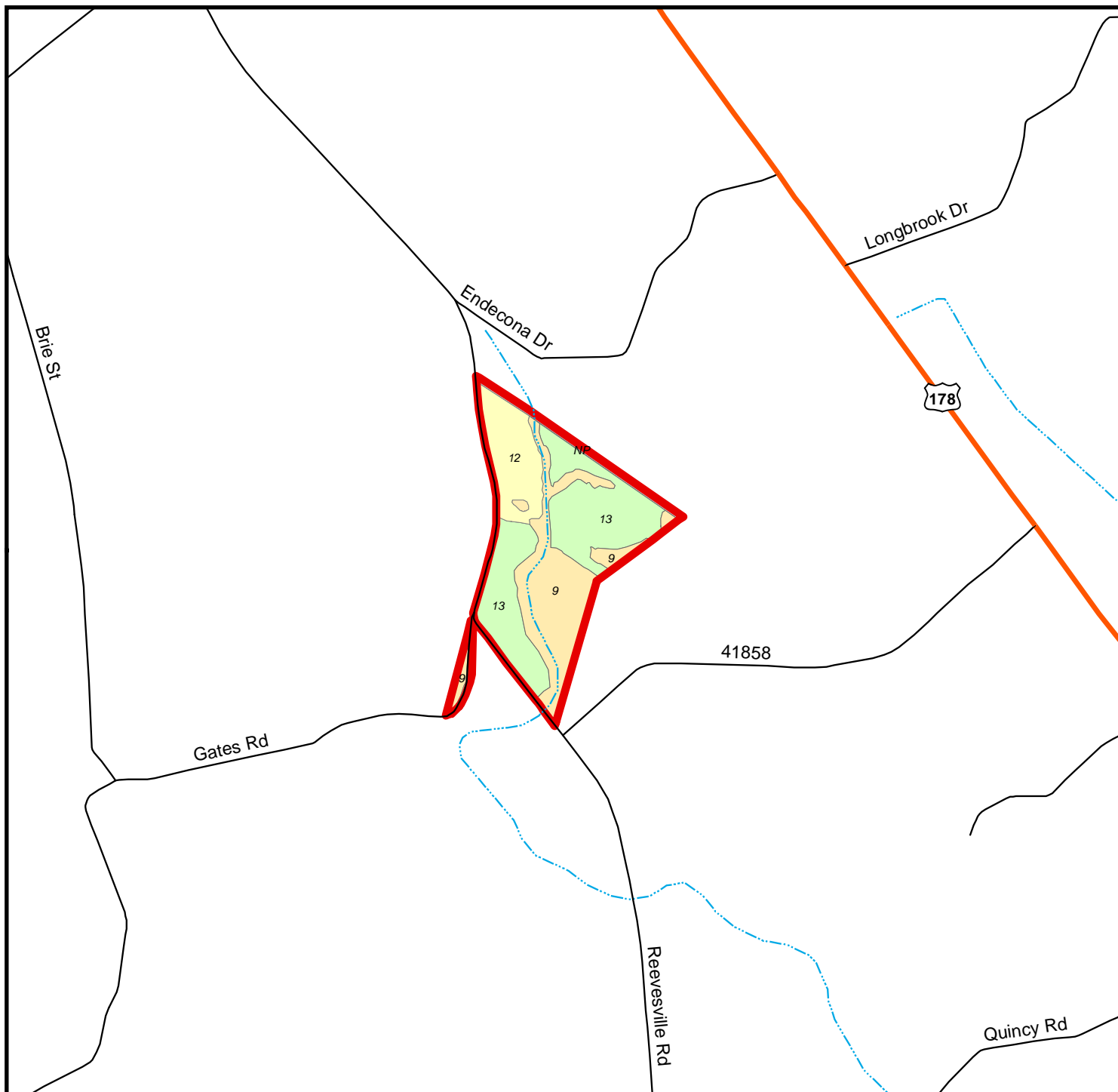
 Boundary

**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.



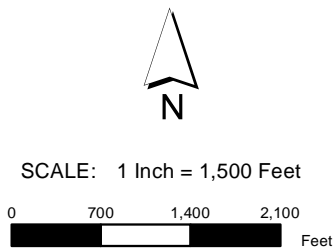
 Boundary

**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.



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

	Property Listing		County		USFS
	Interstate		Pine		NPS
	US Highway		Pine Plantation		FWS
	State Highway		Pine Plantation >= 12 yr		BLM
	Other Road		Pine Plantation < 12 yr		Tribal
	Railroad		Hardwood		Other Federal
	Lake/Reservoir		Bottomland		County/Local
	Perennial River/Stream		Open		NGO/Private
	Intermittent Stream		Non Productive		State
			Other/Unknown		Unknown



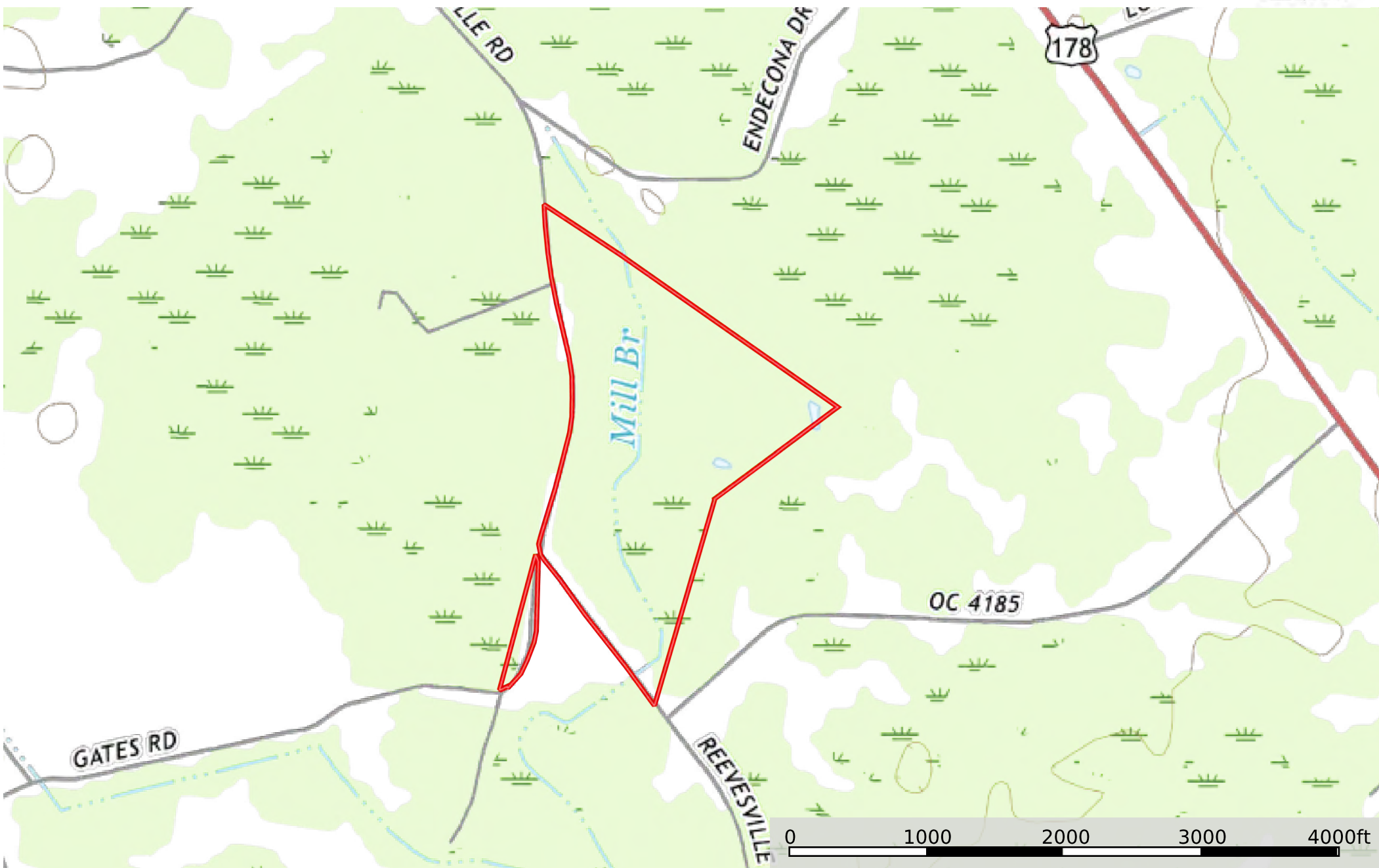
Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.9
9	Hardwood	71	28.4
12	Open	1	14.5
13	Pine Plantation < 12 yr	6	37.6
18	Open	71	0.9

*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

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.