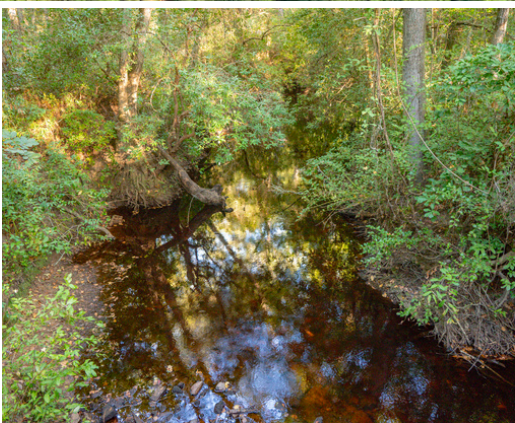
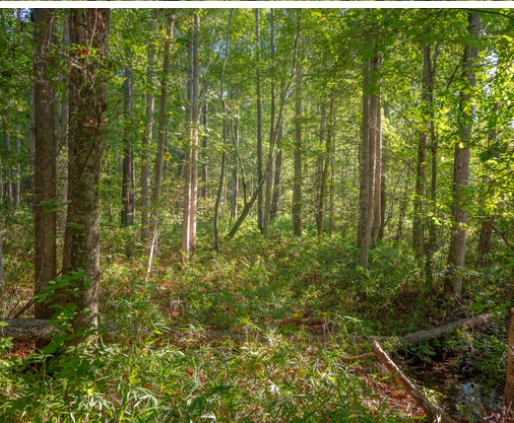
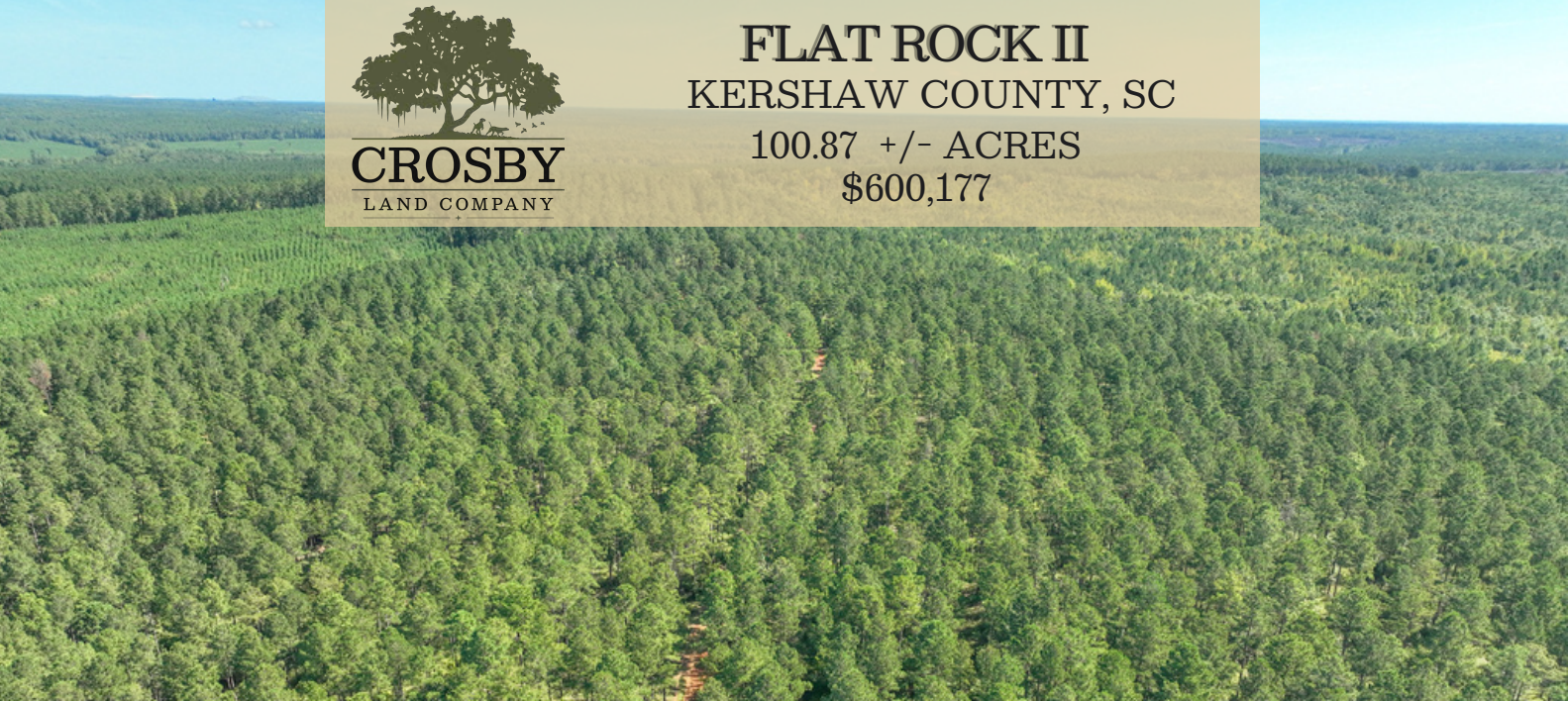




## FLAT ROCK II KERSHAW COUNTY, SC

100.87 +/- ACRES  
\$600,177



### PROPERTY DESCRIPTION

Flat Rock II is located 8.5 miles northwest of Camden, SC, and approximately 35 miles east of Columbia, SC. This is an ideal property for a small family hunting retreat or permanent family residence. Frontage along a county-paved road and a high percentage of usable upland soil types create ideal conditions for a variety of applications.

A bold creek named “Grannie’s Quarter Creek” runs through the center of the property, providing excellent natural diversity for wild game. The property consists mostly of merchantable timber ready for final harvest or thinning to improve wildlife habitat. This property is ideally sized for ease of management while still being large enough to accommodate multiple food plots and shooting lanes.

### PROPERTY FEATURES:

- Paved Road Frontage
- Timber Revenue Streams
- Mature Pine And Hardwood
- Bold Stream Located On Property
- Close Proximity To Lake Wateree

### DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, take Hwy 521 North for 7.9 miles. Turn left onto Flat Rock Road and continue for 5.5 miles. The property will be on the left.

#### CONTACT

Todd Crosby, BIC, ALC  
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Email: [toddcrosby@crosbylandco.com](mailto:toddcrosby@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)

Flat Rock II  
Kershaw County, South Carolina, 100.87 AC +/-



Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Flat Rock II  
Kershaw County, South Carolina, 100.87 AC +/-



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Todd Crosby  
P: 8437825700      Crosbylandco.com

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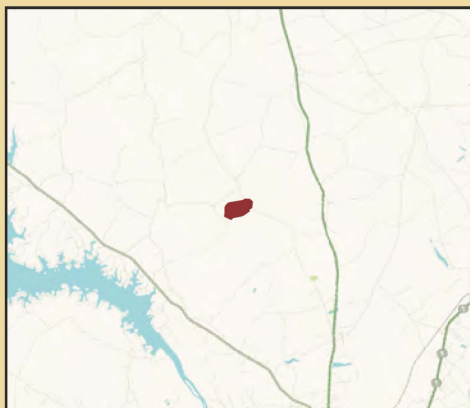
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0 330 660 Feet



0 5 10 Chains

+/- 101ac



### Map Legend

-  Disposition Boundary
-  Stand Boundary
-  Roads

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## 3035 - B

| Stand     | Species       | Productive Ac      | Age | Trees/Ac             | Tons/Ac              | Total Trees           | Total Tons            |
|-----------|---------------|--------------------|-----|----------------------|----------------------|-----------------------|-----------------------|
| 3035 - 10 | Loblolly Pine | 0.64               | 77  | 79.79                | 102.57               | 51.07                 | 65.64                 |
| 3035 - 3  | Loblolly Pine | 48.28              | 32  | 83.26                | 73.17                | 4019.79               | 3532.65               |
| 3035 - 4  | Hard Hardwood | 17.61              | 77  | 92.91                | 59.43                | 1636.15               | 1046.56               |
| 3035 - 5  | Loblolly Pine | 31.03              | 32  | 85.4                 | 88.35                | 2649.96               | 2741.5                |
| 3035 - 9  | Hard Hardwood | 1.66               | 77  | 125.42               | 61.81                | 208.2                 | 102.6                 |
|           |               | <b>Total 99.22</b> |     | <b>Wtd Avg 86.32</b> | <b>Wtd Avg 75.48</b> | <b>Total 8,565.17</b> | <b>Total 7,488.95</b> |