



BRELAND TRACT

COLLETON COUNTY, SC

192 +/- ACRES

\$730,246



PROPERTY DESCRIPTION

The Breland Tract is located only 10 miles SW of Walterboro. The property boasts nearly 6,700 +/- feet of paved road frontage allowing for ease of access at multiple locations along Cavanaugh Road and Black Creek Road. One of the key features of this property is its' unusual site quality with soil types that are conducive for multiple applications including coastal Bermuda, pasture land, and any kind of upland game pursuits. The internal road system is in excellent condition allowing the new owners access throughout the entire property. The landscape is comprised of 93% pre-merchantable pine plantation in excellent growing condition, while the remaining acreage consists of natural hardwood and a power line row that is currently being utilized for food plots. This property offering is well suited for a long-term timber investment, or any outdoor recreational pursuits with great potential for a homesite or family compound.

PROPERTY FEATURES:

- Good Internal Roads
- Two Points of Access

DIRECTIONS

From Walterboro take a left off highway 63 onto Cane Branch Road. Continue on Cane Branch for 4 miles, then veer left onto Cavanaugh Road. Continue straight on Cavanaugh for 2.5 miles and the property will be on the right.

CONTACT

Todd Crosby; BIC, ALC

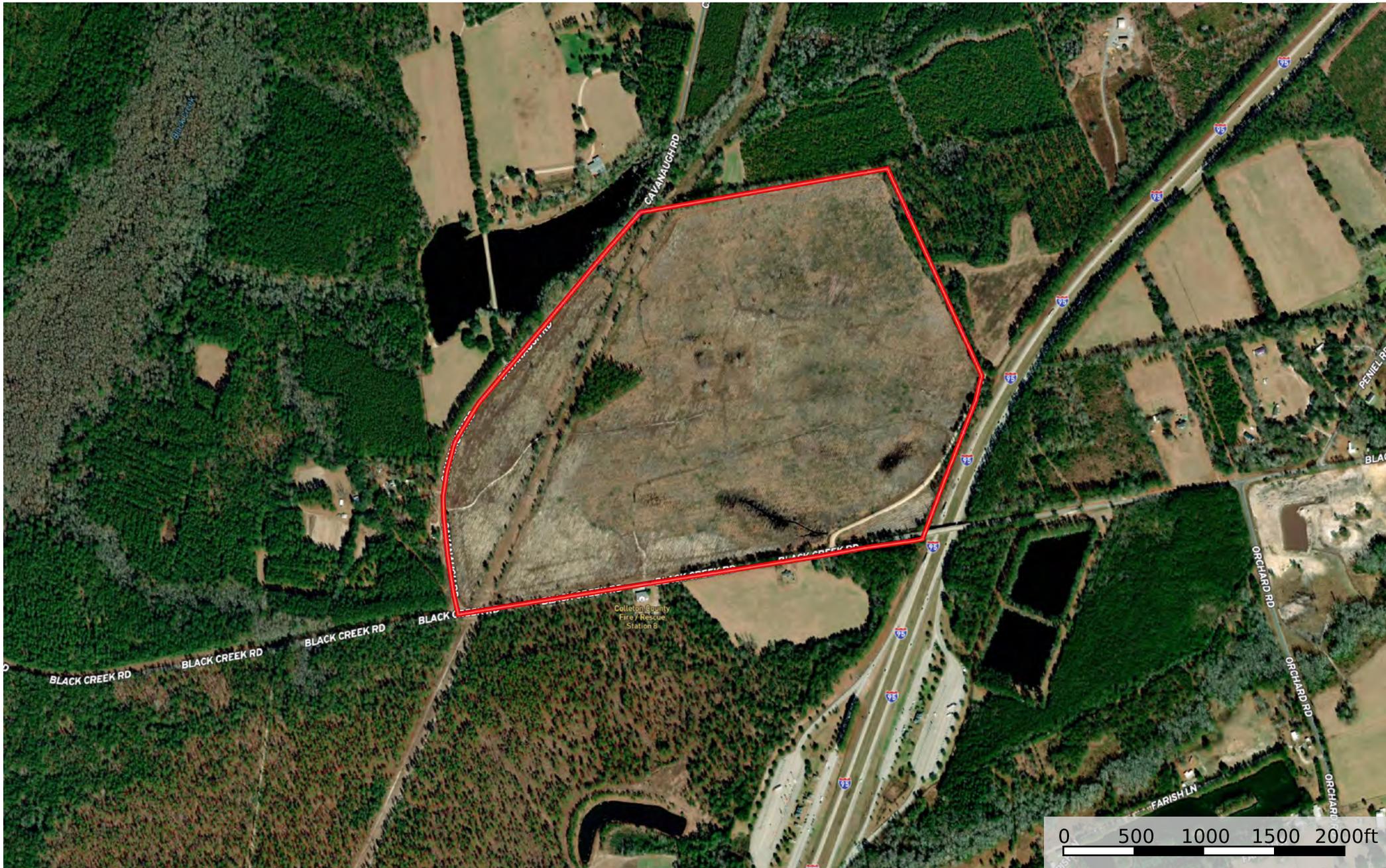
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Breland

Colleton County, South Carolina, 192.17 AC +/-



 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.

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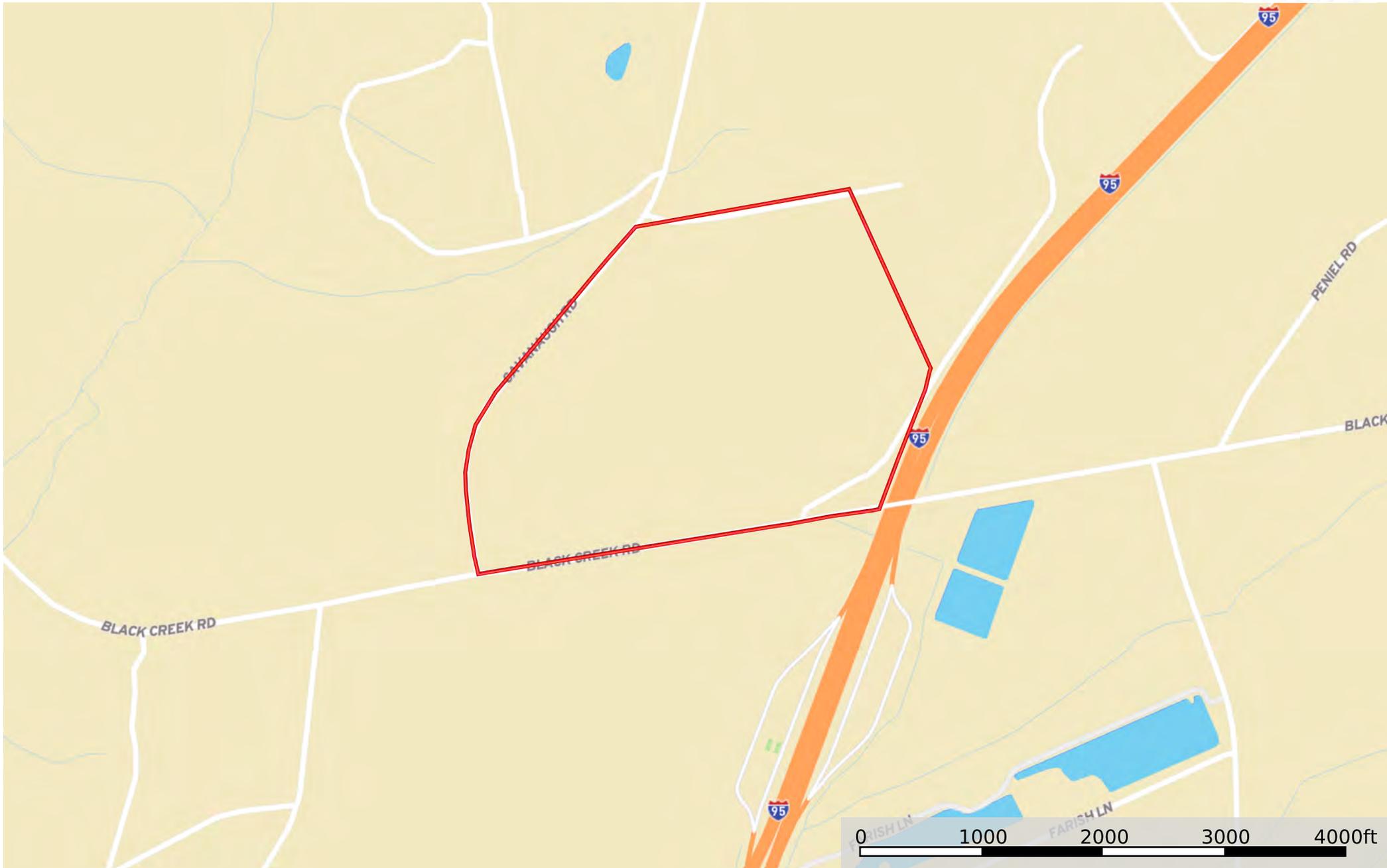
300 Carn St.



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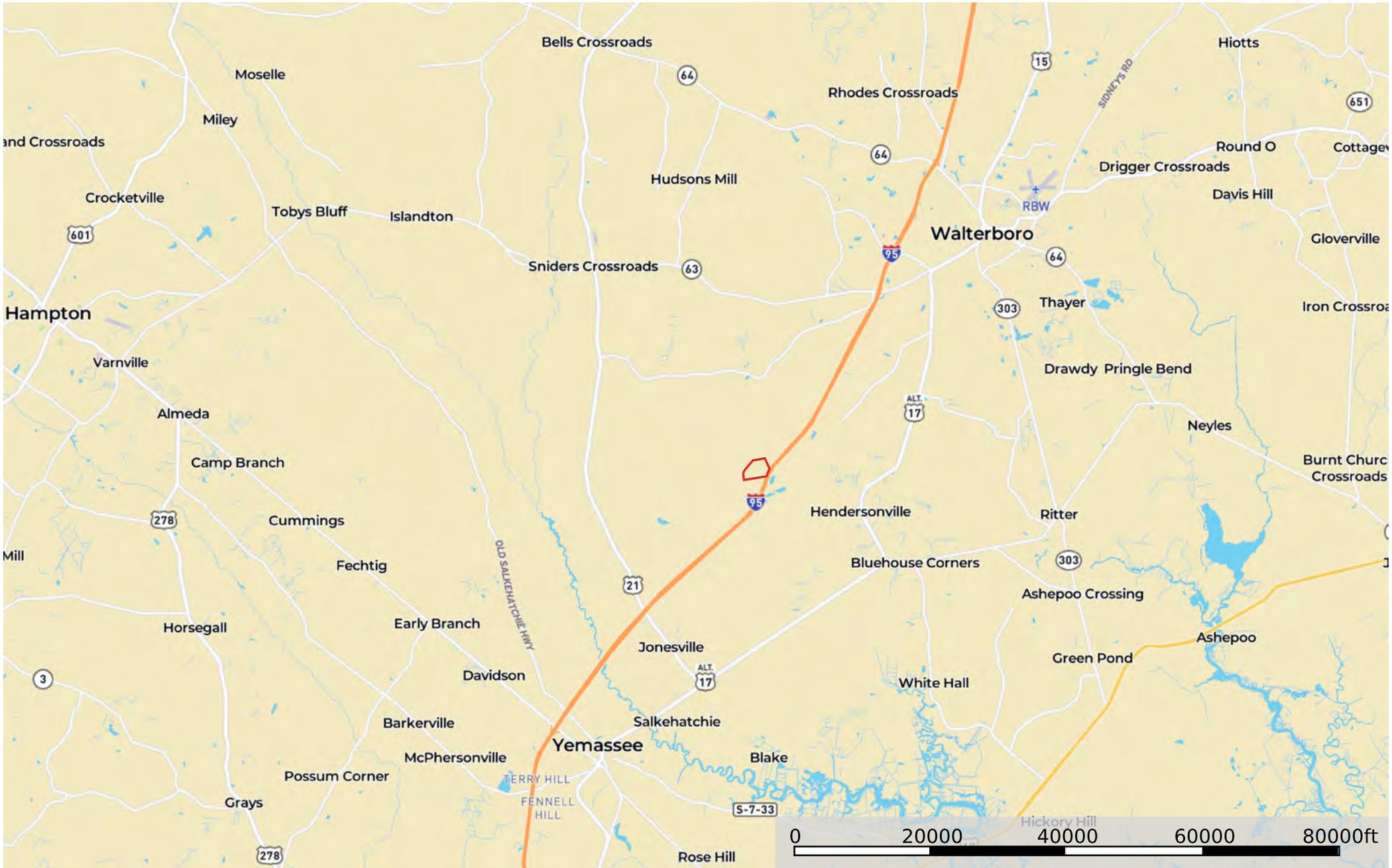
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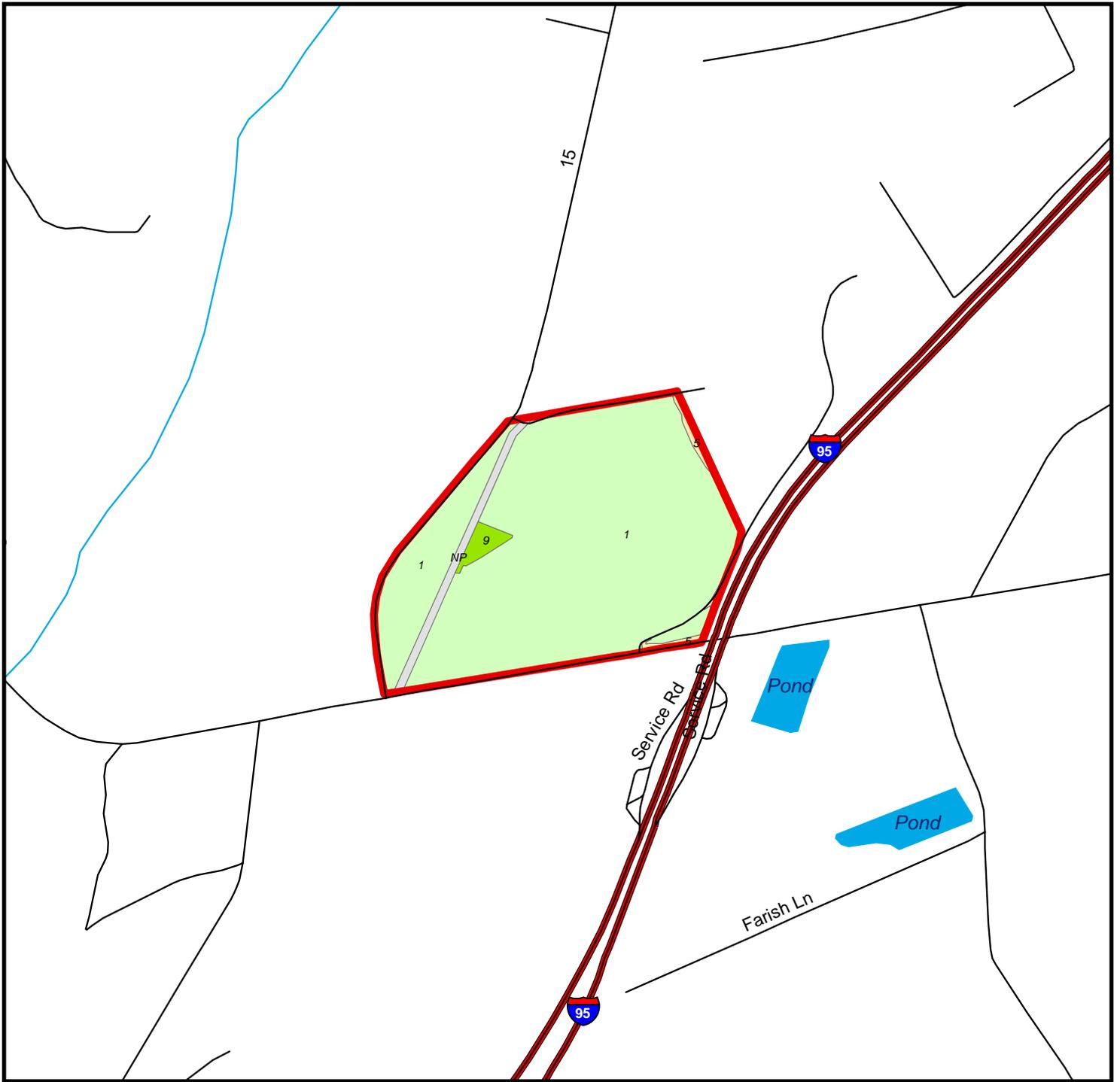


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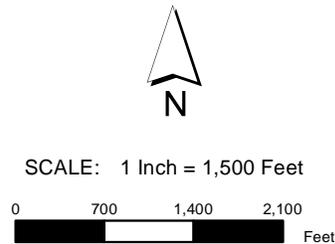
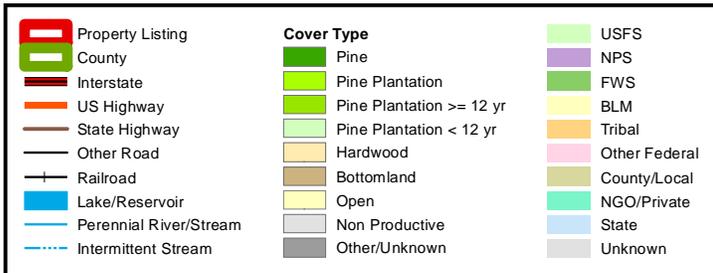
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**Stand Map
Breland**

Parcel # 45029Hb0356

Colleton County, SC - approx. 192.0 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	5.9
1	Pine Plantation < 12 yr	5	179.9
5	Hardwood	41	3.6
9	Pine Plantation >= 12 yr	26	2.8

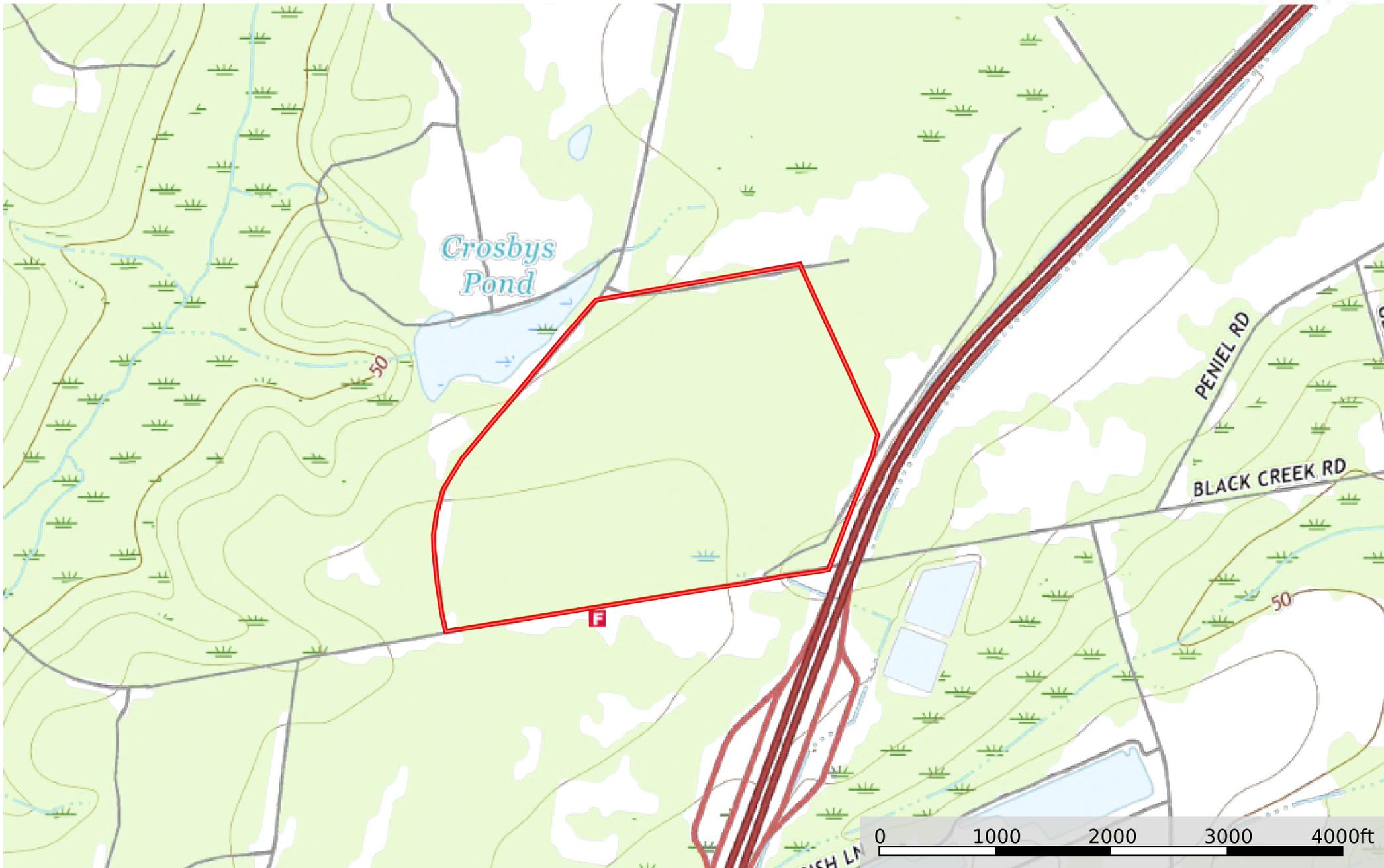
Smaller stands have been excluded to fit in the allowable space

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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