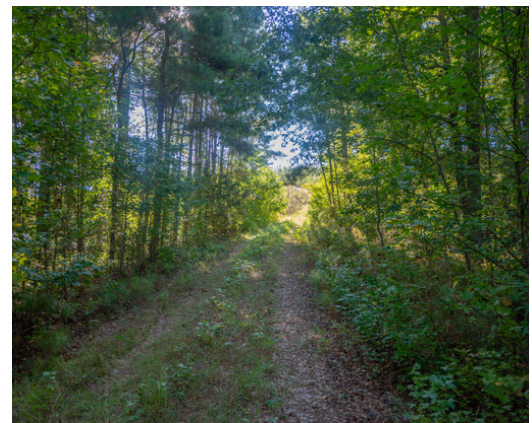
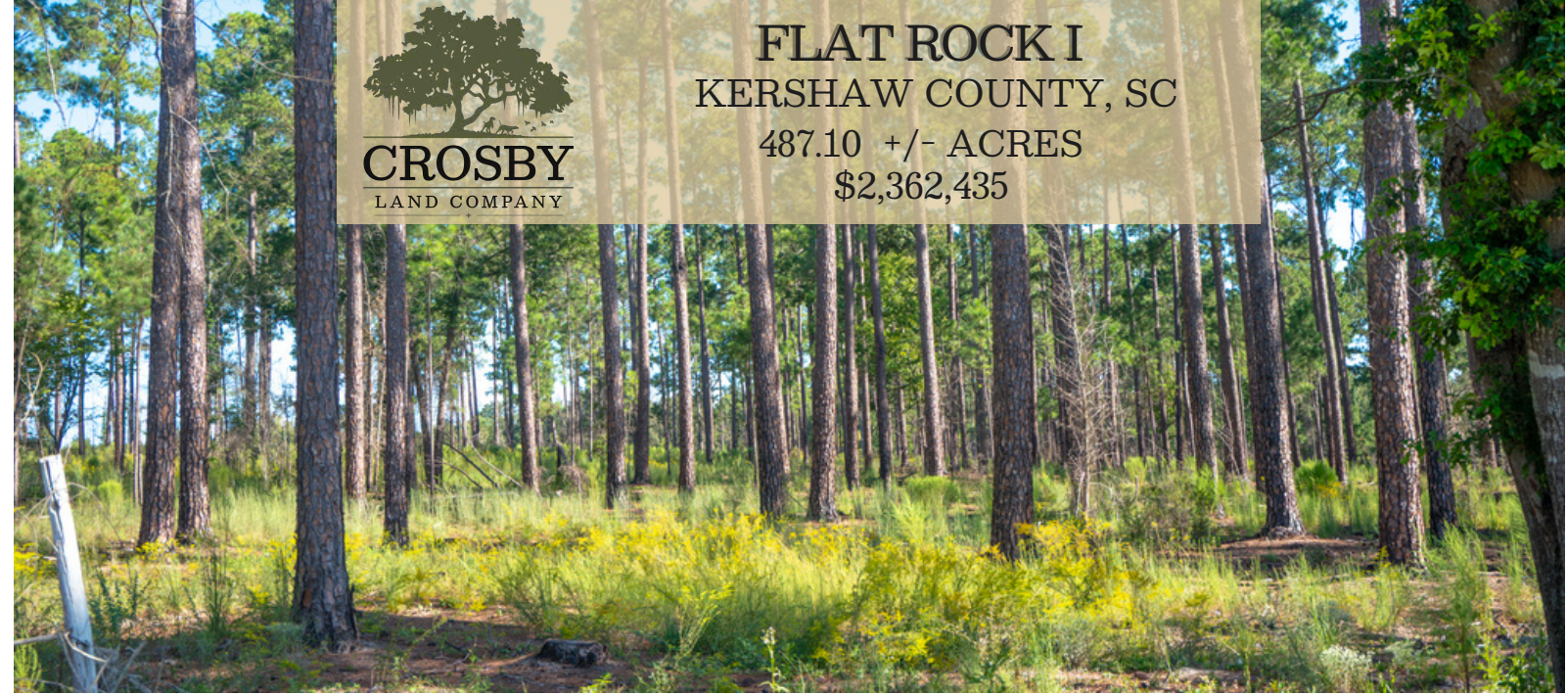




FLAT ROCK I
KERSHAW COUNTY, SC
487.10 +/- ACRES
\$2,362,435



PROPERTY DESCRIPTION

The Flat Rock I offering is conveniently located 8.5 miles northwest of Camden, SC, and 35 miles east of Columbia, SC. This highly diversified landscape consists of a variety of forest types, including mature pine forest, mature hardwood bottomland, and pre-merchantable pine plantations.

Access is provided from a county-paved road offering over 2,600 feet of frontage, complemented by an excellent interior road system. The southwest boundary is "Grannie's Quarter Creek," a bold perennial stream that flows year-round, providing natural habitat diversity.

A high percentage of upland soils would be suitable for upland game bird habitat with the implementation of good management practices. This is an excellent property for multiple user types, including recreational sporting opportunities, a single-family residence, weekend retreat, or family compound.

PROPERTY FEATURES:

- Creek Frontage
- Paved Road Frontage
- Established Food Plots
- Timber Revenue Streams
- High Percentage Upland Soils
- 50% Merchantable Pine Forest
- 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 5.4 miles. The property will be on the left.

CONTACT

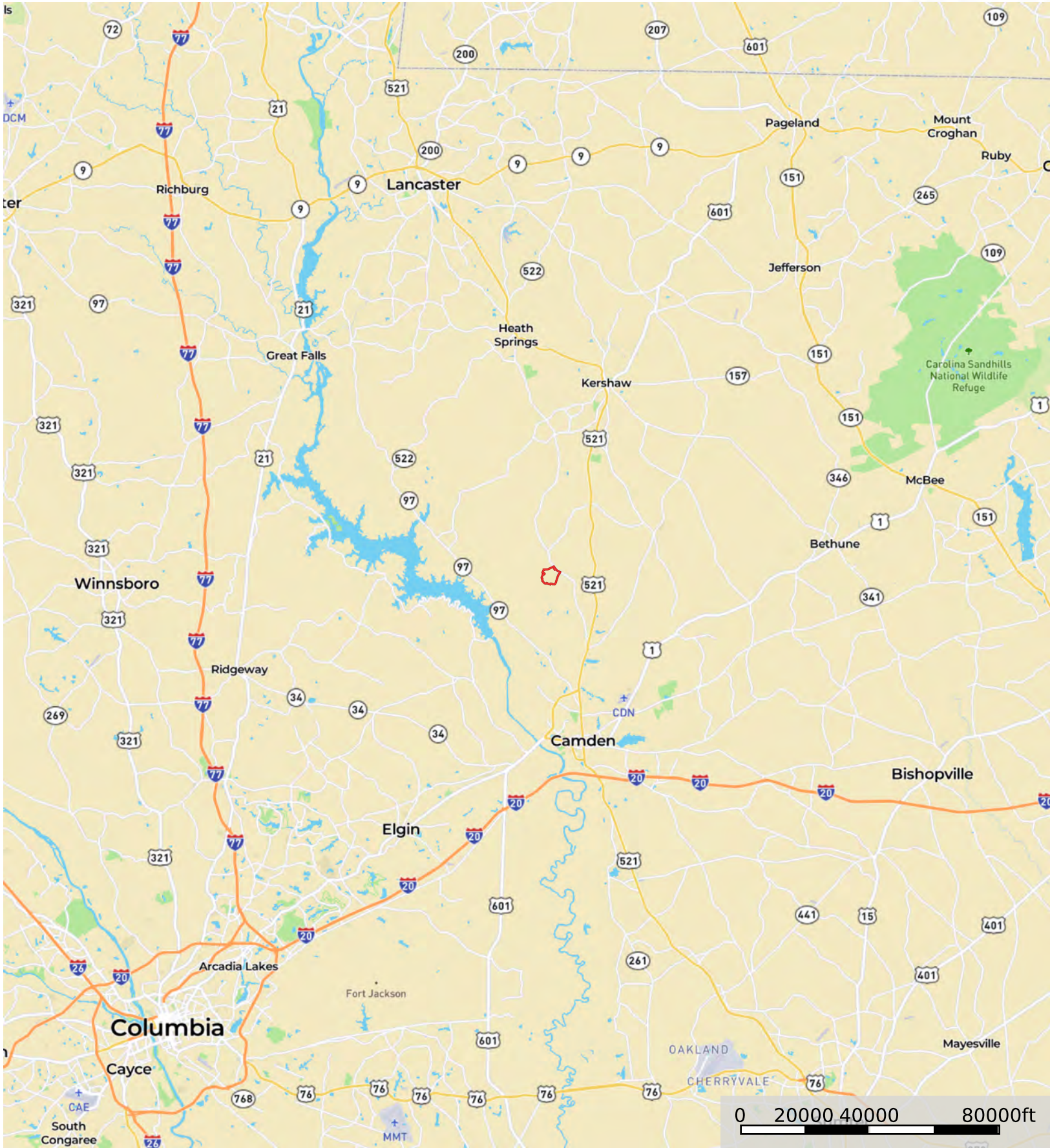
Todd Crosby, BIC, ALC

O: 843-782-5700

Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com

Flat Rock I
Kershaw County, South Carolina, 487.1 AC +/-



Boundary 1

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.

Todd Crosby
P: 8437825700 Crosbylandco.com

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Flat Rock I
Kershaw County, South Carolina, 487.1 AC +/-



Boundary 1

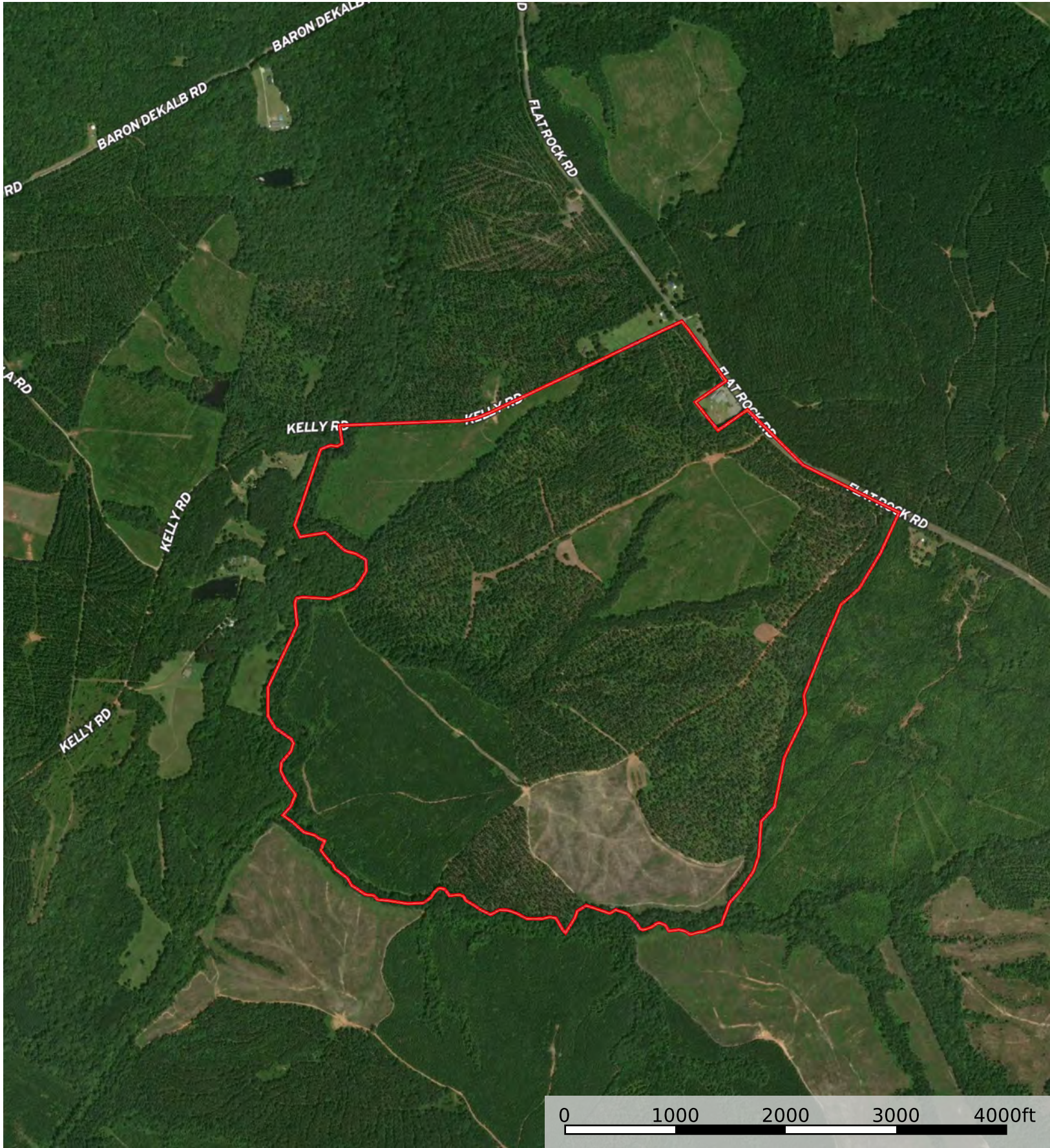
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Flat Rock I
Kershaw County, South Carolina, 487.1 AC +/-



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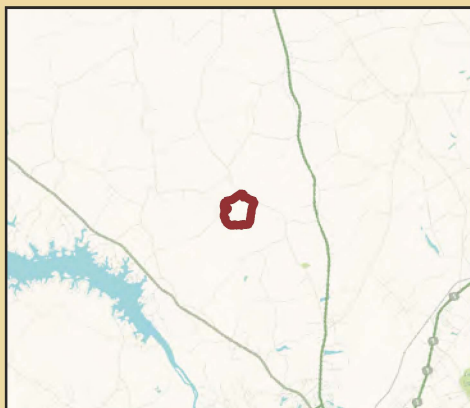
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0 660 1,320 Feet
0 10 20 Chains

+/- 487ac



Map Legend

- Disposition Boundary
- Stand Boundary
- Roads

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3035 - A

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Trees	Tons
3035 - 1	Loblolly Pine	35.82	2	564	0	20202.48	0
3035 - 10	Loblolly Pine	12.94	77	79.79	102.57	1032.48	1327.26
3035 - 12	Loblolly Pine	9.18	77	200.4	180.07	1839.67	1653.04
3035 - 14	Loblolly Pine	16.38	29	89.95	78.48	1473.38	1285.5
3035 - 17	Loblolly Pine	39.41	5	848	0	33419.68	0
3035 - 18	Loblolly Pine	29.46	5	736	0	21682.56	0
3035 - 2		55.99	1				
3035 - 4	Hard Hardwood	0.55	77	92.91	59.43	51.1	32.69
3035 - 6	Loblolly Pine	76.81	8	602	0	46239.62	0
3035 - 8	Loblolly Pine	180.42	43	49.3	58.67	8894.71	10585.24
3035 - 9	Hard Hardwood	6.32	77	125.42	61.81	792.65	390.64
Total		463.28		Wtd Avg 292.76	Wtd Avg 32.97	Total 135,628.33	Total 15,274.37