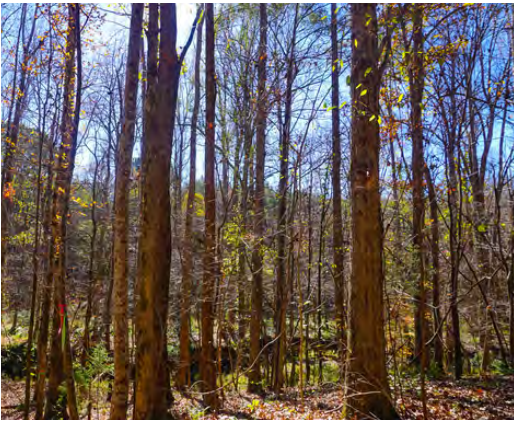




GW-208
LAURENS COUNTY, SC
322 +/- ACRES
\$1,399,743



PROPERTY DESCRIPTION

The GWC-208 property offering is located in Laurens County between Greenville and Columbia, SC. The property is conveniently located only 4 miles from I-26 at exit 60, which allows for convenient accessibility.

The property boasts a rolling topography that is comprised of 79% merchantable pine plantation, which has been thinned one time. The remaining acreage consists of mature pine and hardwood drains that contain a seasonal creek that provides ample travel corridors, roosting habitat, water source, and mast-producing trees that add habitat diversity to help sustain the deer and turkey populations. In addition, there are several established food plot locations that will provide supplemental feeding areas for wild game and serve as excellent stand locations for the new owner to maximize their outdoor recreational pursuits. The extensive internal road system allows access to all portions of the property, which will help maximize the use of the entire property. This offering is well suited for a timber investment with the possibility of immediate revenue streams with the continuation of good forestry management, an excellent recreational tract for outdoor pursuits, and is even well suited for a permanent residential site in close proximity to Clinton.

PROPERTY FEATURES:

- Internal Road System
- Established Food Plots
- Paved Road Frontage

DIRECTIONS

From Clinton take Hwy 76E towards Joanna continue for 3.5 miles, then take a left onto Bethlehem Church Road. In 0.5 miles, the entrance is on the right.

CONTACT


Todd Crosby; BIC, ALC

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

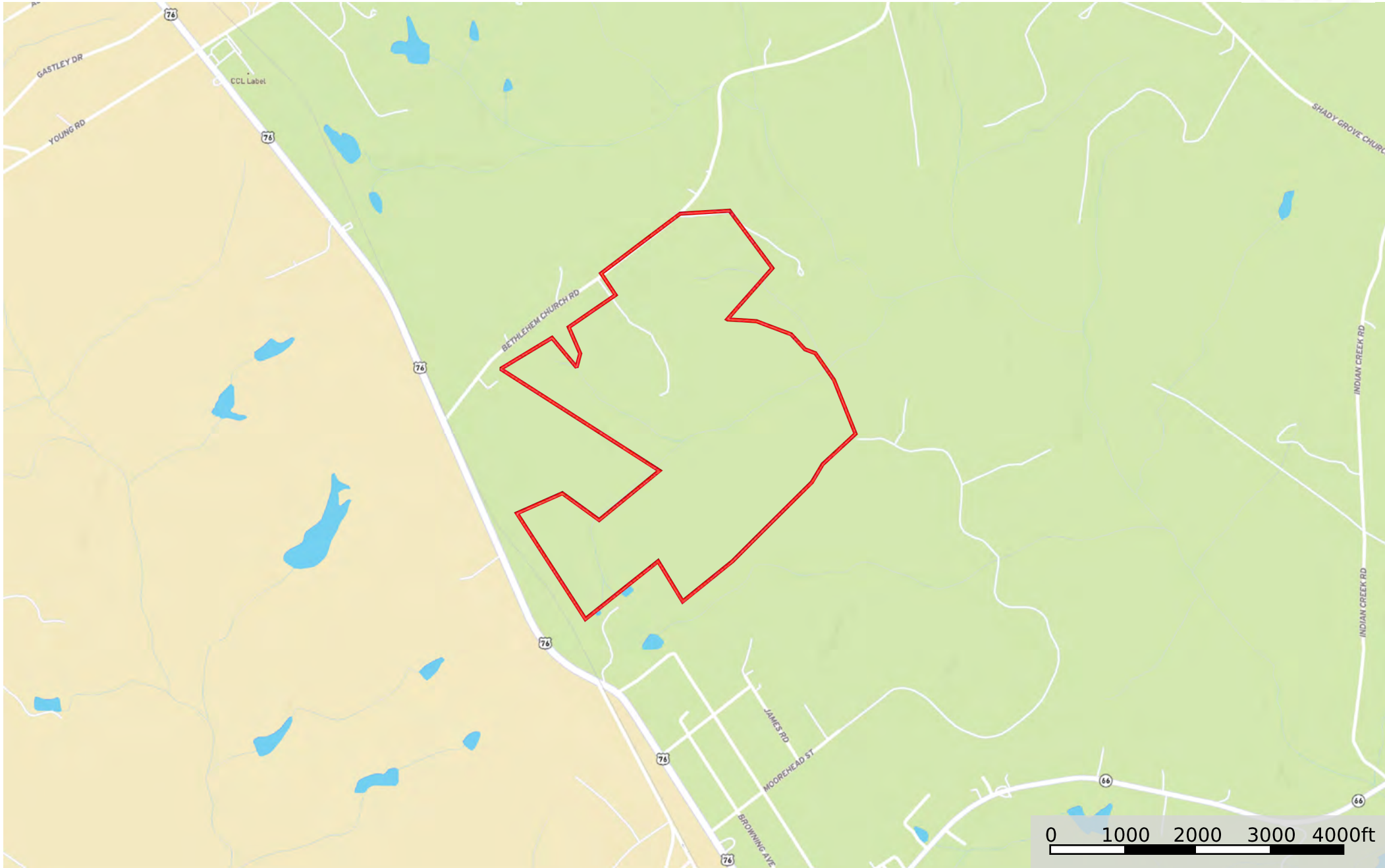
Email: toddcrosby@crosbylandco.com


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.



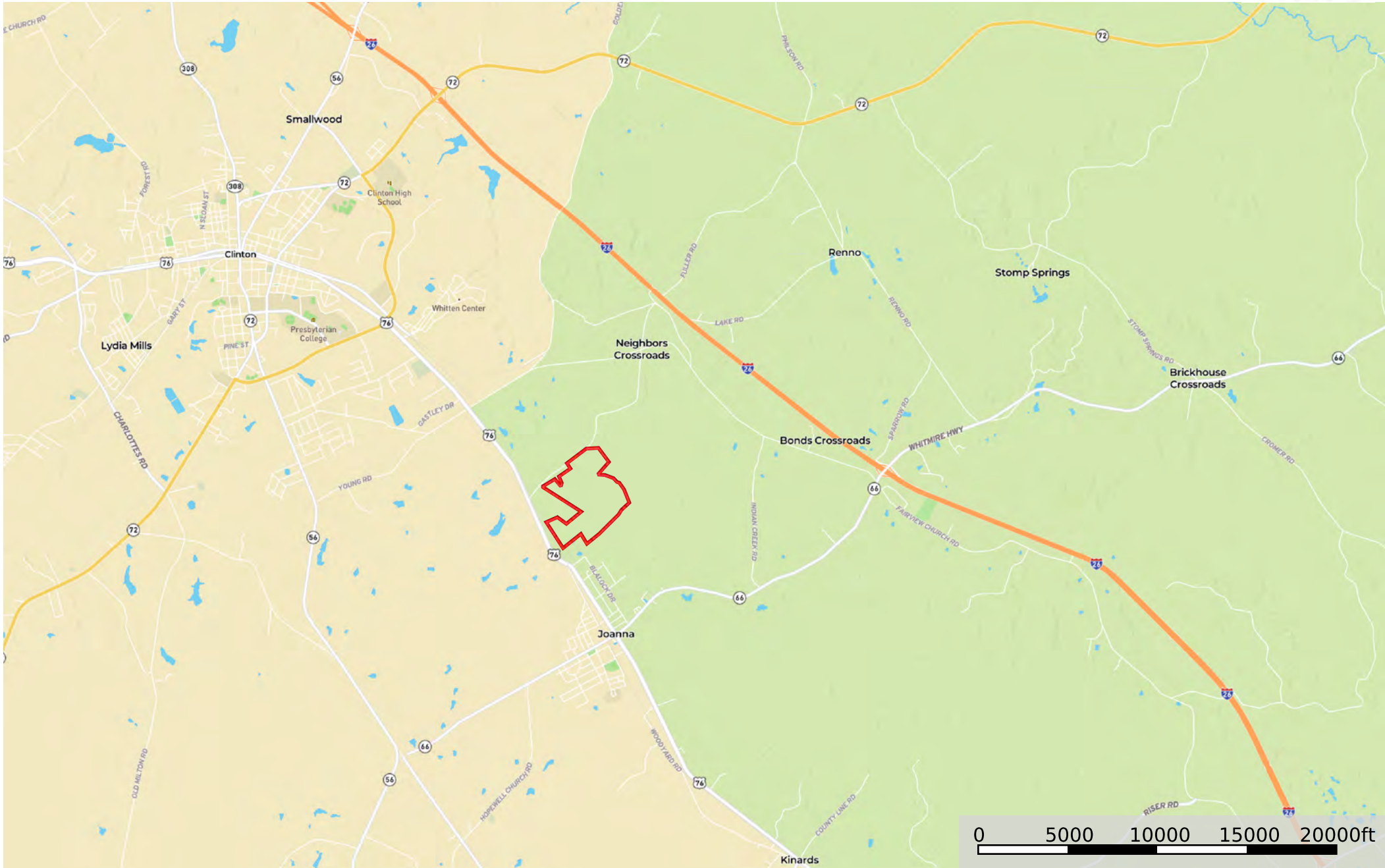
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Todd Crosby
P: 8437825700 Toddrosby@crosbylandco.com 300 Carn St.



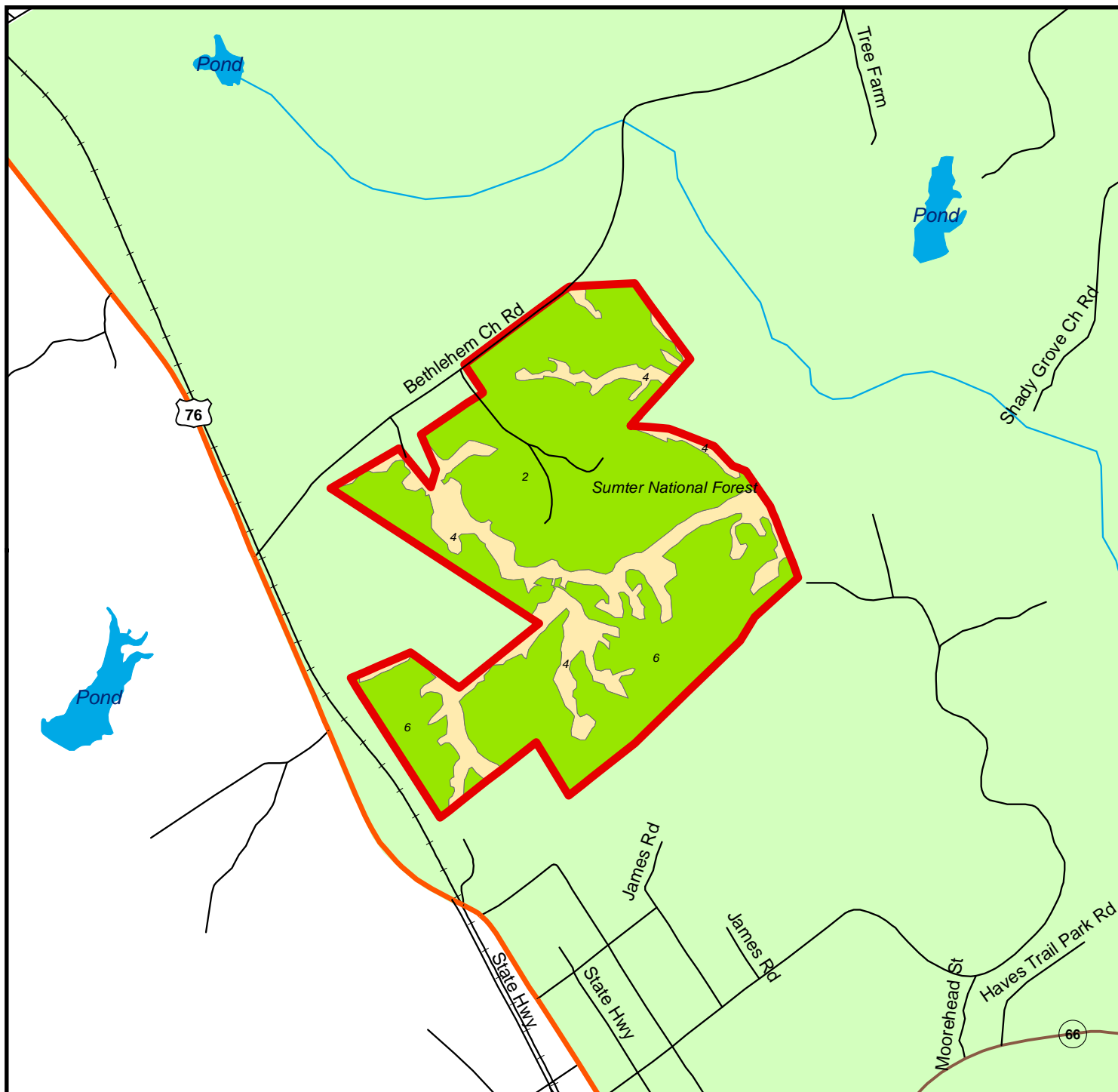
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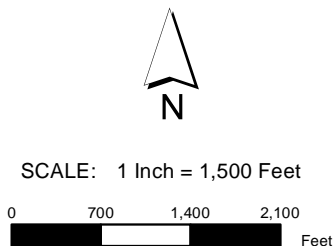


Stand Map GW-208

Parcel # 45059Hb0002

Laurens County, SC - approx. 322.0 acres +/-

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



Stand #	Cover Type	Age	Acres
2	Pine Plantation >= 12 yr 19		126.6
4	Hardwood	88	66.1
6	Pine Plantation >= 12 yr 19		129.0

Smaller stands have been excluded to fit in the allowable space

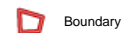
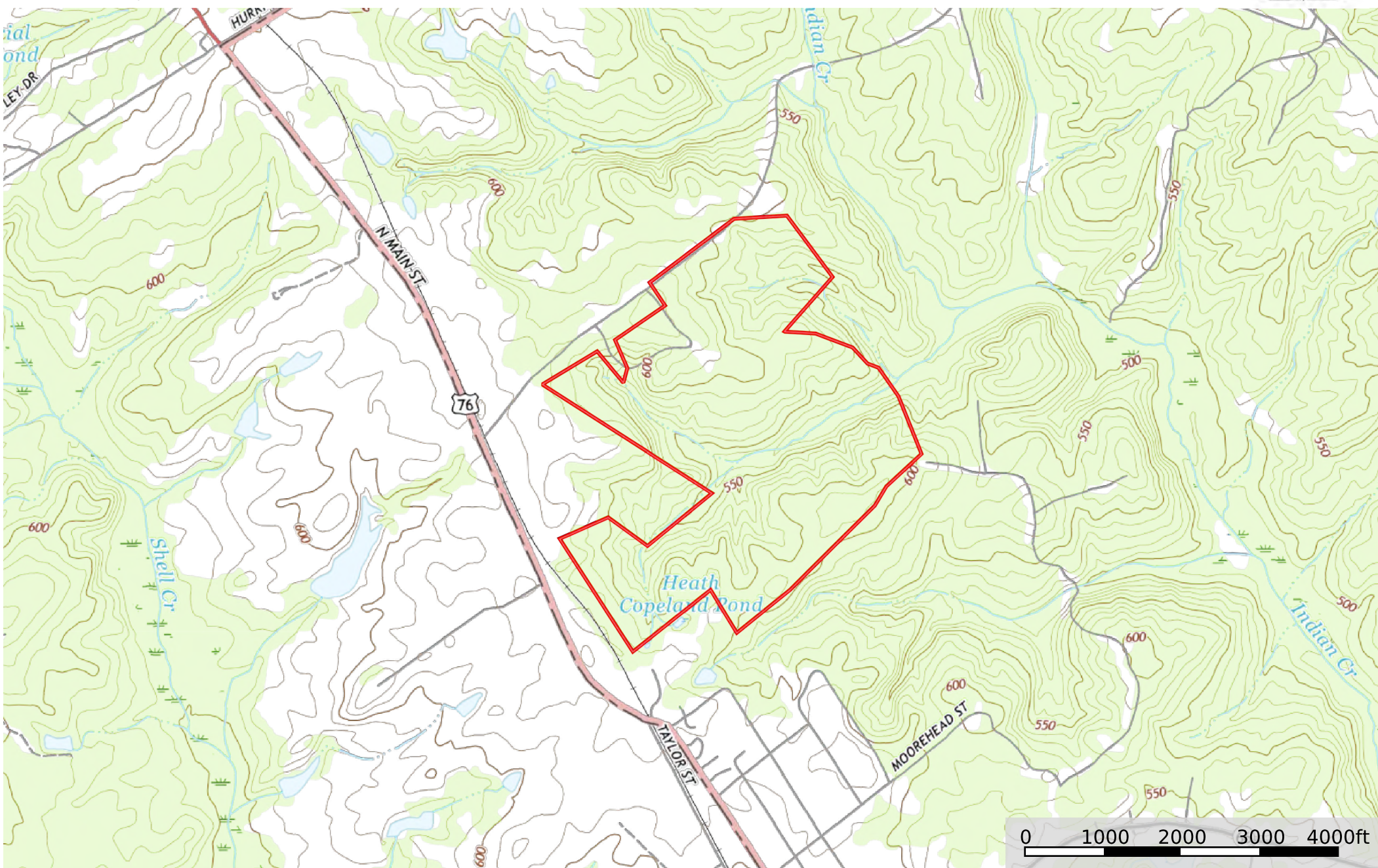
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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. 11/22/2022

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TractKey	Tract Name	StandKey	StandNum	Acres	EstablishDate	Age	Origin	TotalBA	BaseSiteIndex	CoverType	PreDomSpp	SWSawTons	SWCNSTons	SWFiberTons	HWSawTons	HWFiberTons
144000161	GW-208	1995465774	6	129.038655	2/26/2004	19	Planted	80.88	57	Pine Plantation	Loblolly Pine	41.19	2331.45	5037.53	0	0
144000161	GW-208	144001019	2	126.606632	2/26/2004	19	Planted	92.16	57	Pine Plantation	Loblolly Pine	56.68	3129.89	5207.52	0	101.28
144000161	GW-208	144001021	4	66.0855262	1/1/1935	88	Natural/Seeded	165.7	57	Hardwood	Soft Hardwood	3,711.89	100.56	535.96	3023.52	4599.1
												3,809.76	5561.9	10781.01	3023.52	4700.38

Applied filters:
AVOID is 45059Hb0002

Although the information in this report is believed to be substantially correct, neither Seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, agents and employees, make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, “AS IS, WHERE IS, with all faults”, at closing.



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