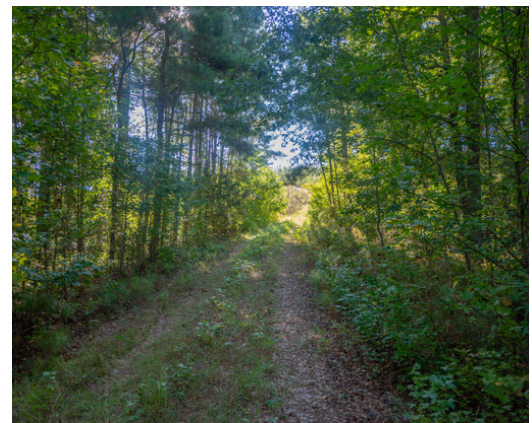
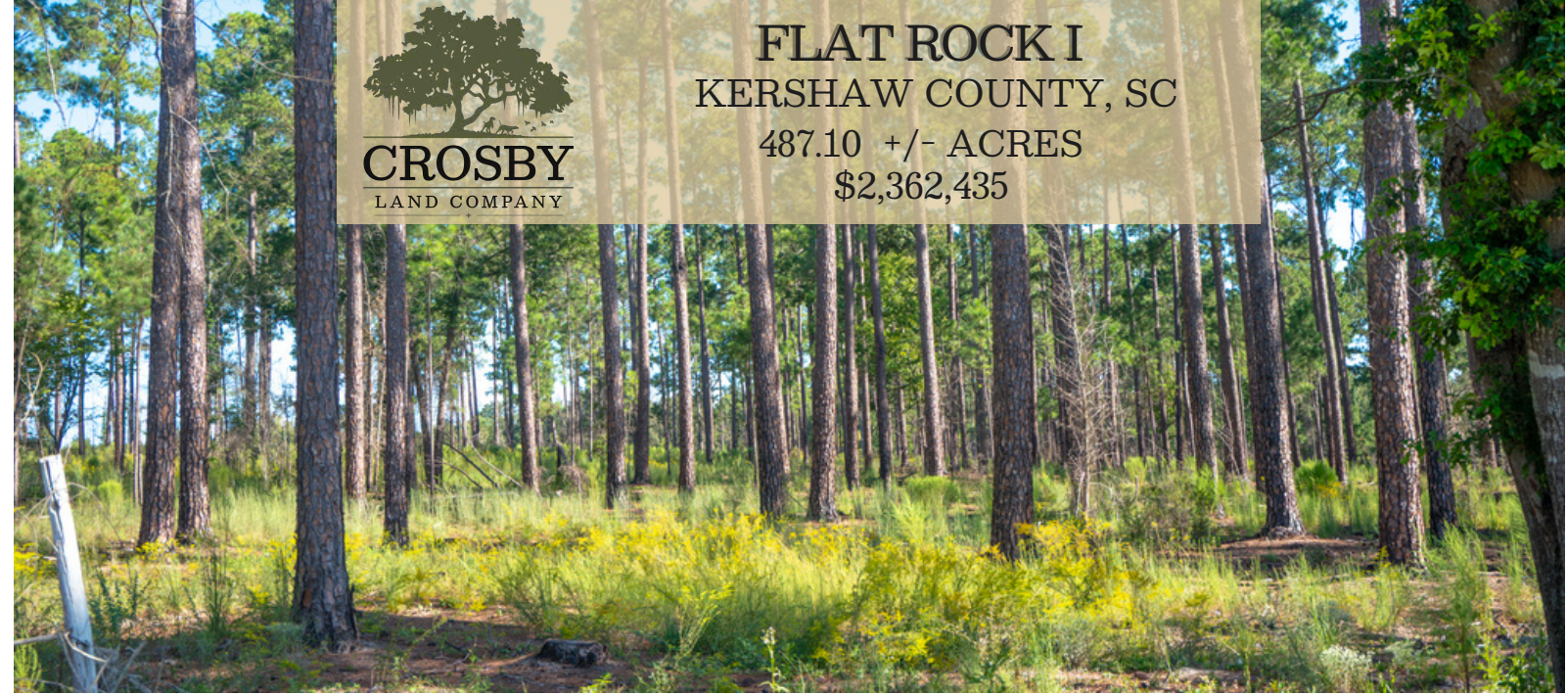




**FLAT ROCK I**  
**KERSHAW COUNTY, SC**  
487.10 +/- ACRES  
\$2,362,435



## 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

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