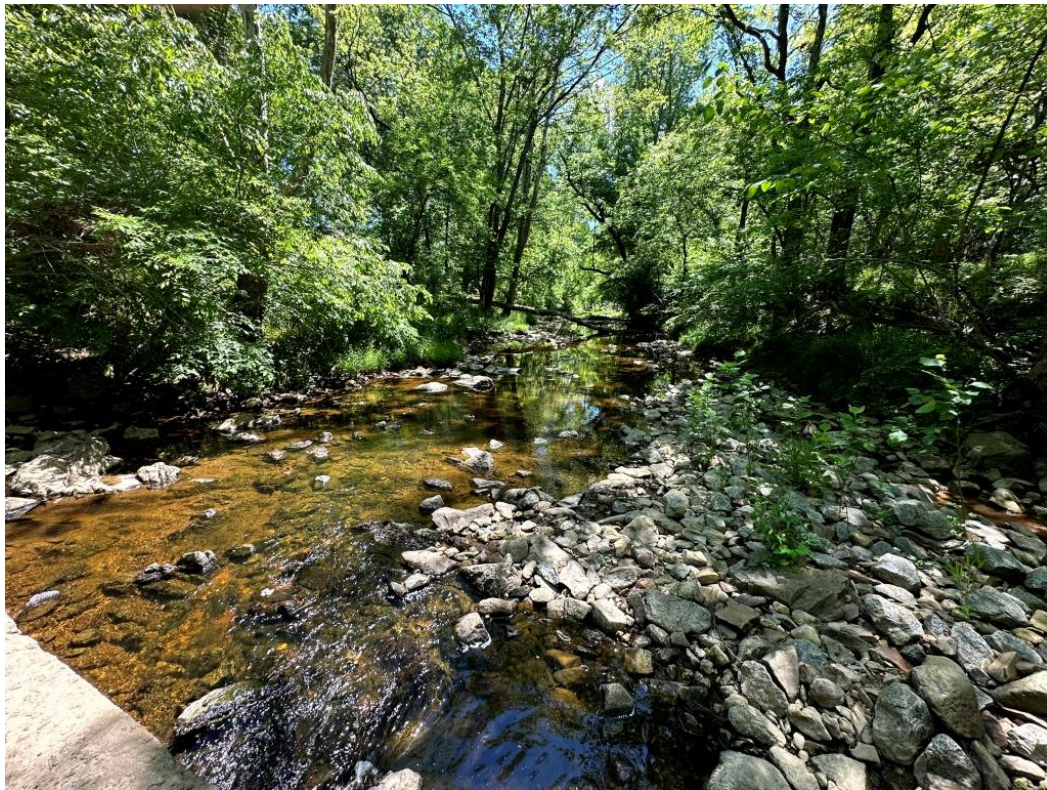




Tract B677 MC8975- Lynchs River Tract

256 Acres
Lancaster County, South Carolina
Property Price : \$1,408,000 (\$5,500/acre)



Acreage:

256 +/- acres

General Description:

The Lynchs River Tract is 256 acres located in Lancaster County, SC. There is over half a mile of Lynchs River frontage along the eastern property line and 2.4 miles of Polecat Creek frontage along the entire western boundary line. The way this property lays at the intersection of these two water sources makes this tract a unique and desirable area for wildlife. As you enter the property crossing a bridge over the Lynchs River you will notice most of this tract is in pine plantation production. There are approximately 115 acres of 4-year-old pine plantation with internal roads and food plots scattered throughout. The remaining acreage to the north consists of 95 acres that is currently being clear-cut and will be great for wildlife habitat and cover soon. Property is accessed through a deeded easement.

Investment:

\$1,408,000 (\$5,500/acre)

Tax ID:

0039-00-010.00

Agent:

Cole McMillan
803-960-4630

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Location/Directions:

- From Lancaster head east on W Arch St for approximately 6 miles before turning onto Pageland Hwy. Stay on Pageland Hwy for approximately 6 miles before turning left onto Tradesville Rd and in roughly a mile you will take a right onto Shiloh Unity Rd then immediately turn onto Old Camden Monroe Hwy and the access to this property will be on your right approximately 1.4 miles down.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC make no warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

