

Stackhouse Tract

Dillon & Marlboro Counties, South Carolina

Approximately 546 acres

\$993,525 (\$1,827/acre)

Description: The Stackhouse Tract offers high quality timberland with a large volume of merchantable loblolly pine timber that was planted in 1991 and good hunting for deer and turkey. This is an ideal property for capital appreciation. The trees are growing rapidly, and the access enhancement that would be provided by I-73 adds many avenues for increased value.

Location: The Stackhouse Tract is located on the Dillon/Marlboro County line some 12 miles west of Dillon, SC. Paved road frontage is 1,500 feet on State Road 28. The property is only 15 miles from Bennettsville, and both Darlington and Florence are less than 30 miles away. I-95 is 9 miles east, and the proposed I-73 will be immediately west of the tract. The Stackhouse Tract has great access in all directions.

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.



Property Use: Timber production, hunting, personal pleasure and recreation are all available. Long-term capital appreciation associated with major roadway construction is also a significant asset.

For more information about this listing, please contact:

Curtis Spencer or James Hugh Ryan

Licensed Real Estate Salespersons

Office: (803) 773-5461

Mobile: (803) 491-4832 (Curt); (803) 968-3071 (Hugh)

E-mail: curtis.spencer@amforem.biz;

hugh.ryan@amforem.biz