

INVESTMENT OPPORTUNITY

PRITCHARD TRACT

WILLIAMSBURG COUNTY, SOUTH CAROLINA

±27.3 ACRES

LOCATION: Just outside of Manning, Greeleyville, and Kingstree, South Carolina, and an easy drive from Charleston. The Pritchard Tract lies in a rural area between US Hwy. 261 and US Hwy. 521 just off Easler Road (SR 35). Deeded access is from Leah's Loop paved road (S-45-592) across an adjoining landowner's property. From Manning, SC, take Hwy. 261 east toward Kingstree 14.5 miles to Martins Crossroads (Hwy. 261 and SR 35/Easler Road). Turn right onto Easler Road and go approximately 2 miles to Leah's Loop Road. Continue 0.5 miles past Iceberg Road to field road into the property at Box 235 Leah's Loop. Look for orange flagging marking the 20' access easement into the subject tract. Look for AFM Sale signs at the entrance and on the sale property. From Kingstree, take Hwy. 52/261 west/right to Martins Crossroads. Turn left following the directions above.

DESCRIPTION: A nice hunting tract for deer and turkey with habitat enhancing properties adjoining. A 3-acre field is surrounded by timberland to offer excellent hunting for this affordable property. The Pritchard Tract is accessed by a 20' deeded right-of-way and would make a great rural home site/minifarm. Coastal plains flatwoods with merchantable and premerchantable timber. Tax Map Nos. 45-031-038 (15 acres) and 45-031-032 (12.3 acres).

PROPERTY USE: The Pritchard Tract offers an affordable country setting for deer and turkey hunting. Zoned agriculture.

ASKING PRICE: \$70,000 (\$2,564/acre)

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