

INVESTMENT OPPORTUNITY

MIMS TRACT

WILLIAMSBURG COUNTY, SOUTH CAROLINA

±460 ACRES

LOCATION: Convenient to Charleston, Florence, Columbia, and the beautiful South Carolina beaches. The Mims Tract lies on SC Hwy. 261 just 16 miles east of Manning and 6 miles west of US Hwy. 52 near Kingstree. Very near Martins Crossroads (Hwy. 261 and SR 35). From Manning, SC, take Hwy. 521/261 east toward Greeleyville. Bear left onto Hwy. 261 and proceed approximately 12.5 miles just past Martins Crossroads. Look for white bar gate on the left. From Kingstree, take US Hwy. 52 south toward Charleston 2.5 miles and turn right onto Hwy. 261 north toward Manning. Go approximately 5.3 miles and look for gate on the right into field road. 2100 Manning Hwy., Greeleyville, SC 29056

DESCRIPTION: A perfect combination of uplands agricultural fields, transitional sloping mixed pine and hardwoods, and braided bottomland hardwoods, with pine ridges near the river. This diversity yields a great wildlife habitat for deer, turkey, doves, and ducks. There is a cabin on the property ready for your own finishing touches. Located in an attractive area of western Williamsburg County less than 300 yards from the Black River. The Live Oak trees are magnificent and provide a lovely setting "on the hill" for a rural home place. The property consists of approximately 34 acres open farmland, 100 acres sloping convertible timberland, 70 acres convertible bottomland, and the balance of 256 acres in mature bottomland hardwoods with braided streams. There are several food plots spaced throughout the timberland. An interior road system allows for adequate access to almost all portions of this 460 acres. Merchantable timber to provide for immediate income. Tax Map No. 45-063-001. Shown by appointment only.

PROPERTY USE: The Mims Tract offers a superb setting for hunting/recreation, equestrian use, and a beautiful farm home place. A perfect retreat for your family. Zoned agricultural with no easement in place.

ASKING PRICE: \$1,400,000 (\$3,043/acre)

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