

Goza #1 Tract

Sumter County, South Carolina

Approximately 670 acres

\$1,276,240 (\$1,905/acre)

Description: The property is a portion of an old cotton plantation. Most of the acreage was, until the late 1980s, in agricultural row crop production. Trees, primarily hardwoods, were planted in the fields after the property was purchased by a paper company. Recently, a considerable portion of the hardwood has been harvested and replanted with fast-growing loblolly pine. Today the property is covered in planted sweetgum, loblolly pine, and natural hardwood. There is an excellent system of roads and drainage ditches (constructed for agricultural purposes) throughout the tract. Wildlife abound – primarily whitetail deer and turkey – and food plots are numerous. There are 46 acres of natural pine with merchantable timber and 69 acres of natural hardwood.

Property Use: This is an extremely versatile tract offering a long-term investment in timber production, the possibility of rural development along the ample road frontage, plus the chance of conversion from timber back to row crop agricultural use. Recreation possibilities are bountiful for hunting, trail riding, and much more.

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.



Directions:

The Goza #1 Tract is located along the north side of Bell Road (Sumter Co. 46) at the junction of Bell Road and Jessamyn Road (Sumter Co. 303). From the 378/76 Bypass around Sumter, go east on US 401 three miles to Bell Road. Turn right and go 1.7 miles. The tract starts on the left (north of Bell Road) and continues past where Jessamyn Road meets Bell Road. This location is approx. 6 miles north of the center of Sumter.

For more information about this listing, please contact:

Curtis Spencer or James Hugh Ryan

Office: (803) 773-5461

Mobile: (803) 491-4832 (Curt) or (803) 968-3072 (Hugh)

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

hugh.ryan@amforem.biz