

INVESTMENT OPPORTUNITY

WATFORD TRACT

WILLIAMSBURG COUNTY, SOUTH CAROLINA

393 ACRES

LOCATION: A nice easy drive from Florence, Georgetown, Charleston, Columbia, and the South Carolina coastal communities. This beautiful property is located 7 miles northeast of Kingstree just off SC Hwy. 261 on McCottry Road (S-45-663). From Kingstree, take Hwy. 261 east toward Georgetown to McCottry Road. Turn right and travel 0.8 miles to the main gate on the left. 953 McCottry Road, Kingstree, SC 29556 (See location map.)

DESCRIPTION: The Watford Tract is a super nice hunting retreat. A diverse mixture of uplands pine/hardwoods, planted pine, and hardwood drains provide for an excellent wildlife habitat. Deer, turkey, dove, and quail are abundant. There is a small hardwood bottom/pond which may provide for a duck impoundment. The owners have cultivated this land with several food plots and small row crop fields with an excellent access road system to all portions. Ongoing Trophy Buck management on the property has proven successful for a quality deer population.

The 1500-square foot cabin is very nice with the right feeling and ready for your family and friends to enjoy fellowship in the country. Cypress siding and metal roof protect two bedrooms, a great room with fireplace, and a kitchen with all the conveniences of home. In addition, there is a heavy construction steel shed only a few yards away for equipment storage and outside cooking functions.

The Watford Tract is first class with good boundaries and wildlife supporting adjoining properties of rural Williamsburg County. It is well maintained, has deer stands in place, and is ready for the forthcoming hunting season. An excellent opportunity for you, the family, and friends to enjoy now.

Please note that there is a 30-year Wetlands Reserve Program (WRP) easement in place which will expire on 12/31/2031 on 386 acres. The cabin and equipment shed are located on a 7-acre parcel not included in this easement.

Shown by appointment only. Tax Map Nos. 45-274-068, 45-274-014, 45-275-026.

PROPERTY USE: This tract provides opportunities for hunting (deer, turkey, dove, quail and duck), equestrian uses, and possible future development.

ASKING PRICE: \$838,500 (\$2,133/acre)

CONTACT: Curtis Spencer

P.O. Box 1919 • 407 N. Pike Road East • Sumter, SC 29151

Office: 803-773-5461

Mobile: 803-491-4832

Fax: 803-773-4248

E-mail: curtis.spencer@amforem.biz

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.

American Forest Management (AFM) will not be liable for any fees or commissions to any real estate salesperson, broker, dealer or agent in connection with this offering unless arrangements have been made with the listing salesperson or broker and his/her Broker-In-Charge. Arrangements made will be in writing only on forms supplied and approved by AFM. Prospective buyers or sellers, as the case may be, must be registered with AFM in writing for AFM's approval prior to discussions relating to payment of fees or commissions. Possession of AFM's marketing material or sales information or the showing of the sale property without prior permission from the listing salesperson or broker does not obligate AFM in any way to the payment of fees or commissions to individuals not employed by AFM or a contractor not associated with AFM.

