

INVESTMENT OPPORTUNITY

BRUNSON HWY 15 TRACT SUMTER COUNTY, SOUTH CAROLINA ±25 ACRES

LOCATION: This tract is located at 1595 North Main Street/Hwy 15 just north of Sumter and outside the city limits, yet less than 10 minutes from town. Located on US Hwy 15 North, two miles north of Hwy 76/378, at the intersection of Jefferson (S-53), Queens Chapel (S-92), and Hwy 15. Very near the Sumter City limits and convenient to all areas of the county, Shaw AFB, and surrounding communities. From Sumter, take Hwy 15 North two miles to the intersection of Jefferson Road (S-53). Tract is on the right (east of Hwy 15) on the opposite side of Jefferson Road. Look for AFM For Sale signs. See location map.

DESCRIPTION: The Brunson Hwy 15 Tract offers several opportunities for a rural minifarm homesite, hunting/recreation tract, small horse farm, commercial site, and possible divisions for multiple homesites. Convenient to Sumter, yet still in the country. The tract consists of some merchantable timber with mixed pine/hardwoods and one area of cutover harvested in 2009 that is ready to be converted to pasture. Zoned agricultural. Tax Map No. 2460002027 (Plat Book 25, page 36).

PROPERTY USE: This parcel offers opportunities for homesite/minifarm, horse farm, development, hunting/recreation, and possible business commercial use.

ASKING PRICE: \$62,500 (\$2,500/acre)

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(Hwy 15 & Jefferson Road)



(Hwy 15)