

INVESTMENT OPPORTUNITY

BRUNSON HWY 15 ACCESS TRACT SUMTER COUNTY, SOUTH CAROLINA ±23.3 ACRES

LOCATION: This tract is located just off Hwy. 15 North 1.39 miles north of the US 76/378 intersection at McLaughlin Ford. There is a 50' deed access to this property from 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 1.39 miles to Box 1595, Hwy. 15 North. Turn right and follow drive past two homes and enter the property. Look for AFM Sale signs and flagging access lane. See location map.

DESCRIPTION: Seclusion...seclusion...seclusion. The Brunson Hwy. 15 Access Tract offers opportunities for rural minifarm home site, hunting/recreation tract, small horse farm, and possible division for multiple home sites. Convenient to town, yet still in the country. An old field, now grown in volunteer pine/hardwoods, could easily be cleared for pasture. The balance is in pine/hardwoods. Zoned agricultural. Tax Map No. 246-000-2032.

PROPERTY USE: This parcel offers opportunities for home site/minifarm, horse farm, development, and hunting/recreation.

ASKING PRICE: \$58,250 (\$2,500/acre)

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