

INVESTMENT OPPORTUNITY

TR CHUBB TRACT BERKELEY COUNTY, SOUTH CAROLINA ±68 ACRES

LOCATION: From Moncks Corner, take Highway 6 West to Highway 311 West. Go past Grooms Road and look for the tract on the left just before Old Parker Road. From Holly Hill, take Highway 176 to Highway 311. Turn left and proceed approximately 2 miles and look for the AFM For Sale signs on the right, just after Old Parker Road.

DESCRIPTION: Quality timberland with merchantable planted pine and HBU housing/minifarm possibilities. Nice rural area of western Berkeley County in between Moncks Corner and Holly Hill. Good hunting tract for deer and turkey. The tract offers 1140 feet of paved road frontage on SC Hwy. 311 and 2140 feet of gravel road frontage on Old Parker Road. Only a few minutes' drive to the Santee Lakes. Timber volumes are as follows: Pine Pulpwood – 2,747 tons; Pine Chip-N-Saw – 1,694 tons; Pine Sawtimber – 48 tons. Tax Map No. 078-00-00-047.

PROPERTY USE: This tract offers opportunities for timberland/recreation, investment, and housing/minifarm development.

ASKING PRICE: \$275,000 (\$4,044/acre)

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