

INVESTMENT OPPORTUNITY

GREELEYVILLE TRACT WILLIAMSBURG COUNTY, SOUTH CAROLINA ±58 ACRES

LOCATION: An easy drive from Florence, Charleston, Columbia, and the South Carolina beaches. The beautiful property lies just a few miles north of Greeleyville and west of Kingstree. From the intersection of US Highways 52 & 521, take Highway 52 north toward Kingstree approximately 1 mile to Coleman Road (#79). Turn left and go 3.8 miles to Hines Road (#437). Turn right and continue 0.75 miles to the property, just before a sod farm. Look for AFM For Sale signs. An alternate route from Manning/Highway 261 and Greeleyville is via Easler Road (#35). See location map.

DESCRIPTION: The Greeleyville Tract "packs a punch" into this affordable 58 acres. A perfect combination of uplands timberland (pine/hardwoods), agricultural fields, hedge rows, ditches, and hardwood bottomland along Bennett Swamp/Creek. Great property boundaries and wildlife supporting adjoining tracts. The 30 acres of open row crop land is weaved together with diverse habitat and provides for a super hunting retreat or farm/homesite. Deer, turkey, and doves are plentiful with duck hunting possibilities in the swamp/creek areas. An old homesite with stately trees and pond site located in the center section of this tract awaits your home or cabin. Tax Map No. 45-04-9-004.

PROPERTY USE: This tract offers opportunities for hunting/recreation, farming, homesite, and equestrian use. Zoned agricultural with no programs or easements in place.

ASKING PRICE: \$243,600 (\$4,200/acre)

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