

INVESTMENT OPPORTUNITY

BRUNSON BREWINGTON ROAD FARM TRACT SUMTER COUNTY, SOUTH CAROLINA ± 159 ACRES

LOCATION: Located approximately 3 miles north of Hwy 76/378 at 550 East Brewington Road (S-81). Excellent access with approximately 600 feet of paved road frontage. Very near the Sumter City limits and convenient to all areas of the city, Shaw AFB, and surrounding areas. Easy access is provided to Brewington Road from intersecting US Highways 15, 401, 521, 76 and nearby Hwy 76/378 bypass. From Sumter, take Hwy 15 North and turn right onto Brewington Road. Look for AFM For Sale signs. See location map.

DESCRIPTION: The Brunson Brewington Road Farm, at present, is an excellent property for recreation/hunting, high end homesite, equestrian use, and agricultural farm. The diversity of cropland, upland pine/hardwoods, and bottomland/pond site provides for excellent wildlife habitat. Merchantable timber. Good populations of deer, turkey, dove, and some quail for the sportsman. A hardwood drain, with seasonal water flow and nearby artesian well provides for a premium pond site. City water and sewer are available to this property providing for possible Higher and Better Use as a multi-family development in the future. A nice rural area just outside of town. Tax Map No. 2460002027. ASCS Farm No. 4533.

PROPERTY USE: This tract offers opportunities for farming, hunting/recreation, equestrian use, and development.

ASKING PRICE: \$426,000 (\$2,680/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

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