

INVESTMENT OPPORTUNITY

LAURELWOOD TRACT RICHLAND COUNTY, SOUTH CAROLINA ± 180.5 ACRES

LOCATION: From Columbia, take Highway 378/76 east toward Sumter. The property is on the left - north of Hwy. 378/76 - at the intersection of paved roads Governor Heyward Road and Willie Wilson Road five miles before the Wateree River. Look for AFM For Sale sign. See attached location map.

DESCRIPTION: The Laurelwood Tract and historic plantation home is located in eastern Richland County, just off Highway 378/76 (Garners Ferry Road), five miles west of the Wateree River. This beautiful property has numerous possibilities for an investor or outdoor enthusiast.

Commercial and residential development possibilities are provided for by the extensive paved road frontage along Hwy. 378, Governor Heyward Road, Cambell Road, and Willie Wilson Road. This portion of the property consists of 100% uplands and good soils and is an excellent site for a commercial development or convenience/fuel station between Columbia and Sumter.

Historic preservation minded buyers must see this opportunity to restore one of the few remaining antebellum plantation houses in this area. The Laurelwood Plantation House is currently in a state of disrepair but can be restored to its original grandeur. Built in the Greek Revival mode with a two-story, pedimented portico featuring paneled piers, the house is said to have been constructed ca. 1830 by James H. Seay, a wealthy cotton, corn, and rice planter. This once magnificent home still has plenty of strength left in her. The house is included in the National Register of Historic Properties (see attached document).

Just behind the plantation home northeast of Cambell Road, lush vegetation provides a wonderful landscape for outdoor activities. The steep slopes of the "high hills" and spring fed creeks provide for a beautiful deepwater pond site. There is an old dam that, too, should be brought back to life to yield one of the most premier ponds in SC.

Please note there is a tower site located at the northern corner of the property that will not convey with this sale. The property consists of Richland County Tax Map Nos. 35200-04-10 (111.5 acres less tower site), 35200-04-11 (60 acres), and 35200-04-13 (10 acres).

ASKING PRICE(S): \$668,000 for all blocks combined

Block 1	4.5 acres	\$12,600/acre	Block 3	13 acres	\$10,800/acre
Block 2	29 acres	\$4,800/acre	Block 4	134 acres*	\$2,750/acre

*Less Tower Site (approximately 4 acres)

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