

ALTERNATIVE INVESTMENT OPPORTUNITY

EUBANKS TRACTS COMBINED LANCASTER & KERSHAW COUNTIES, SC 178 CONTIGUOUS ACRES

DESCRIPTION: The following three tracts are offered in combination to provide 178 contiguous acres with Lynches River frontage. This is a superb property consisting of upland planted pine, upland hardwood and riverfront/bottomland hardwoods that together provide a beautiful setting and a diverse wildlife habitat. Excellent hunting for deer and turkey. Conservation opportunities. A retreat that you will be proud to share with family and friends.

1. Eubanks 92 (#60040142) - 89 acres in Lancaster County
2. Eubanks 67 (#60040143) - 66 acres in Kershaw County
3. Eubanks 21 (#60040144) - 23 acres in Kershaw County

LOCATION: The property lies on the Lynches River about 10 miles east of Kershaw between SC 265 and SC 903. Access is off of Taxahaw Road (Lancaster County 123) and Mount Pisgah Road (Kershaw County 31). Additional access is available from Chesterfield County via Chesterfield Co. 42 (Mt. Pisgah Church Road). This road leads west from SC 151 some 2 miles south of Jefferson. The tracts are split by the Kershaw/Lancaster County Line. Great access from the Charlotte area.

PROPERTY USE: The property provides investment opportunities for residential use and timber income plus recreation/hunting.

ASKING PRICE: \$600,705 (\$3,375/acre)

CONTACT: Curtis Spencer or Hugh Ryan
P.O. Box 1919 • 407 N. Pike Road East • Sumter, SC 29151
Office: 803-773-5461
Mobile: 803-491-4832 (Spencer); 803-968-3072 (Ryan)
Fax: 803-773-4248
E-mail: curtis.spencer@amforem.biz; hugh.ryan@amforem.biz

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

American Forest Management (AFM) will not be liable for any fees or commissions to any real estate salesperson, broker, dealer or agent in connection with this offering unless arrangements have been made with the listing salesperson or broker and his/her Broker-In-Charge. Arrangements made will be in writing only on forms supplied and approved by AFM. Prospective buyers or sellers, as the case may be, must be registered with AFM in writing for AFM's approval prior to discussions relating to payment of fees or commissions. Possession of AFM's marketing material or sales information or the showing of the sale property without prior permission from the listing salesperson or broker does not obligate AFM in any way to the payment of fees or commissions to individuals not employed by AFM or a contractor not associated with AFM.

