

ALTERNATIVE INVESTMENT OPPORTUNITY

JAMES TRACT (#60040176)
FAIRFIELD COUNTY, SOUTH CAROLINA
233 ACRES

LOCATION: The James Tract lies in the west central part of Fairfield County near Lake Monticello and Broad River (Parr Reservoir). It adjoins Sumter National Forest. To access the tract, proceed south from SC 34 on Fairfield County 99 approximately 0.5 miles. Turn right (west) from 99 onto Strother Road. The tract is 1 mile west down Strother Road. A portion of the road is paved and a portion is USFS rock road.

DESCRIPTION: This is a premium Fairfield County timberland hunting tract with diverse topography that provides excellent wildlife habitat and excellent hunting for deer and turkey. This tract has substantial volume of merchantable pine and hardwoods. There is also 137 acres of 1996 planted premerchantable pine for future timber income. A powerline runs through the property providing excellent food plot areas. This is a very nice hunting tract with road frontage on well-maintained USFS roads.

PROPERTY USE: This property offers opportunities for hunting, investment, timber production, and recreation.

ASKING PRICE: \$591,560 (\$2,539/acre)

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