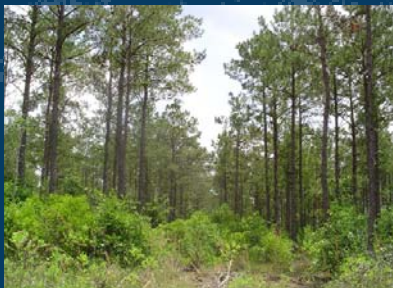
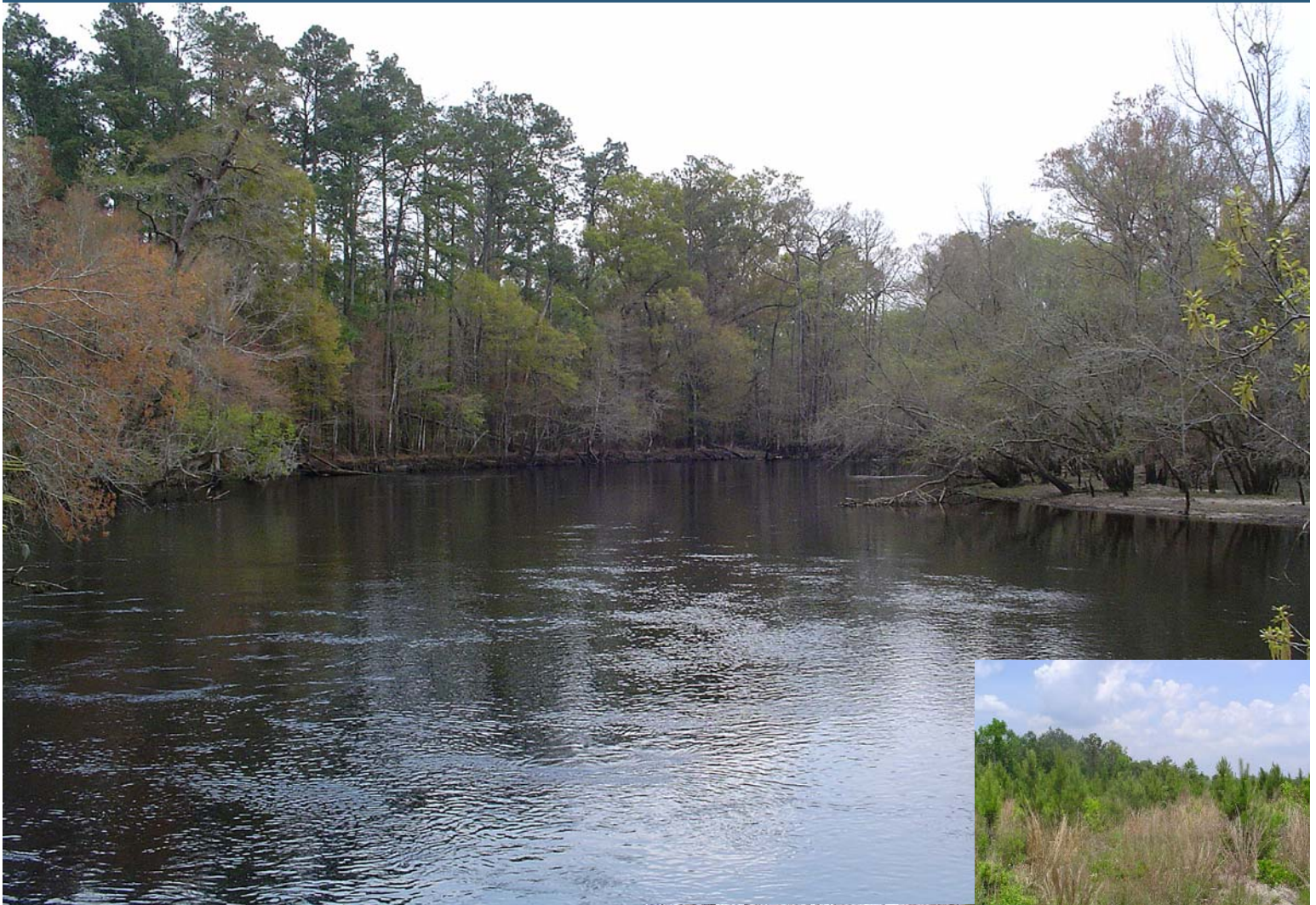


# *Alternative Investment Opportunity*

## **Lumber River Plantations**

Dillon County, SC 5,280 acres • Robeson County, NC 3,010 acres

**Total Acres: 8,290**





*This one-of-a-kind property offers numerous investment and leisure opportunities including timber farming, hunting, and fishing, all with the potential for conservation easements.*

## LOCATION

Lumber River Plantations is a large, secluded, forested property located on the South Carolina/North Carolina state line between Nichols, SC, and Fair Bluff, NC. This unique acreage is less than an hour's drive from Myrtle Beach, SC, and the Grand Strand (Atlantic Ocean) and only 30 minutes away from I-95. NC Hwy. 904 is the northern property line and the Lumber River is the eastern boundary.

## DESCRIPTION

This is a one-of-a-kind property. There are 8,290 contiguous acres with a state highway on one boundary (north), the scenic Lumber River (over 6 miles of frontage not counting curves) on the east, and Ashpole Swamp on the west. The tract's shape is that of an elongated wedge. There are quantities of merchantable and premerchantable timber (pine and hardwood) for periodic income. Hardwood trees are along the Lumber River and the various streams throughout the property. There are also several Carolina Bays that add to the tract's appeal. An extensive sand ridge runs north/south through the center of the property's diverse landscape.

## PROPERTY USE

Lumber River Plantations offers a range of possibilities including growing timber for income; hunting deer, turkey, ducks and all kinds of small game; and fishing in a natural lake and on the Lumber River. It is also ideal for future quail management. Lumber River Plantations could be a great hunting preserve. The property provides a variety of forest cover type acreage including lowland swamp, upland pineland, hardwood tree bottomland and bays, as well as others. The combination of planted loblolly and longleaf pine on the high land and a mix of bottomland hardwood offers a rare opportunity to create a really special income-producing investment. There are few tracts left in the Carolinas that have these unique features. The property also exhibits great potential for a stream and wetland mitigation bank based on a study conducted for the owner, and there are various types of conservation easement possibilities that may yield income and/or income tax benefits.

## ASKING PRICE

\$16,455,650 (\$1,985/acre)



For more information, contact:

**Curtis Spencer, James Hugh Ryan or Frank McLeod**

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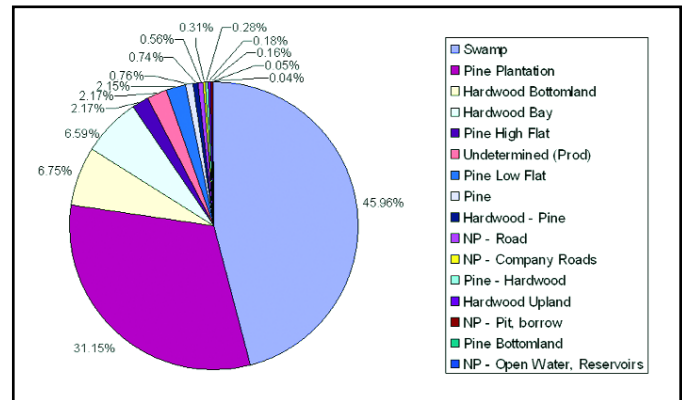
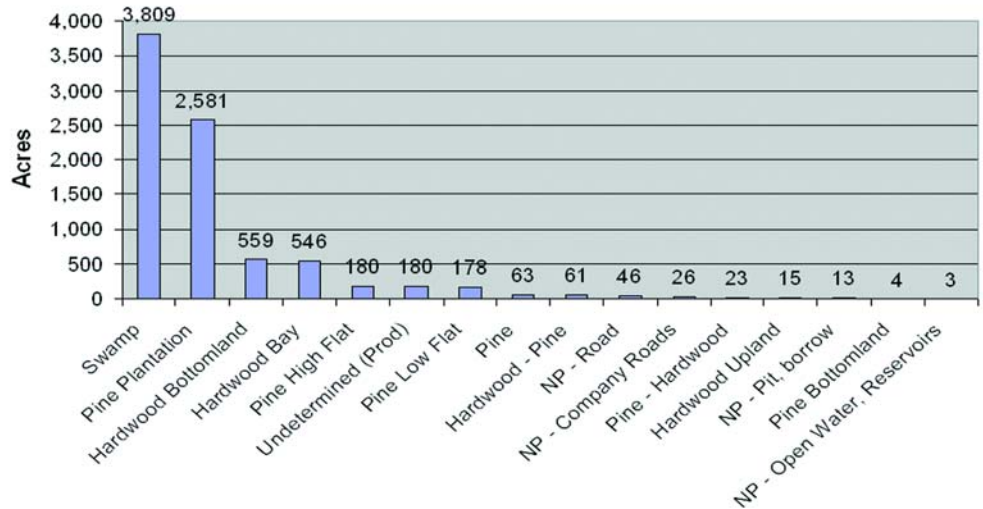
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## FOREST COVER TYPE



*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.*

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