

ALTERNATIVE INVESTMENT OPPORTUNITY

ODOM TRACT (TAX MAP No. 234-00-00-004)
CLARENDON COUNTY, SOUTH CAROLINA
956.52 ACRES

LOCATION: The Odom Tract is located in Clarendon County just north of Manning, SC, on US Hwy. 301 and east of I-95. It is only minutes from I-95, US Hwy. 378, US Hwy. 521, and SC Hwy. 527, major traffic arteries in the Pee Dee region of South Carolina. Approximately one hour from the SC coast, Georgetown, Charleston, Florence, and Columbia. From Manning, take US Hwy. 301 North. At the intersection of US Hwy. 521 & Hwy. 301, turn right to continue on 301 and go 4.5 miles to Crow Bay Road. Look for tract and AFM sale signs on the right. (See attached location map.)

DESCRIPTION: This offering provides a unique opportunity to own a large, contiguous property that is suitable for a quality timberland investment, trophy deer/wildlife management, and recreational enjoyment. It has over 6 miles of internal, well-drained dirt roads that provide excellent access to all areas of the tract. If desired, approximately 40 acres along Hwy. 301 could be subdivided for home site/minifarm development.

The diversity of the land and timber stands range from uplands, merchantable and premerchantable pine plantation, harvested/cutover areas, natural mixed pine/hardwood stands, and hardwood drains. Enhancing the wild game habitat of the property are two adjacent large tracts under long-term timber management of institutional ownership. The tract lies less than 3 miles from the Black River & Pocatigo River Swamps just before the 2 rivers converge. Duck hunting can be greatly enhanced by the construction of a duck impoundment/green tree reservoir with seasonal flooding. The Odom Tract is an excellent habitat for deer, turkey, ducks, dove, and quail.

The merchantable and premerchantable timber component is considerable and will provide for current and future income. An excellent pond site is located along a hardwood drain that would also be a prime site for a hunting lodge or cook shed.

PROPERTY USE: This property provides opportunities for investment, equestrian use, recreation/hunting, and residential development.

ASKING PRICE: \$2,252,000 (\$2,355/acre)

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