



DWIGHT L. STEWART, JR. AND ASSOCIATES, LLC

CONSULTING FORESTERS
26 E. BOYCE STREET
MANNING, SOUTH CAROLINA 29102
(803) 435-2301

REGISTERED FORESTERS

DWIGHT L. STEWART, JR.
G. WARD GATLIN
T. HARVEY BELSER

REAL ESTATE

DWIGHT L. STEWART, JR.

LAND FOR SALE

COLE TRACT

LOCATION: GEORGETOWN COUNTY, SC
TAX MAP # 03-403-008-02-00

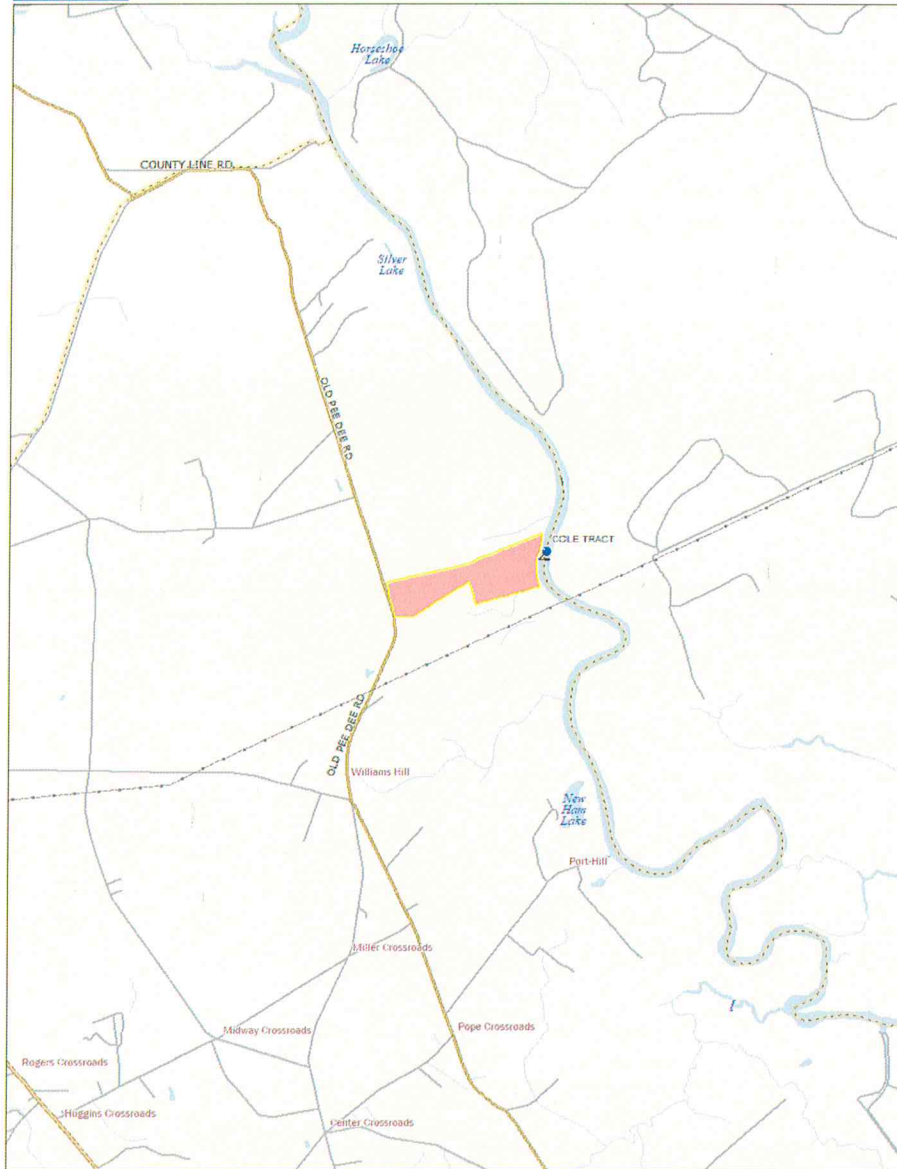
ACREAGE SUMMARY:	Planted loblolly pines (est. 2012)	56.0	acres (+-)
	Merchantable Pines	29.5	acres (+-)
	Lowland Hardwood	68.0	acres (+-)
	Fields/food plots	6.5	acres (+-)
		160.0	acres (+-)

FINANCIAL TERMS: Cash at Closing

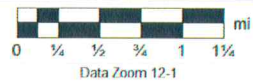
SALES PRICE: **\$550,000.00** (\$3,438/acre)

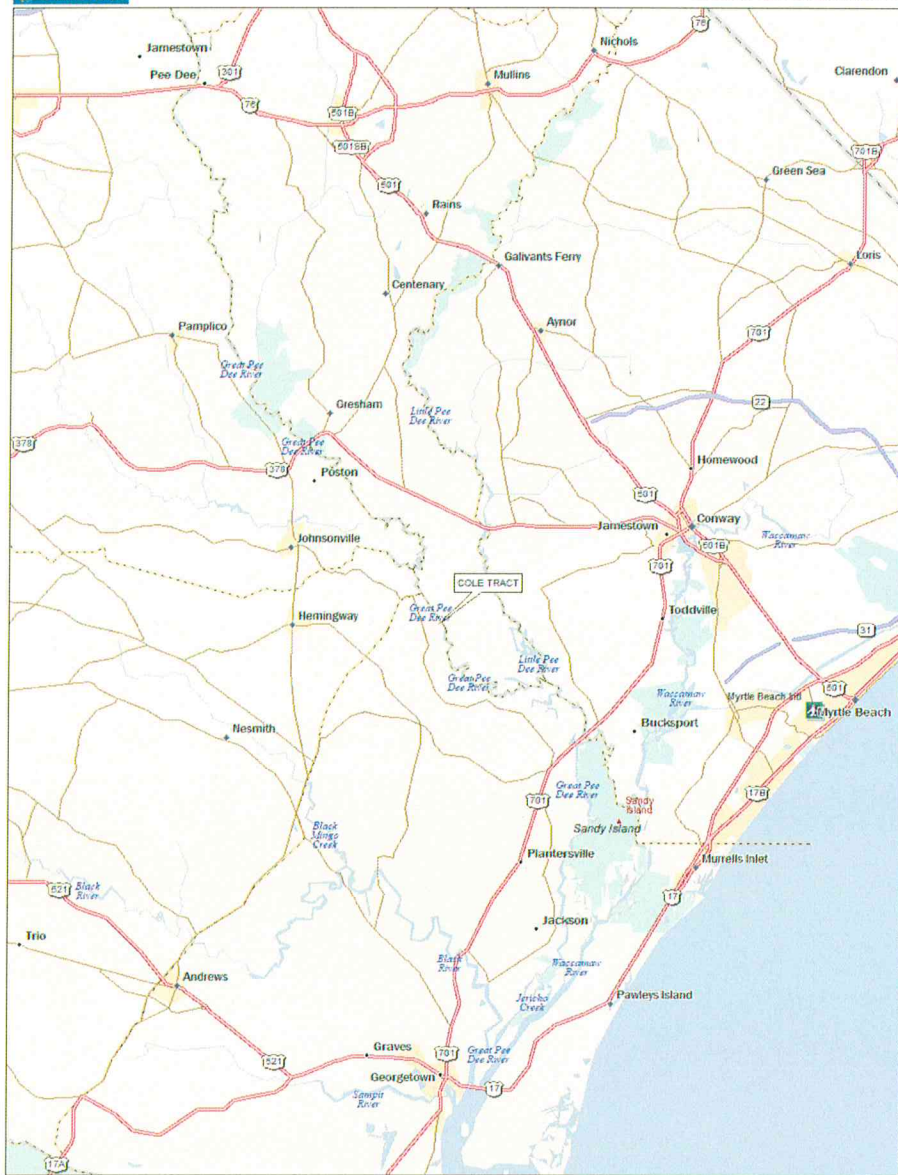
COMMENTS: The tract fronts along the Big Pee Dee River for approx. 1,400 feet and fronts along the Old Pee Dee River Road for about 1,000 feet. The tract has been managed for forest products and for wildlife. It is ideally located within 20 miles of Myrtle Beach and 25 miles of Georgetown. The tract is located along the Atlantic Flyway which is one of the most densely populated of the four waterfowl flyways. The tract has several good cabin/hunt club sites.

The above information is considered correct, but is not guaranteed. Acreage information was taken from existing plats and tax assessor's records. Buyer should have a routine title examination performed by an attorney. Dwight L. Stewart, Jr. is a licensed real estate broker representing the seller.



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COLE TRACT

Georgetown County, SC
160 acres +/-
TM 03-0403-008-02-00
December 20, 2017

Dwight L. Stewart, Jr. & Assoc. LLC
803-435-2301
Manning, SC 29102

ella Hewitt Rd

Old Pee Dee Rd

COLE TRACT

Google earth

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2000 ft



COLE TRACT- GEORGETOWN COUNTY, SC



Road Frontage along Old Pee Dee Hwy.



Interior road through planted pines.

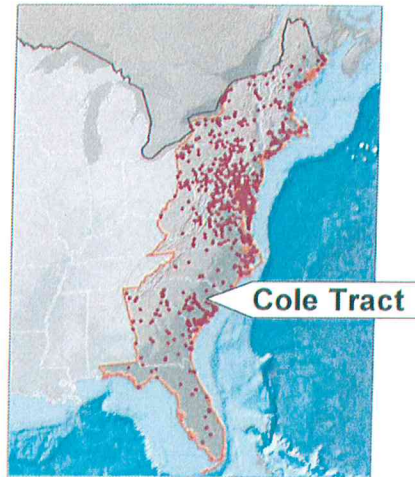


Hardwood along the Pee Dee River



Frontage along the Pee Dee River

ATLANTIC FLYWAY MAP FROM DUCKS UNLIMITED



FLYWAY MAP FROM DUCKS UNLIMITED

THE ATLANTIC FLYWAY IS THE MOST ACTIVE OF THE FOUR MAJOR WATERFOWL FLYWAYS