



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
E. REED SALLEY

REAL ESTATE

DWIGHT L. STEWART, JR.

LAND FOR SALE

CAMP PEE DEE

LOCATION: MARLBORO COUNTY, SC
TAX MAP #008-01-03-032

ACREAGE SUMMARY:	Camp Site & Bldg. sites	84.4 acres
	Ponds (3)	29.2 acres
	Planted Longleaf Pines (2018)	60.0 acres
	Planted Loblolly Pines (2004)	4.6 acres
	Slash/Loblolly/Longleaf Pines (1960)	85.3 acres
	Longleaf Pine/Hardwood	10.4 acres
	Longleaf Pines (2012)	30.0 acres
	Bottomland Hardwood	68.8 acres
	Cutover Woodland	<u>9.0 acres</u>
	Rounded	382.0 acres
	Solar Farm	<u>150.0 acres</u>
	Total	531.0 acres

FINANCIAL TERMS: Cash at Closing

Block 1 – 381.4 acres (Campsite, Ponds, Bldgs. Woodland)	\$1,400,000.00
531.4 acres all of the above including solar lease with NCRE	\$4,300,000.00

COMMENTS:

Camp Pee Dee is located in northeastern South Carolina, northwest of Bennettsville, SC, and south of Rockingham, NC. Camp Pee Dee was established in the early 1960's as a Presbyterian church camp and has been periodically expanded and updated. The Camp has not operated as a church camp for the last 10 years. The main dining hall, meeting room and open pavilion are in good condition. Some of the camper's cabins are still operable, while some will need some repair and maintenance. The ponds are in good condition. The forest land has been managed by American Forest Management and is productive for longleaf pines. The caretaker's house at the main entrance is in good condition and is currently occupied.

The Camp will make an excellent base for private or commercial hunting and lends itself well to division into smaller tracts with good access and amenities. The tract is located in SCDNR Game Zone 4. The tract is also located near Rockingham and Laurinburg, NC

Approximately 150 acres of the 531 acres have been leased for a solar farm to Pee Dee Solar, LLC. The Presbytery of New Harmony (Seller) will sell Camp Pee Dee without the solar lease (382 acres) for \$1,400,000.00 or the Presbytery will sell all of the Camp property (531 acres) including the solar lease for \$4,300,000.00. The terms of the lease are attached.

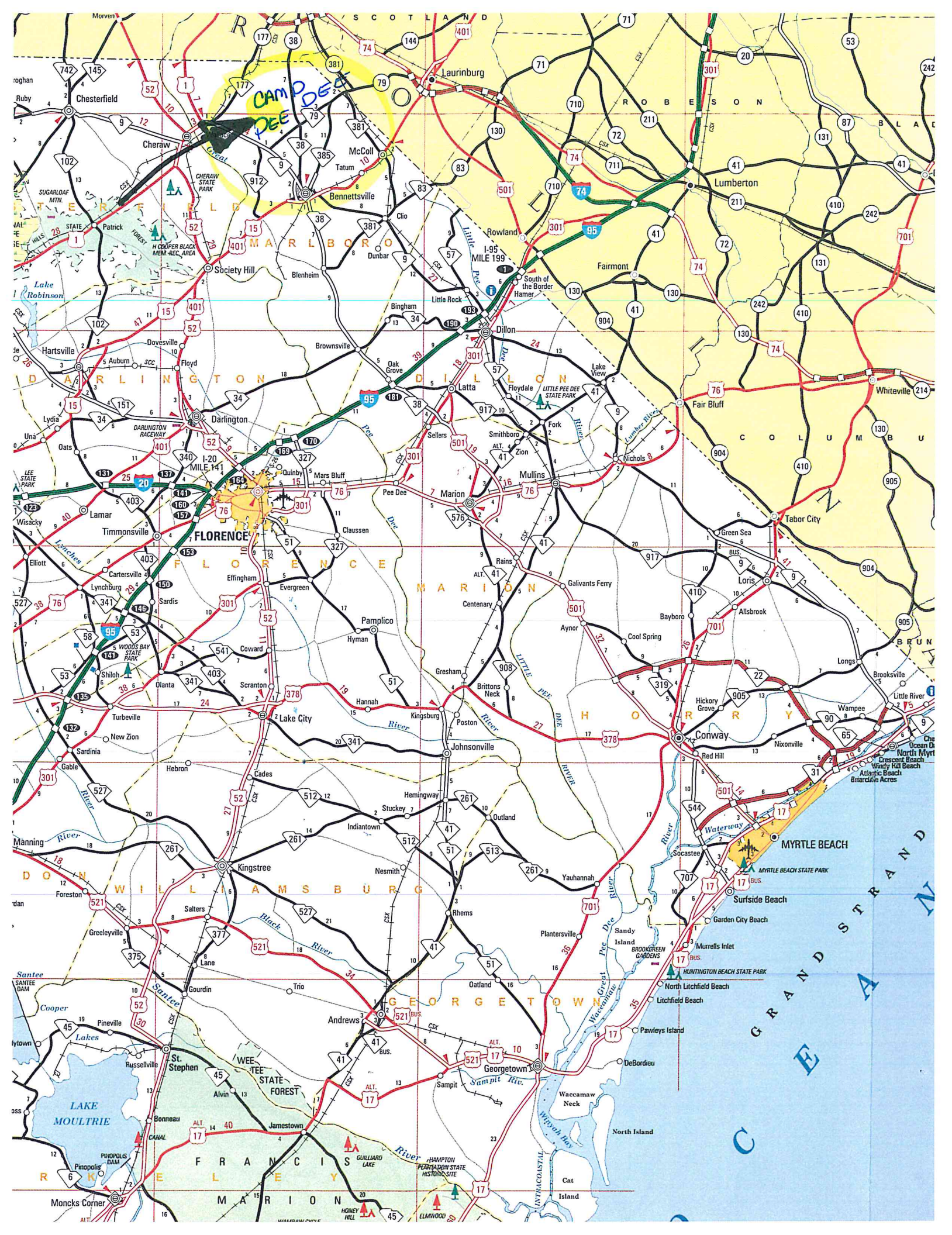
Please call for an appointment to visit the Camp.

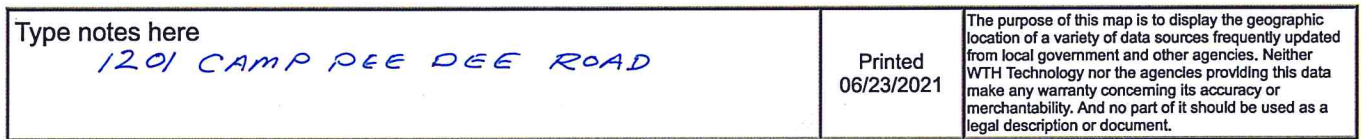
Dwight Stewart, Broker-in-Charge cell 803.473.8055

Ward Gatlin, Real Estate salesman cell 803.473.6228

Main office in Manning, SC 803.435.2301

Website: www.dwightstewart.com





1/3

Open pavilion



Conference Center



Conference Center Interior



Auditorium



Fireplace in auditorium



Kitchen



Office



Men and Women's bathrooms



Bathroom

Dining Hall



Dining Hall Interior



Fireplace in main dining hall



Main dining hall



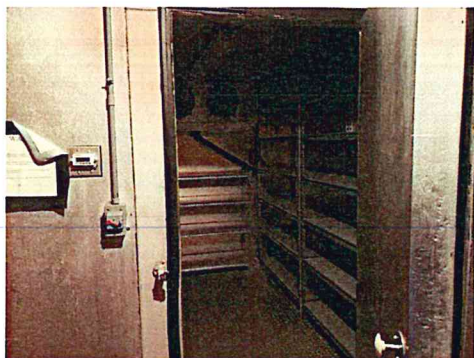
Stove and oven



Kitchen



Stove and oven



Walk-in cooler

Director's house



Rear view of director's house



Living room



Bed room



Bedroom



Kitchen



Washer and dryer

Meeting room by equestrian center



Meeting room by equestrian area



Pump system



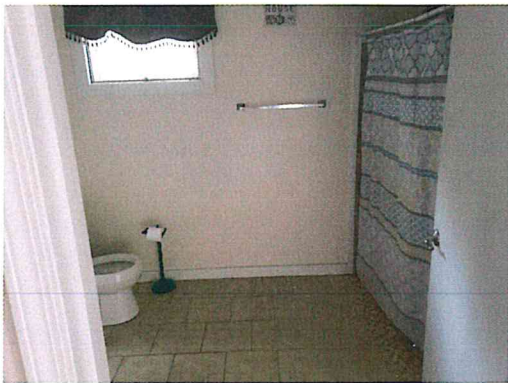
Upper pond



Planted longleaf pines



Counselor Cabin



Bath room



Bedroom



Den



Front

Camper Cabins Site 4



Site 4 buildings - 3 cabins and 1 activity hut



Bath room



in room sink

Swimming pool



Tennis court (abandoned)



GROUND LEASE AGREEMENT *LEASE RECORDED*
BASIC LEASE TERMS SUMMARY *DB 711/184*
DATE: 01/10/2019

Effective Date	The date that this Lease has been fully executed by both Landlord and Tenant as reflected on the signature page(s).
Landlord	Presbytery of New Harmony, Inc.
Tenant	Pee Dee Camp Solar, LLC, a South Carolina Limited Liability Company.
Land	150 acres, plus or minus, of the real property located along Old Wire Road W, in the City of Wallace, Marlboro County (the " County "), South Carolina, Tax ID Number 008-01-03-032, as approximately depicted on <u>Exhibit A</u> attached hereto.
Initial Diligence Period (Section 3)	365 days.
Initial Diligence Period Fee (Section 3)	\$1000.00.
Extended Diligence Periods (Section 3)	One (1) additional [365] day period after the expiration of the Initial Diligence Period (" First Extended Diligence Period "); plus one (1) additional 365] day period after the expiration of the First Extended Diligence Period (" Second Extended Diligence Period ") [; plus one (1) additional [365] day period after the expiration of the Second Extended Diligence Period (" Third Extended Diligence Period ").]
Extended Diligence Period Fees (Section 3)	[\$75.00 per Acre (prorated for any fractional Acre)] for the First Extended Diligence Period; [\$100.00] for the Second Extended Diligence Period; [[\$125.00] for the Third Extended Diligence Period.]
Initial Term (Section 4)	Two-hundred-and-forty (240) calendar months.
Renewal Terms (Section 4)	Four (4) successive renewal terms of five (5) years each.
Rent (Section 7)	\$1,000.00 per Acre (prorated for any fractional Acre) per year, subject to the terms of <u>Section 2</u> .
Rent Escalation Date (Section 7)	The first (1st) anniversary of the first Rent Payment Date (as defined in <u>Section 7(a)</u>)
Rent Escalation Percentage (Section 7)	One percent (1%), Beginning on the first (1 st) anniversary of the rent payment date.

Intended Use (Section 11)	The construction and operation of a solar photovoltaic power array (the " System ") for the generation and distribution of electric power.
Landlord's Notice Address (Section 19)	Presbytery of New Harmony Attn: Elise Walker <i>Gavin D. Meek</i> Post Office Box 4025 Florence, South Carolina 29502-4025 Phone: 843- 499-2054 <i>662-8411</i> Email: <i>Gavin@newharmony pres. org</i>
Tenant's Notice Address (Section 19)	Pee Dee Camp Solar, LLC 4462 Meadowbrook Road Rocky Mount, NC 27801 Attn: Asset Management Department Phone: 423-341-7873 Email: dan@ncre-usa.com

All of that certain piece, parcel or tract of land with the improvements thereon situate, lying and being on the south side of Old Wire Road known as S. C. Highway S-165 and on both sides of Covington Branch and on the western side of S. C. Highway S-257 in Marlboro County, South Carolina known as "Camp Pee Dee" containing 531.4 acres, more or less, and being more fully shown on a plat prepared by Carl Maness, Land Surveyor, dated December 12, 1978, and being bounded as follows, to-wit: On the north by Old Wire Road known as S. C. Highway S-165, by lands now or formerly of John W. Green, by lands now or formerly of Fleator Quick, and by lands now or formerly of Hannah Dees Quick; on the east by lands now or formerly of Roger Quick, by lands now or formerly of the Estate of Arthur Bright, by S. C. Highway S-257, by lands now or formerly of Ona Gay, and by lands
