



Tract 3082-Bell Tract

57 Acres
Sumter County, South Carolina
Property Price : \$330,000 or (\$5,789/acre)



Acreage:

57+/-acres

General Description:

The Bell Tract is located in Sumter County, SC and consists of 57 acres. This property is set up perfect for a timber investment/ hunting tract. There is approximately 20 acres of pine plantation that was planted in an old agriculture field giving it a very clean understory. The remaining acreage consists of powerlines, fields, a 3-acre hardwood plantation, and a hardwood bottom/ swamp. There is also an old barn located in the middle of the property that could be restored and used as an equipment shed. The Bell Tract is situated along Florence Hwy in the town of Mayesville and is surrounded by large ownerships.

This tract is a portion of a larger ownership

Investment:

\$330,000 or (\$5,789/acre)

Tax ID:

3040001001

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Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Location/Directions:

From Sumter, take HWY 76 toward Florence. Parcel fronts on HWY 76, approximately 5.6 miles from HWY 378 by-pass. Parcel has 1,335 feet of frontage.

