



## BIG BEAN TRACT

Williamsburg County, SC | ±224.86 Acres | \$584,636 (\$2,600/acre )

### Description:

With ±201.5 acres of open farmland, this Big Bean Tract is ready for a new crop. Currently planted in soybeans, this well-drained row crop land will be a great addition to your base acres. The bulk of the tract is farmland with only a small amount of upland timberland and wetlands. This tract is a good one for corn, beans, wheat, or cotton. The tract produced yields of 180 bushels of corn per acre in 2018, 65 bushels of soybeans per acre in 2017, and 80.46 bushels of soybeans per acre in 2016.

There are no improvements at present. The shape of the land should allow for a large center pivot irrigation installation if so desired by the new operator. Access is good to all portions via a paved road just east of US Highway 52.

The property lies between Kingstree and Lake City in a very nice rural area of northern Williamsburg County near the community of Cades. Tax Map No. 45-217-015.

### Property Use:

The property provides opportunities for agriculture/row crop, home site, or mini-farm subdivision.

### Location:

The Big Bean Tract is located in a nice rural community of northern Williamsburg County between Kingstree and Lake City, South Carolina, a very nice area with the best barbeque in the land. From the Cades Crossroads at US Hwy. 52 and SC 512, go north approximately 1 mile and turn right onto Patty Road (paved) #S-292. Head east on Patty Road, and look for AFM For Sale sign on the right.

For more information about this listing, please contact:

**CURTIS M. SPENCER** SALESMAN

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.