

Eastern School Road Tract

±145.38 Acres - \$199,000
Sumter County, South Carolina

The Eastern School Road Tract is an excellent hunting/recreation escape just minutes from Sumter and Florence. Located southeast of Mayesville in the Concord Community along the Rocky Bluff Creek, Scape Ore Swamp, and near the headwaters of the Black River. A super combination of thinned loblolly pine planted in 2002 (74 acres) and natural pine-hardwoods (69 acres) provides premium wildlife habitat. This tract should be loaded with big deer and strutting turkey. Firebreak roads and 4-wheeler trails throughout make it easy to access all areas. Come take a closer look.

Note: The entire property is protected from future development by a perpetual Wetland Reserve Program (WRP) Easement. WRP Easement Agreement is available upon request.

Sumter County Tax Map No. 312-000-1003.

Property Use:

The Eastern School Road Tract provides possibilities for great recreation and hunting activities.

Directions:

GPS: +/- 1005 Eastern School Road, Sumter, SC 29153 (See location map.)



CONTACT:

Curtis M. Spencer
Licensed Real Estate Salesperson
AFM Real Estate
407 N. Pike Road East
Sumter, SC 29153
📞 803.773.5461 | 📠 803.491.4832 | 📠 803.773.4248
curtis.spencer@afmforest.com

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.