

**Offered by
Morrison Forestry & Real Estate Company, Inc.**



**Bluff Road Tract
+/- 261.7 Acres
Located in Allendale County, South Carolina**

Property Details

Tract:	Bluff Road Tract
Acreage:	+/- 261.7 Acres
Location:	The property is located in Allendale County, SC. This property fronts along Bluff Road (SSR 22), a secondary road off of SC Highway 3. This property is located approximately seven miles southwest of the town of Allendale, SC.
Uses:	Forestry and Hunting
Zoning:	Agricultural
Access:	This tract is accessed via extensive road frontage along Bluff Road (SSR 22).
Timber:	This property contains very good stands of well-managed Loblolly Pine Plantations, which are rapidly approaching economic maturity. Other forest types include Longleaf Pine Plantations, Mature Hardwoods, and a Cypress Bay.
Other Features:	This property provides excellent opportunities for hunting, especially for deer and turkey. The property has access to electrical service. The property also has a well-maintained road system.
Price:	\$600,000

Offered at \$ 600,000

Shown By Appointment

Contact H. Stro Morrison III

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H. Stro Morrison III is a licensed real estate agent and registered forester.

Notes: All information provided in this prospectus is considered correct. However, no warranty of the accuracy of this information is given or implied. All acreage figures are “more or less.” This offer to sell is subject to change or withdrawal without notice.

FOREST STAND ACREAGE SUMMARY
Bluff Road Tract
August 15, 2014

<u>Forest Stand Type</u>	<u>Acres</u>
Bay	33.9
Hardwood	16.3
Home Site	1.0
1989 Loblolly Plantation	121.7
1999 Longleaf Plantation	38.1
Natural Regeneration	40.7
Wildlife Food Plot	1.0
Roads & Open Area	9.0
Total ArcView GIS Acres	<u><u>261.7</u></u>