

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

**Moultrie Tract
671.4 Acres
Located in Ridgeland, South Carolina**

Property Details

Tract:	Moultrie Tract
Acreage:	671.4
Location:	The property is located in the northeastern section of the Town of Ridgeland in Jasper County, SC. This parcel fronts along the east side of Interstate-95, directly off of Exit 22.
Uses:	Commercial, Industrial, & Residential Development
Zoning:	Development Plan Approved by Town of Ridgeland
Access:	This tract is accessed via approximately 3,000 feet of paved road frontage along Interstate-95 Frontage Road, and is immediately adjacent to Exit 22. This tract is also accessed via extensive paved road frontage along Fordville Road. This tract contains extensive interior graded dirt and partially rocked roads.
Timber:	This property is currently being managed as a tree farm and contains extensive forest stands. The property contains +/- 440 acres of pine plantations, all of which were established between 1978 and 1991.
Other Features:	The Moultrie Tract is an exceptional property for commercial, industrial, and residential uses. This parcel contains well-drained sites, and is visible and accessible from Interstate-95. It is located in close proximity to nearby railroad access. This tract also contains access to power and natural gas utility lines that transit the property. Finally, the Moultrie Tract is located +/- 30 miles north of the Port of Savannah, GA.
Price:	\$4,834,080 (\$7,200 per acre)

Offered at \$ 4,834,080.00 (\$7,200 per acre)

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 TYPE ACREAGE SUMMARY
Moultrie Tract
September 6, 2011

<u>Forest Type</u>	<u>Acres</u>
Gum Pond	14.6
Hardwood Flat	62.4
1978 Loblolly Plantation	40.7
1985 Loblolly Plantation	224.9
1989 Loblolly Plantation	78.2
1991 Loblolly Plantation	95.5
Natural Regeneration	67.2
Pine-Hardwood Flat	19.0
Power Line	51.1
Roads & Open Area	17.8
Total ArcView GIS Acres	671.4