

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

**Chessey Plantation
+/- 1,365.5 Acres
Located in Colleton County, South Carolina**

Property Details

Tract:	Chessey Plantation
Acreage:	+/- 1,365.5 acres
Location:	Chessey Plantation is located approximately 39 miles south of Charleston, SC, in the popular ACE Basin Area of South Carolina. This property lies just northeast of the community of Green Pond, in Colleton County. This parcel fronts along Bonnie Doone Road (SSR 458), a secondary road off of SC Highway 64. Finally, Chessey Plantation contains waterfront acreage along the Ashepoo River.
Uses:	Agriculture, Forestry Investment, and Recreation
Zoning:	Agricultural
Access:	This tract is accessed via paved road frontage along Bonnie Doone Road (SSR 458).
Other Features:	Chessey Plantation possesses a variety of both upland and bottomland forest stands. This variety of forest stands provides outstanding habitats for wildlife populations of deer, turkey, and ducks. Many of these forest stands may be potentially converted to quail woods, green-tree reservoir duck ponds, or dove fields. Chessey Plantation also contains a potential home site location. This property fronts along the Ashepoo River.
Price:	\$6,000 per acre

Offered at \$6,000 per acre

Shown By Appointment

Contact H. Stro Morrison III

Telephone – 803-625-2757

Telefax – 803-625-3911

Email – stromorrison@earthlink.net

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
Chessey Plantation
September 12, 2007

<u>Forest Stand Type</u>	<u>Acres</u>
Bottomland Hardwood	137.4
Hardwood	50.2
Hardwood Swamp	0.0
Native Pine	2.0
Natural Regeneration	84.0
Old Rice Field	95.5
Pine-Hardwood	3.8
Power Line	0.0
Premerch PP AG1	462.8
Premerch PP AG2	172.3
Merch PP AG3	275.4
Merch PP AG4	59.1
Roads & Open Areas	23.0
Total ArcView GIS Acres	<u>1365.5</u>