

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

**Holly Tract
127.2 Acres
Located in Hampton County, South Carolina**

Property Details

Tract:	Holly Tract
Acreage:	+/- 127.2 Acres
Location:	The property is located in Hampton County, SC. This property is located approximately one mile north of Nixville, SC, and approximately 8 miles south of Varnville, SC. This parcel fronts along SSR 50.
Uses:	Forestry Investment, Recreational & Hunting
Zoning:	Agricultural
Access:	This tract is accessed via +/- 1650 feet of paved road frontage along SSR 50.
Other Features:	This tract serves as an excellent location for a potential hunting camp or home site.
Price:	\$636,000

Offered at \$636,000

Shown By Appointment

Contact H. Stro Morrison III

Telephone – 803-625-2757

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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

Holly Tract

March 8, 2007

<u>Forest Stand Type</u>	<u>Acres</u>
Cypress Bay	5.3
1995 Loblolly Plantation	30.9
1997 Loblolly Plantation	20.2
2005 Loblolly Plantation	7.1
Native Pine	10.3
Pine-Hardwood	41.0
Wildlife Food Plot	2.0
Roads/Open Areas	10.4
Total ArcView GIS Acres	<u><u>127.2</u></u>

**A Location Map
of the Holly Tract**
Hampton County, SC



**Town of
Estill**

**Subject
Property**

**Nixville
Crossroads**

US Hwy 601

SSR 95

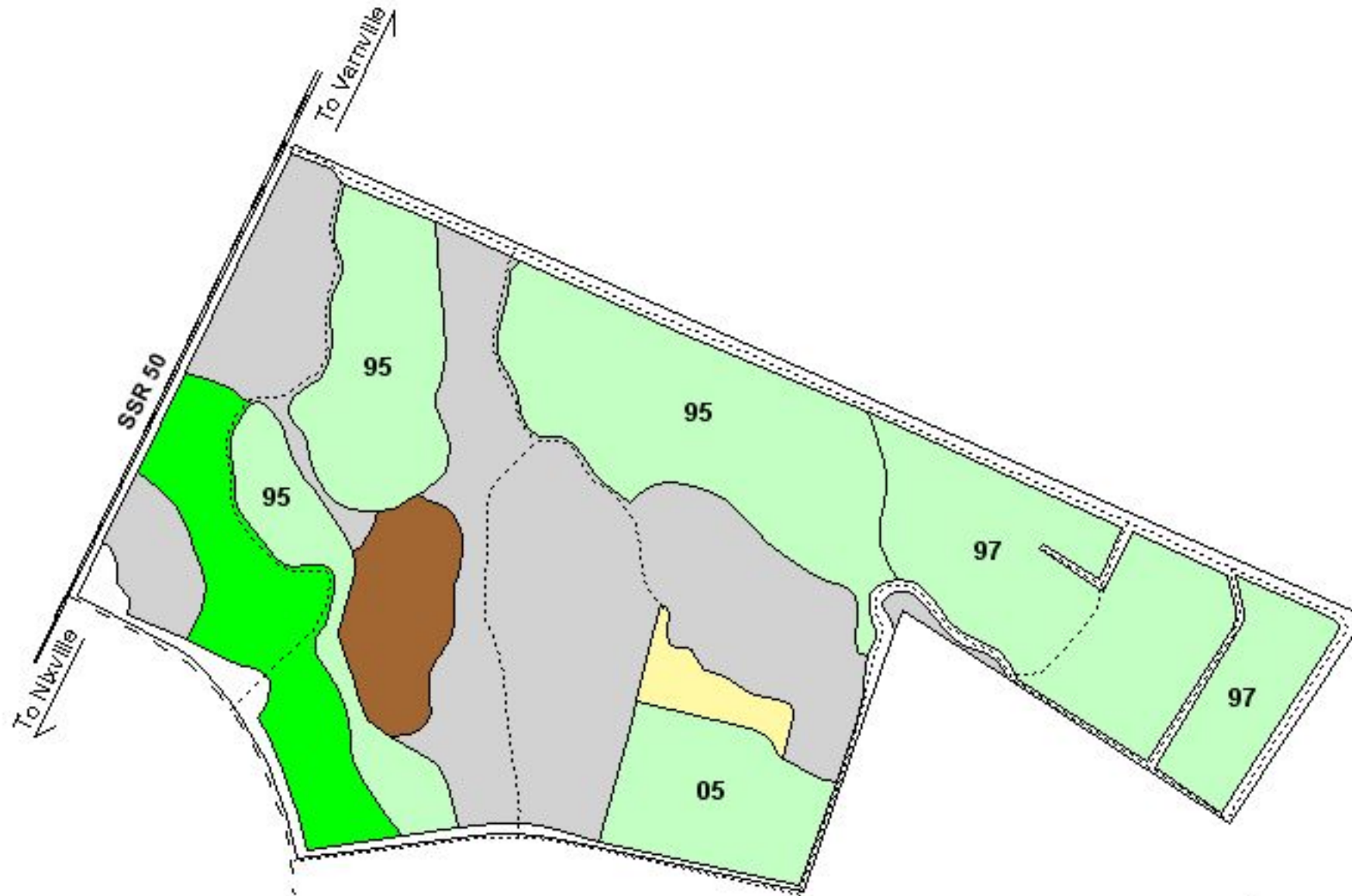
SSR 50

SSR 55

SC Hwy. 3

A Forest Type Map of the Holly Tract

Hampton County, SC



LEGEND	
Road Type	
	County Unpaved
	Paved
Woods	
	Property Line
	Cypress Bay
	1995 Loblolly Plantation
	1997 Loblolly Plantation
	2005 Loblolly Plantation
	Native Pine
	Pine-Hardwood
	Wildlife Food Plot

SCALE: 1 inch = 660 feet



Holly Tract
2006 Aerial Imagery
Hampton County, SC









