

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

**Horseshoe Plantation
+/- 1,177.5 Acres
Located in Colleton County, South Carolina**

Property Details

Tract:	Horseshoe Plantation
Acreage:	+/- 1,177.5 acres
Location:	Horseshoe 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.
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:	Horseshoe 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 or green-tree reservoir duck ponds. Horseshoe Plantation also contains a potential home site location.
Price:	\$6,000 per acre

Offered at \$6,000 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 STAND ACREAGE SUMMARY
Horseshoe Plantation
September 12, 2007

<u>Forest Stand Type</u>	<u>Acres</u>
Bottomland Hardwood	150.5
Hardwood	0.0
Hardwood Swamp	0.0
Native Pine	2.5
Natural Regeneration	2.1
Old Rice Field	0.0
Pine-Hardwood	1.7
Power Line	0.0
Premerch PP AG1	168.6
Premerch PP AG2	111.3
Merch PP AG3	626.6
Merch PP AG4	93.0
Roads & Open Areas	21.2
Total ArcView GIS Acres	<u>1177.5</u>