

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

**Theus Tract  
+/- 188.2 Acres  
Located in Hampton County, South Carolina**

## Property Details

Tract:	Theus Tract
Acreage:	+/- 188.2 Acres
Location:	The property is located in Hampton and Allendale Counties, SC. This property is located approximately 5 miles west of Estill, SC. This property fronts along SSR 39 (Harper Road) and SSR 104, a secondary road off of SC Highway 3.
Uses:	Agriculture, Forestry Investment, and Recreation
Zoning:	Agricultural
Access:	This tract is accessed via extensive road frontage along SSR 39 (Harper Road) and SSR 104.
Timber:	This property is currently managed as a tree farm, and contains both merchantable and pre-merchantable forest stands. This property also contains approximately 91 acres of cultivated fields that are intensively managed for row-crop production.
Other Features:	This tract contains highly productive soils for both agriculture and forestry. This property offers excellent hunting opportunities for both deer and turkey. Finally, the property's open agricultural fields provide outstanding prospects for dove shooting.
Disclosure:	Both the sellers and seller's agent, Morrison Forestry & Real Estate Co., disclose the presence of three buried fuel tanks on the property. These tanks were utilized in past farming operations on the property, and may contain diesel fuel and/or gasoline.
Price:	\$1,000,000.00

**Offered at \$1,000,000.00**

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**

**Theus Tract**

**February 21, 2007**

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<b><u>Forest Stand Type</u></b>	<b><u>Acres</u></b>
Bottomland Hardwood	6.8
Field	91.0
Gum Pond	1.7
Home Site	1.6
1995 Loblolly Plantation	10.3
1999 Loblolly Plantation	57.2
Native Pine	2.8
Natural Regeneration	3.2
Pine-Hardwood	11.2
Roads & Open Area	2.4
<b>Total ArcView GIS Acres</b>	<b><u>188.2</u></b>