

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

**Thomas Tract
+/- 143.202 Acres
Located in Hampton County, South Carolina**

Property Details

Tract:	Thomas Tract
Acreage:	Parcel A = 18.308 Acres Parcel B = 107.925 Acres (Owner Will Subdivide) Parcel C = 16.969 Acres
Location:	The property is located in Hampton County, SC. This property is located in Nixville, SC, and lies approximately 6 miles east of Estill, SC. This property fronts along SSR 55 (Speed Limit Road), and along SSR 542 (Chocolate City Road), 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 55 and SSR 542.
Other Features:	This property currently contains forest stands that contain a valuable mix of forest products. This tract provides excellent hunting opportunities. This property has been divided into three parcels. Offers will be considered on both the entire 143.202 acres, as well as on individual Parcels A, B, and C.
Price:	\$5,000 per acre

Offered at \$5,000 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

Thomas Tract

June 28,2007

Parcel A

<u>Forest Stand Type</u>	<u>Acres</u>
1995 Loblolly Plantation	15.7
Pine Hardwood	2.6
Total ArcView GIS Acres	<u>18.3</u>

Parcel B

<u>Forest Stand Type</u>	<u>Acres</u>
Bay	27.5
Cypress Pond	8.6
1995 Loblolly Plantation	69.7
Pine Hardwood	1.6
Roads & Open Areas	0.5
Total ArcView GIS Acres	<u>107.9</u>

Parcel C

<u>Forest Stand Type</u>	<u>Acres</u>
Bay	0.2
1995 Loblolly Plantation	15.8
Pine Hardwood	0.5
Roads & Open Areas	0.5
Total ArcView GIS Acres	<u>17.0</u>