Offered by
Morrison Forestry & Real Estate Company, Inc.

Thomas Tract
+/- 107.9 Acres
Located in Hampton County, South Carolina

Property Details

Tract:	Thomas Tract
Acreage:	107.925 Acres (Owner Will Subdivide)
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. The owner will also consider offers on subdivided portions of this property.
Price:	$2,700 per acre

Offered at $2,700 per acre

Shown By Appointment

Contact H. Stro Morrison III

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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
Thomas Tract
January 4, 2010

Forest Stand Type	Acres
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	**107.9**