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CONSULTING FORESTERS
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REGISTERED FORESTER
DWIGHT L. STEWART, JR.
G. WARD GATLIN

REAL ESTATE
ROBERT GIDDENS, CGRE
J. STEPHEN LINCOLN

LAND FOR SALE

Babson Tract (97+/- Acres)

Sumter County, S.C.

LOCATION: The Babson Tract is situated on the Black River, just off of SC Hwy. 527 south of Dabb's Crossroads in Sumter Co, SC. This unique recreational property is conveniently located to Sumter (15 min.), Columbia (50 min.) and Florence (35 min).

TAX MAP: Sumter Co. 3220001003

ACREAGE SUMMARY: This tract consists of 97+/- total acres. There are 40+/- acres of high ground, consisting of a 35+/- acre dove field and 2 upland food plots. The remaining 57+/- acres of land are located in the Black River Swamp with mixed hardwoods including white and water oaks, tupelo and cypress and 3 beautiful food plots planted in clover and wheat.

SALES PRICE: **\$247,500.00** (\$2551.50/acre.)

FINANCIAL TERMS: Cash at closing

COMMENTS: The Babson Tract is located in the game rich Black River of Sumter County. The 35 acre field is ideal for dove, turkey and deer hunting. The wooded portion of the property has a convenient network of trails for accessing the Black River swamp and the various food plots located there. All food plots are currently planted in a mix of perennial and annual plantings for wildlife.

If you are interested in a conveniently sized recreational tract that offers the ability to hunt a variety of game, you will enjoy looking at this tract. Please contact Stephen Lincoln at 803.240.5139.

The above information is considered correct, but is not guaranteed. Acreage information was taken from existing plats and tax assessor's records. Buyer should have a routine title examination performed by an attorney. Dwight L. Stewart, Jr. is a licensed real estate broker representing the seller.



**Babson Tract 97+/- Acres
Sumter County, SC**

1 inch = 660 feet

