



**DWIGHT L. STEWART, JR. AND ASSOCIATES, LLC**  
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

### Williams Tract

LOCATION: CLARENDON COUNTY, SC  
TAX MAP # 100-00-03-006

ACREAGE SUMMARY:

Planted pines	35.6 acres (est. 1998)
Planted pines	32.7 acres (est. 2005)
Wildlife openings	6.3 acres
Hardwood site	4.6 acres
Other woodland	<u>10.3 acres</u>
	<b>89.5 acres (+-)</b>

FINANCIAL TERMS: Cash at Closing

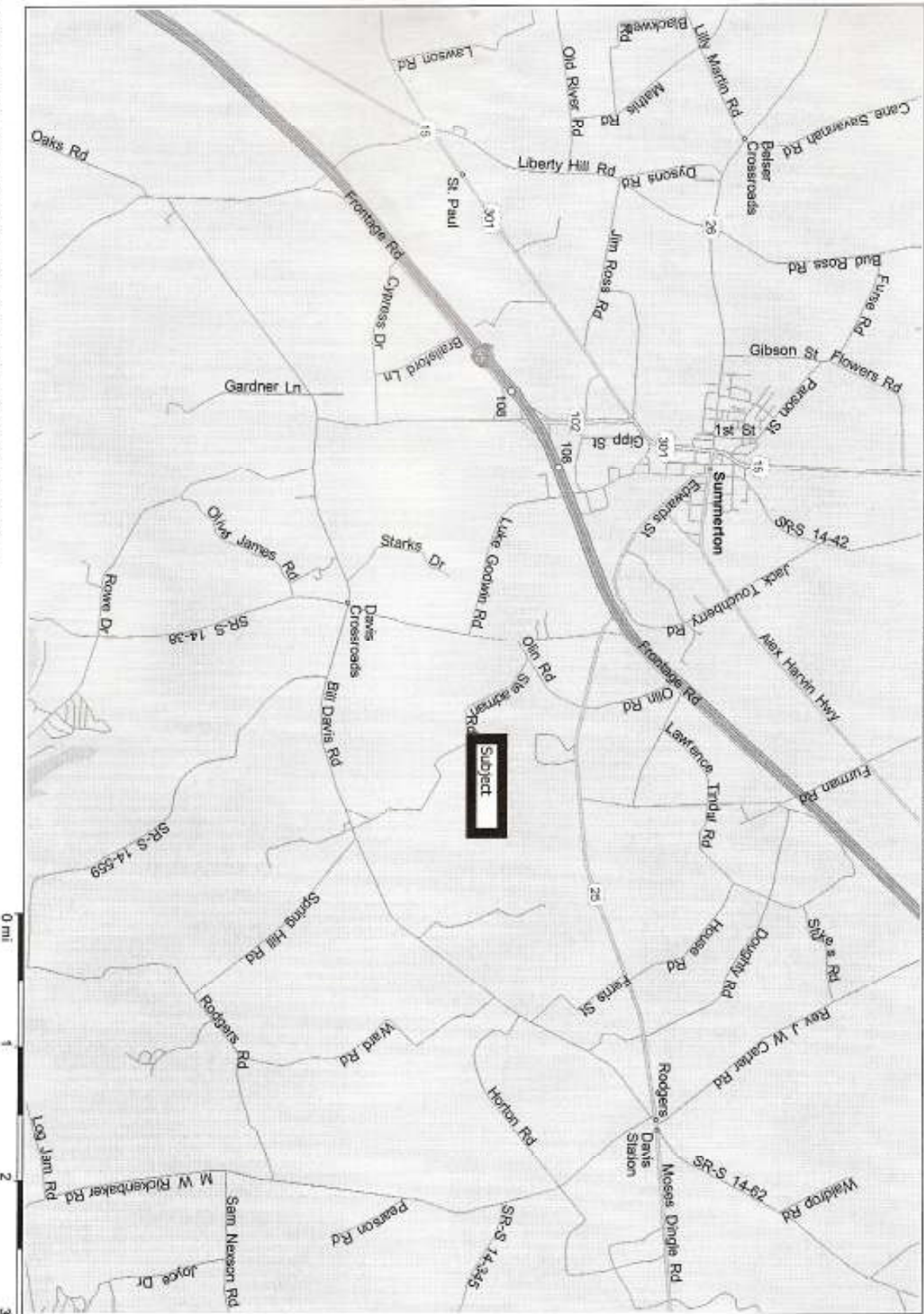
SALES PRICE: \$270,000.00

COMMENTS:

The Williams tract is located south of Summerton in Clarendon County along a county maintained road. The tract is convenient to I-95 and is about 75 miles from Charleston and Columbia. The tract has been managed for timber and wildlife. Interior roads are good and the area surrounding the tract consists of woodland and cropland. The tract would make an excellent timber investment, rural home site and hunting tract. Currently, some of the forest land is enrolled in the CRP program with the Farm Service Agency and generates about \$2,600 dollars in annual income to the owner. The payment is transferrable.

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.

Davis Crossroads, South Carolina, United States



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# Williams Tract Clarendon County, SC

1 inch = 800 feet  
06/04/2010  
Property lines are not exact



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[www.dwightstewart.com](http://www.dwightstewart.com)