



DWIGHT L. STEWART, JR. AND ASSOCIATES, LLC
CONSULTING FORESTERS
26 E. BOYCE STREET
MANNING, SOUTH CAROLINA 29102
(803) 435-2301

REGISTERED FORESTERS

DWIGHT L. STEWART, JR.
G. WARD GATLIN

REAL ESTATE

ROBERT V. GIDDENS, CGRA
J. STEPHEN LINCOLN

LAND FOR SALE

Godwin Tract

LOCATION: CLARENDON COUNTY, SC
TAX MAP # 100-00-018 & 77-14-03-002

ACREAGE SUMMARY:

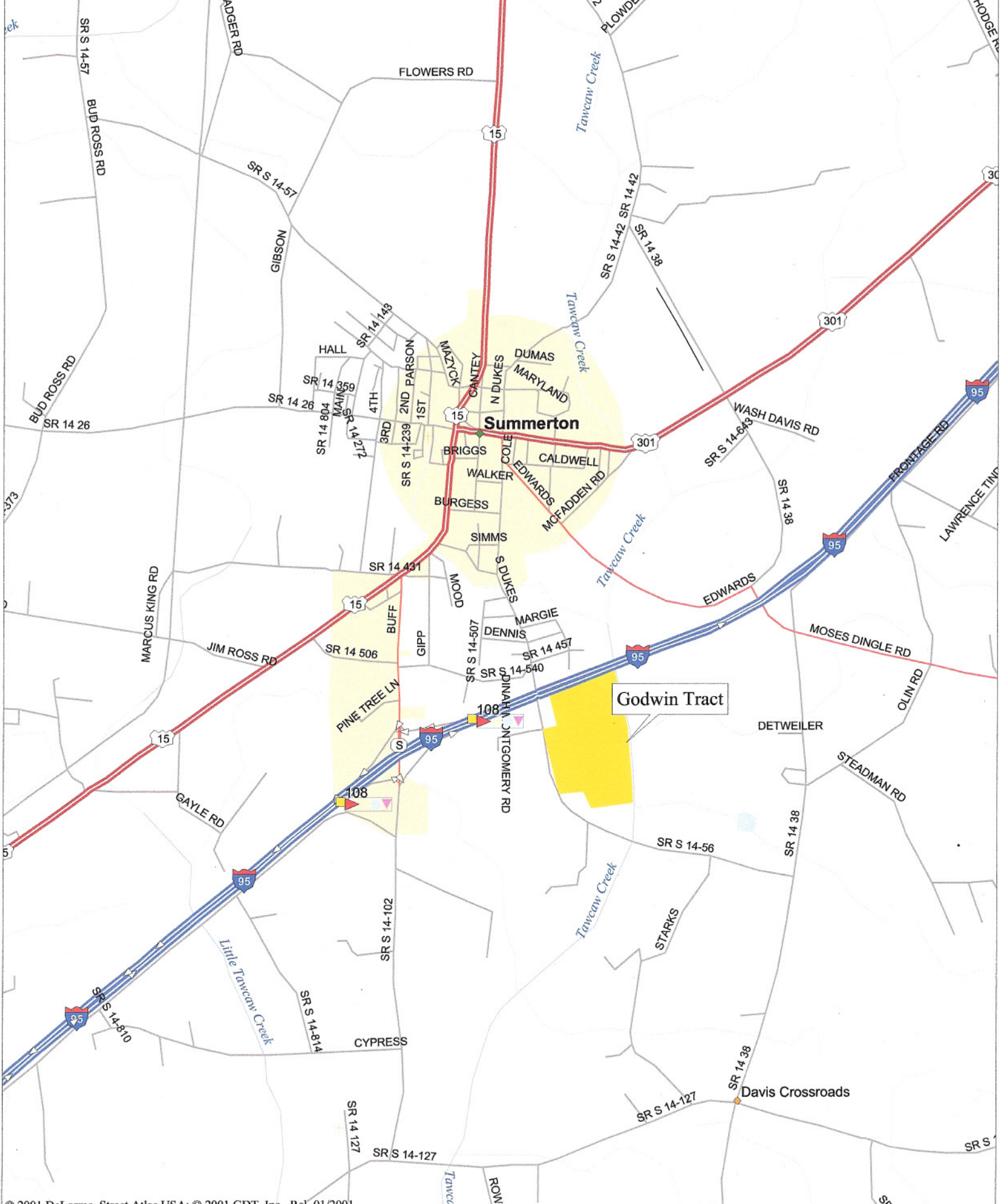
Planted pines	44 acres
Home site	1
Ponds	3
Hardwood site	30
Other woodland	<u>62</u>
	140 acres (+-)

FINANCIAL TERMS: Cash at Closing

SALES PRICE: \$460,000.00

COMMENTS: The Godwin tract is located near the town of Summerton. The eastern boundary is Taw Caw Creek and the tract fronts along Luke Godwin Road. The northern boundary is I-95. There is a brick veneer house on the tract that contains 1884 square feet and is currently rented. There is a billboard on I-95 that is currently leased. The house and billboard generate about \$4,800 is annual income. The planted pines are merchantable and the stand has been thinned. There are 2 ponds on the tract.

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.





Godwin Tract Clarendon County, SC

1 inch = 1000 feet
Property lines are approx.
January 6, 2010
Aerial photos - 2006



Dwight Stewart & Associates
www.dwightstewart.com