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CONSULTING FORESTERS  
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REGISTERED FORESTER  
DWIGHT L. STEWART, JR.  
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REAL ESTATE  
ROBERT GIDDENS, CGRE  
J. STEPHEN LINCOLN

## LAND FOR SALE

### MILLS TRACT

LOCATION: FAIRFEILD COUNTY  
TAX MAP # 136-00-00-042(P)

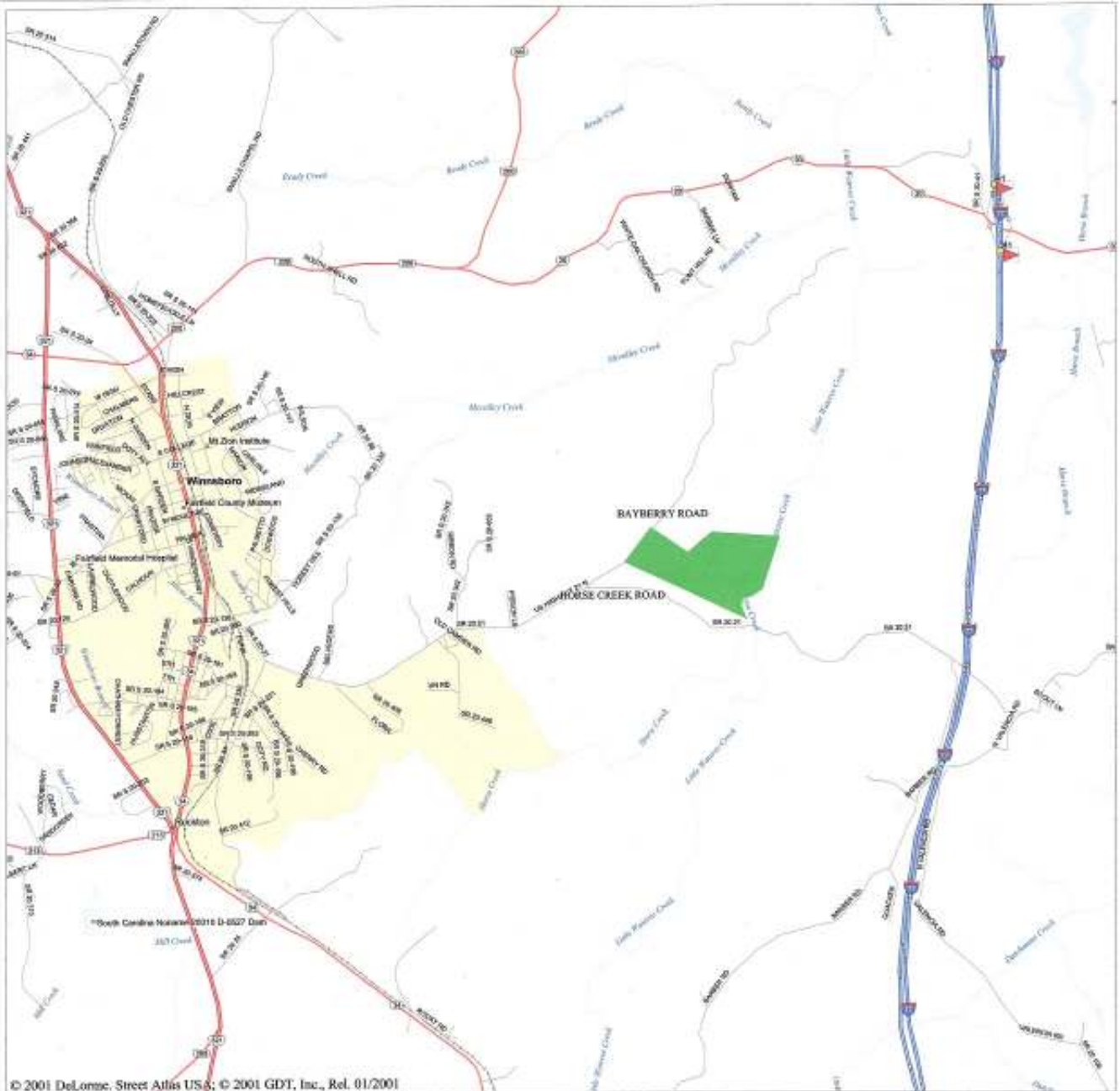
ACREAGE SUMMARY:	PLANTED PINE	(AGE 8)	190 ACRES
	NATURAL CREEK BOTTOMS		20.51 ACRES
		TOTAL	210.51 +/- acres

FINANCIAL TERMS: Cash at Closing

SALES PRICE: \$2,900 per acre

COMMENTS: Tract is located on Bayberry Road (which is a county maintained dirt road) just east of the City of Winnsboro. Tract has been planted with loblolly pine trees. Property would make a good hunting, outdoor recreation and future timber investment tract. Tract has good road system with several food plots for the wildlife.

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.



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Mag 14.00

Wed Jan 16 10:16 2008

Scale 1:56,250 (at center)

5000 Feet

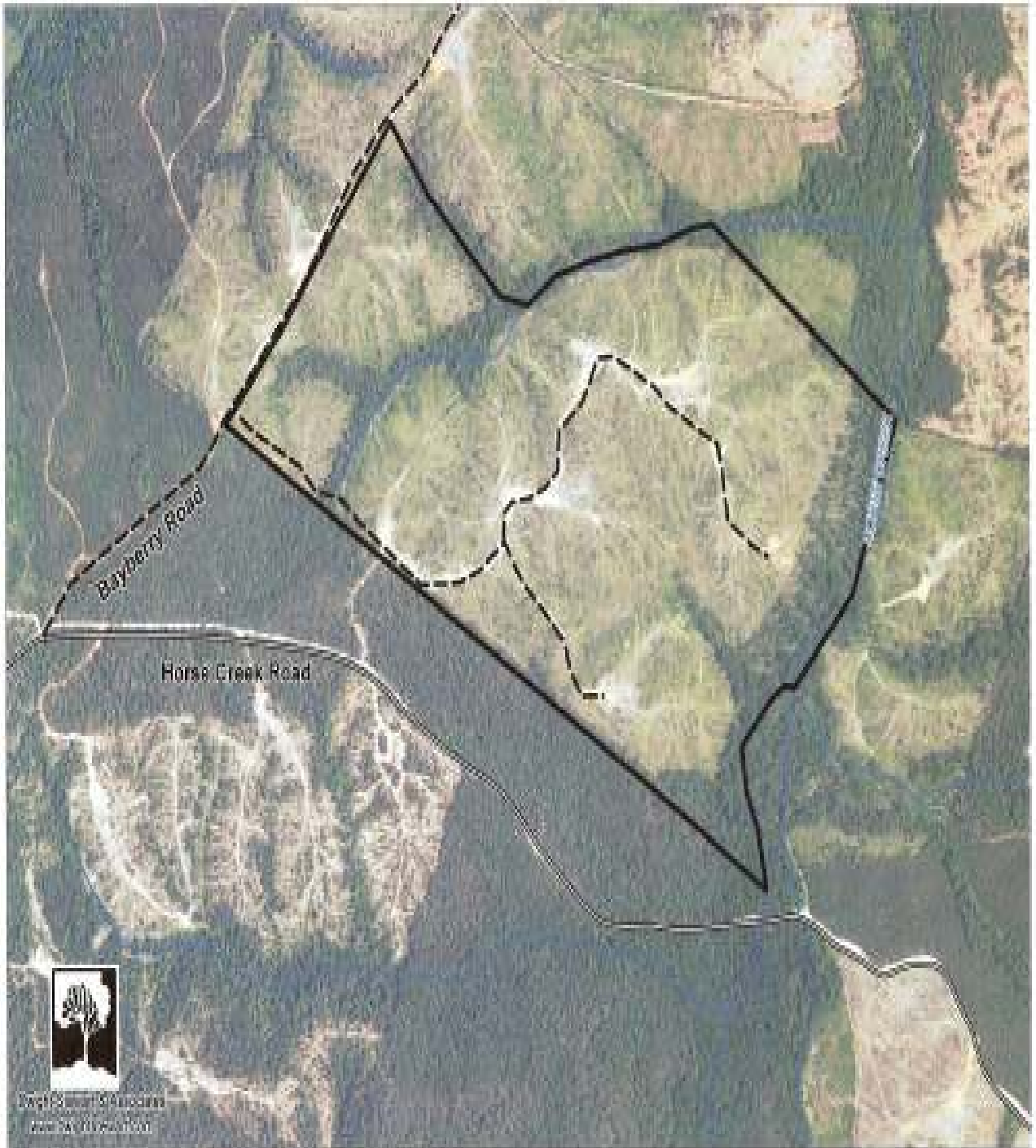
2000 Meters

- |   |   |  |
|---|---|--|
|  Local Road                |  Railroad            |  Small Town         |
|  Major Connector           |  Point of Interest   |  Population Center  |
|  State Route               |  County Seat         |  Water              |
|  Trail                     |  Hospital            |  River/Canal        |
|  Interstate/Limited Access |  Exit/Other Services |  Intermittent River |
|  US Highway                |  Railroad Abandoned  |  |
|  Exit                      |  Cemetery            |  |



# Mills Tract (210.51acs.) Fairfield County, SC

1 inch = 800 feet  
Jan 18, 2008



South Carolina Forestry Association  
2008 SC Forestry Association



Interior Road



Interior Road



Foodplot



Foodplot



Foodplot



Creek in Middle of Tract

New Photos of firebreaks along creek bottom.

