



BELTON ROAD KERSHAW COUNTY, SC

148.86 +/- ACRES
\$736,857



PROPERTY DESCRIPTION

The Belton Road property offering is located only 7 miles north of Camden, SC, along Vaughns Mill Pond Road and Belton Road. The property consists of approximately 86% longleaf pine plantation, 8% loblolly pine, with the remaining acreage comprised of mature hardwood.

The property features high, well-drained loamy sand soils suitable for a variety of applications, including residential sites and recreational pursuits. The established longleaf pine plantation also provides the potential for future revenue streams through a pine straw lease.

PROPERTY FEATURES:

- Mature Hardwood
- County Road Frontage
- High Percentage Upland Usable Soils
- Longleaf With Potential Revenue Streams From Straw Lease

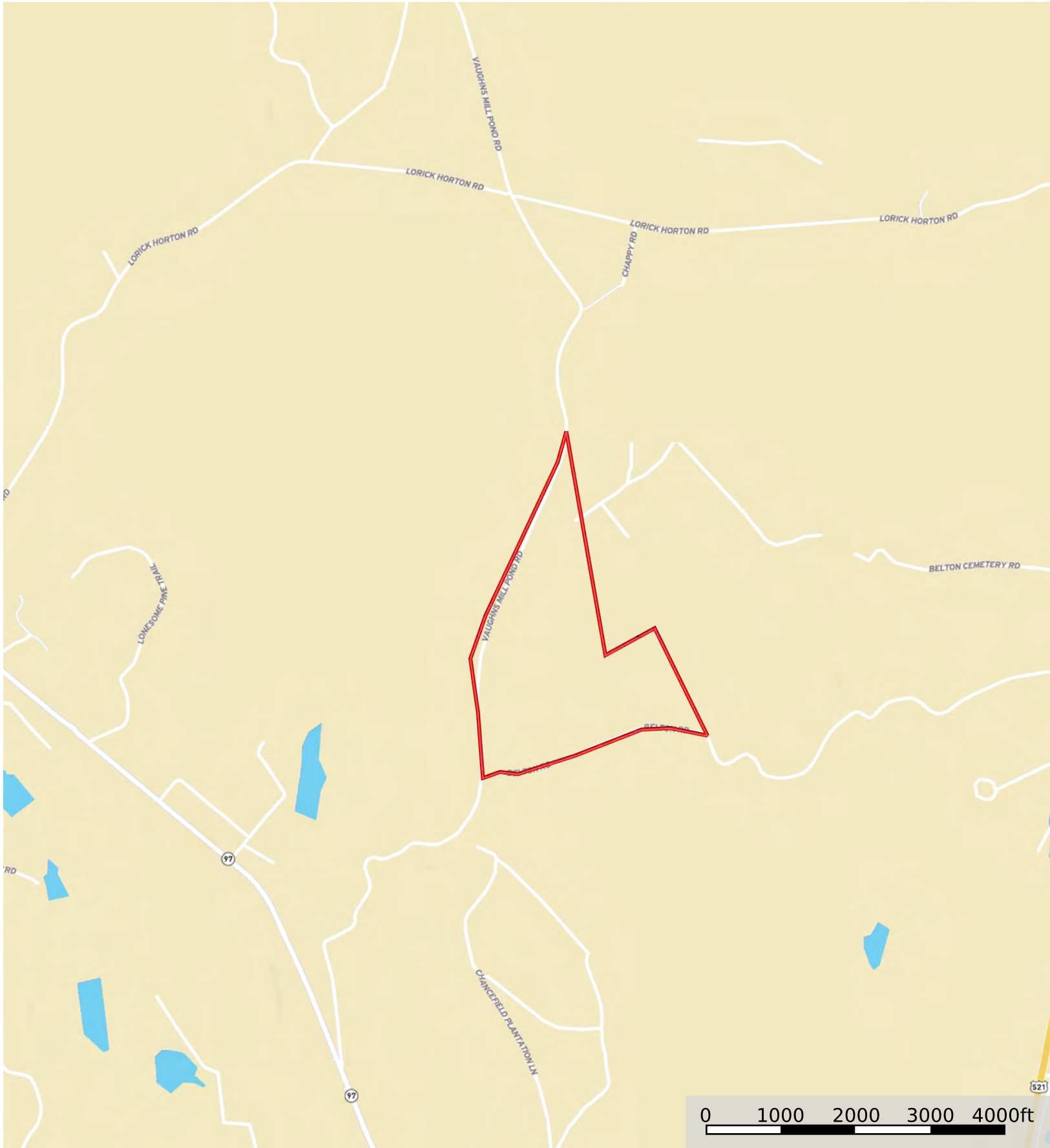
DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, turn left onto US-521 N and continue for 4.1 miles. Turn left onto N. Liberty Hill Road and continue for 3 miles. Turn slight right onto Vaughns Mill Pond Road and continue for 1.7 miles. The property will be on the right.

CONTACT

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www.CrosbyLandCo.com





 Boundary 1 1

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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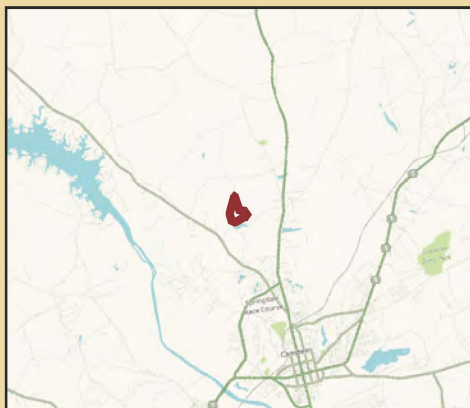
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0 660 1,320 Feet
0 10 20 Chains

+/- 149ac



Map Legend

- Disposition Boundary
- Stand Boundary
- Roads

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3045

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3045 - 1	Longleaf Pine	34.06	7	625	0	21287.5	0
3045 - 2	Longleaf Pine	73.91	4	757	0	55949.87	0
3045 - 3	Soft Hardwood	7.35	77	237.84	87.27	1748.12	641.43
3045 - 4	Longleaf Pine	15.63	1	613	0	9581.19	0
3045 - 5	Loblolly Pine	12.06	33	146.12	124.36	1762.21	1499.78
		Total 143.01		Wtd Avg 631.63	Wtd Avg 14.97	Total 90,328.89	Total 2,141.21