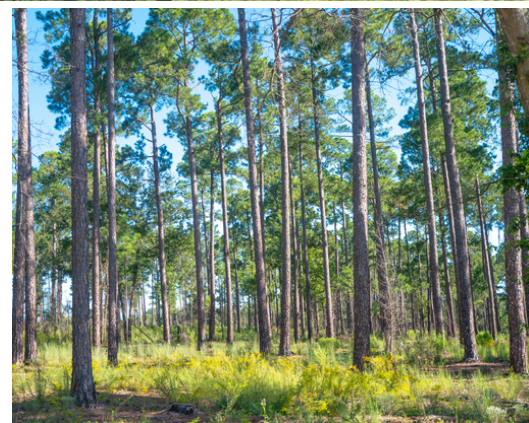
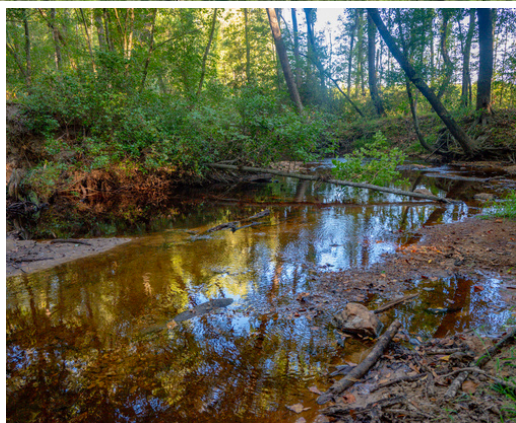




VAUGHNS MILL POND ROAD II

KERSHAW COUNTY, SC

582.13 +/- ACRES
\$2,561,372



PROPERTY DESCRIPTION

Vaughns Mill Pond Road II is located only 7 miles north of Camden, SC, and approximately 35 miles east of Columbia, SC. The property consists of 77% upland soils suitable for a variety of applications, including enhanced wildlife management, timber production, and residential sites. This is a high-quality property that would be an ideal setting for the implementation of upland game bird habitat.

Approximately 62% of the landscape consists of longleaf pine plantations ranging from 2 to 8 years old. With proper management, this habitat is ideal for quail. A hardwood creek bottom runs north to south along the entire length of the property, providing excellent turkey roosting habitat, a natural water source, and mast-producing oaks. These natural features serve not only as a food source but also as an important travel corridor for mature whitetail deer.

The property is easily accessible from Vaughns Mill Pond Road, with multiple entrance points and an excellent interior road system. This is a quality property with significant upside potential. Whether looking for a weekend retreat or permanent family compound, Vaughns Mill Pond Road II is a must-see property.

PROPERTY FEATURES:

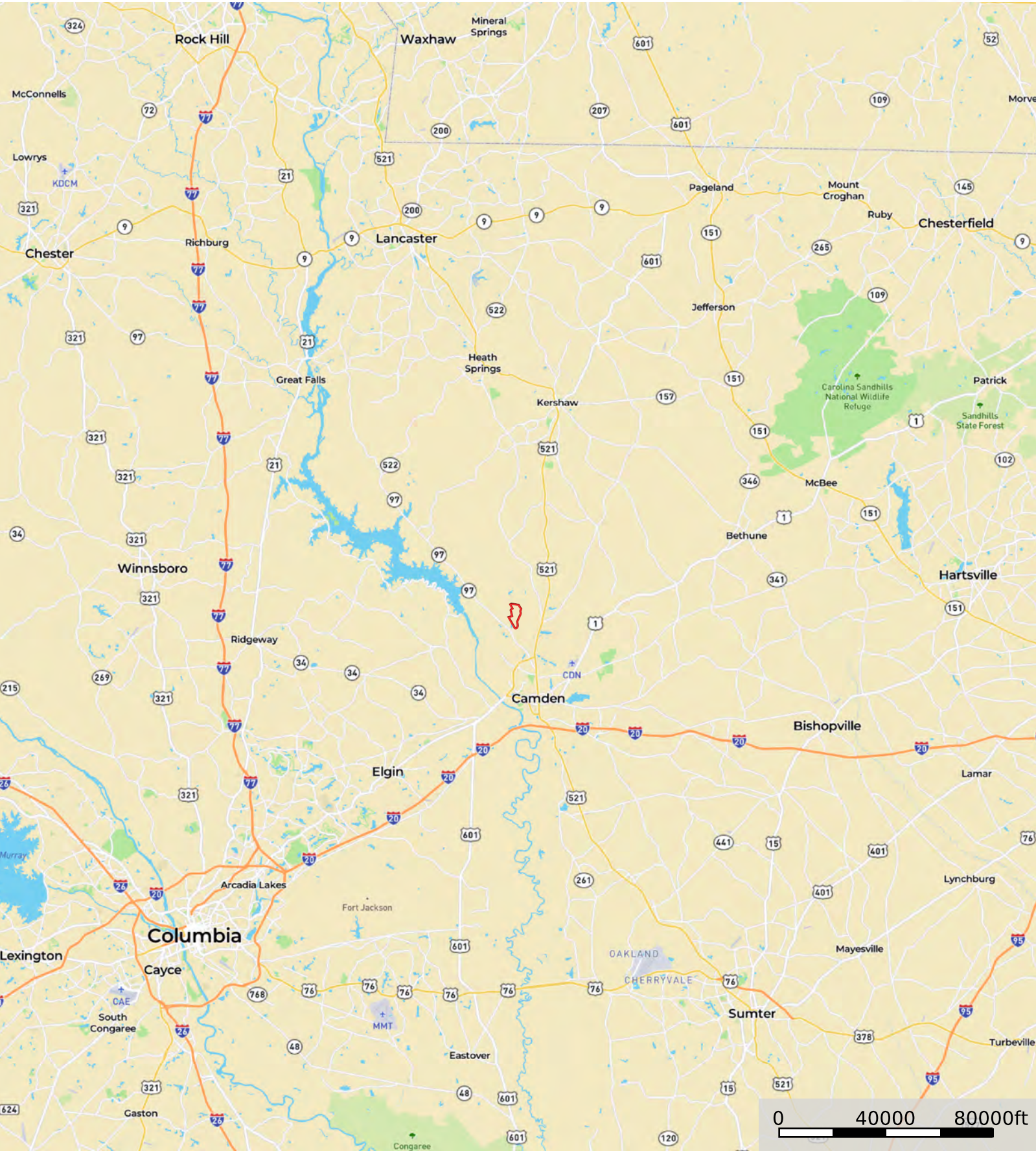
- Upland Soils
- Multiple Entry Points
- Hardwood Creek Bottom
- Excellent Interior Road System
- 62% Longleaf Pine Plantations
- Excellent Deer, Turkey And Quail Habitat

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. The property will be on the right.

CONTACT
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O: 843-782-5700
Email: todd Crosby@crosbylandco.com
www.CrosbyLandCo.com

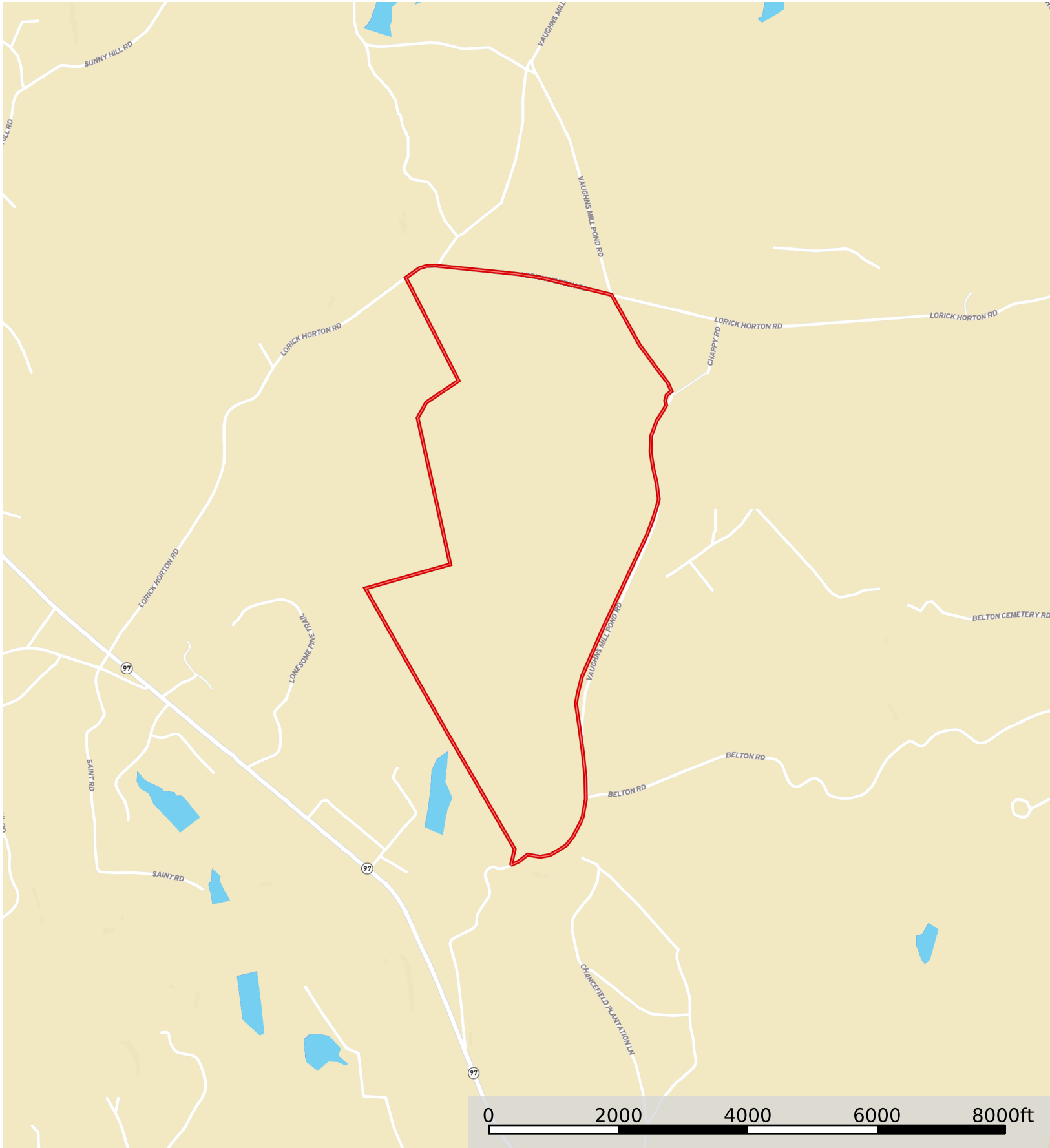
Vaughns Mill Pond Road II
Kershaw County, South Carolina, 582.13 AC +/-



Boundary 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.

Vaughns Mill Pond Road II
Kershaw County, South Carolina, 582.13 AC +/-

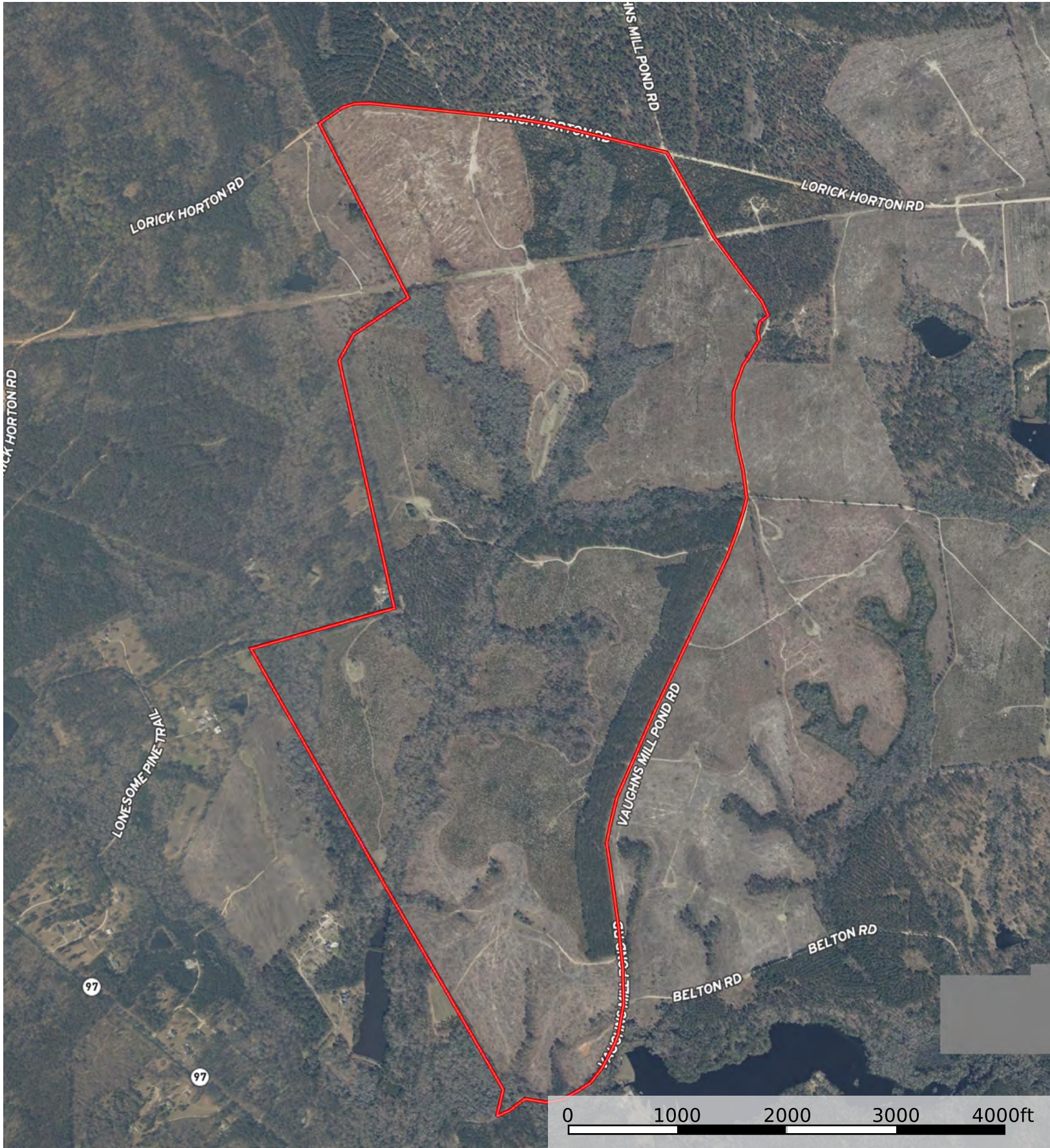


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Todd Crosby
P: 8437825700 Crosbylandco.com

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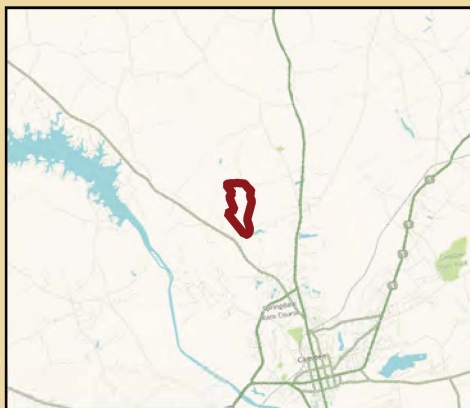
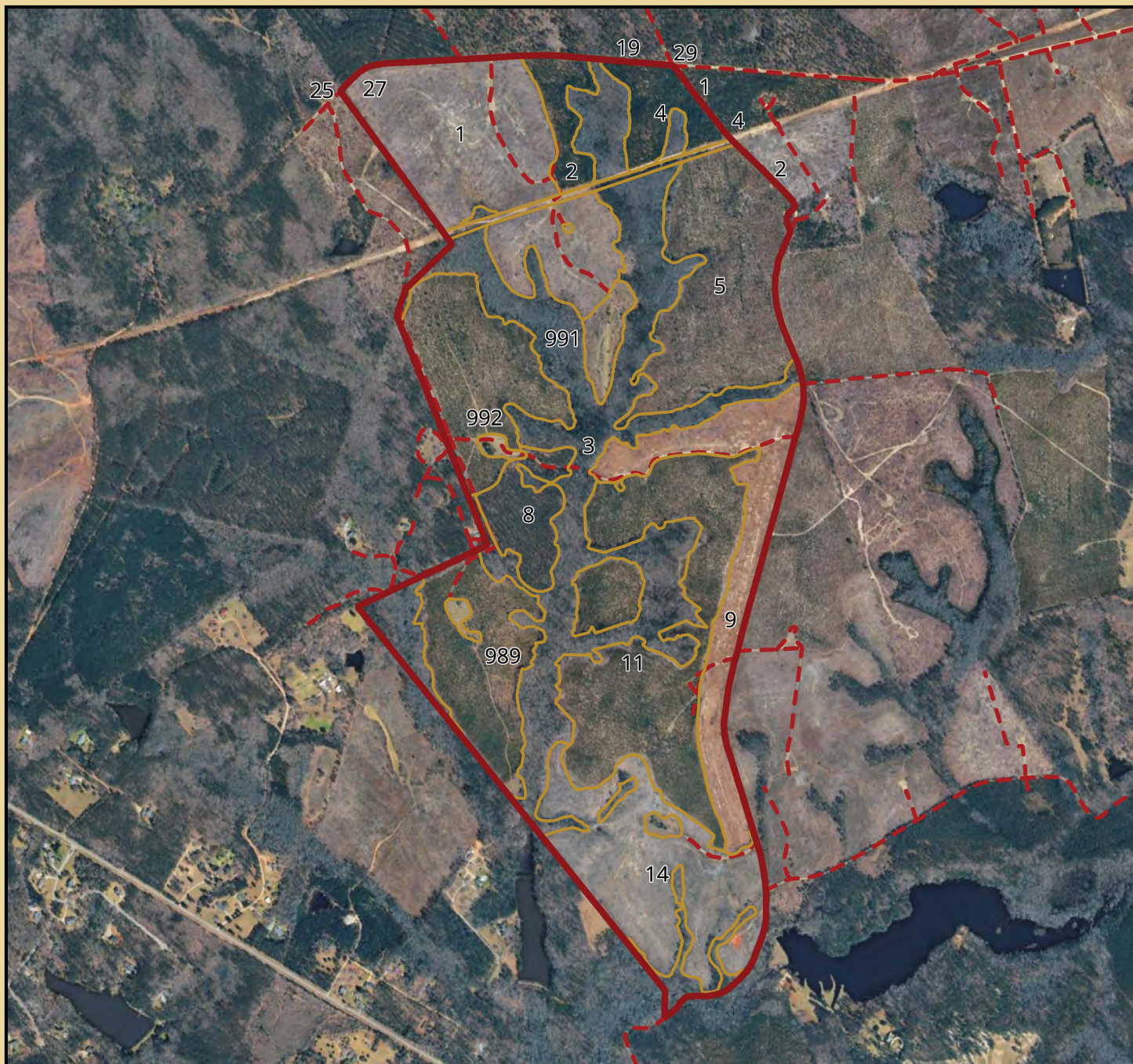
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Crosbylandco.com

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0 1,320 2,640 Feet
0 20 40 Chains

+/- 582ac



Map Legend

- Disposition Boundary
- Stand Boundary
- Roads

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3044

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3044 - 1	Longleaf Pine	72.94	2	1067	0	77826.98	0
3044 - 11	Longleaf Pine	154.05	8	514	0	79181.7	0
3044 - 14	Loblolly Pine	57.24	3	1513	0	86604.12	0
3044 - 3	Soft Hardwood	133.51	77	160.15	70.14	21381.63	9364.39
3044 - 4	Longleaf Pine	23.71	11	622	0	14747.62	0
3044 - 5	Longleaf Pine	58.2	7	630	0	36666	0
3044 - 8	Loblolly Pine	15.9	33	90.13	52.38	1433.07	832.84
3044 - 9	Longleaf Pine	40.8	1	611	0	24928.8	0
		Total 556.35		Wtd Avg 616.10	Wtd Avg 18.33	Total 342,769.92	Total 10,197.23