

# INVESTMENT OPPORTUNITY HUNTING AND TIMBER LAND

LITTLE STEVENS CREEK TRACT  
EDGEFIELD COUNTY, SOUTH CAROLINA  
45.51 +/- ACRES

**LOCATION:** The property is located near the intersection of US 378 and SC 430, approximately seven miles north of the town of Edgefield. Interior access is provided by a gated woods road that connects with Meeting Street Road, SC 430.

**DESCRIPTION:** This tract has approximately one mile of frontage on Little Stevens Creek, a perennial stream. There is a possible pond site on the hardwood drain in the center of the property. Timber stands consist of 32 +/- acres of unthinned 1996 loblolly pine plantation with the remaining acreage in stream side hardwoods.

**PROPERTY USE:** This property provides opportunities for timber and real estate investment and recreational activities such as hunting and fishing.

**ASKING PRICE:** \$150,183 (\$3,300/acre)  
Owner Financing Available

**CONTACT:** William Seader  
P.O. Box 666  
259 Bausket Street  
Edgefield, SC 29824

Visit [www.afmrealestate.com](http://www.afmrealestate.com) for more info or call

Office: 803.637.5896

Mobile: 803.480.1403

Fax: 803.637.5151

E-mail: [William.seader@amforem.biz](mailto:William.seader@amforem.biz)

*All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.*

*American Forest Management (AFM) will not be liable for any fees or commissions to any real estate salesman, broker, dealer or agent in connection with this offering unless arrangements have been made with the listing salesperson or broker and his/her Broker-In-Charge. Arrangements made will be in writing only on forms supplied and approved by AFM. Prospective buyers or sellers, as the case may be, must be registered with AFM in writing for AFM's approval prior to discussions relating to payment of fees or commissions. Possession of AFM's marketing material or sales information or the showing of the sale property without prior permission from the listing salesperson or broker does not obligate AFM in any way to the payment of fees or commission to individuals not employed by or a contractor associated with AFM.*



*Unthinned 1996 pine plantation.*



*Little Stevens Creek*



*Pine Plantation*



*Hardwood Bottomland*