

ALTERNATIVE INVESTMENT OPPORTUNITY

MERRITT TRACT 1,481.55 +/- ACRES
AIKEN COUNTY, SOUTH CAROLINA

LOCATION: This property is located in northeastern Aiken County, SC between Columbia, SC and Augusta, GA just off of I-20. Exit north on I-20 Exit 33 onto SC Road 39. Travel 1.6 miles to Jones Crossroads. Turn right on SC 391. Travel 3.7 miles east to County Road 134 (Huckleberry Finn Road) and turn right. Travel approximately 1.5 miles. Tract will be on both sides of the road.

DESCRIPTION: Manage today for woods and wildlife while investing for the future. The Merritt Tract has almost two miles of frontage on Chinquapin Creek (Edisto River). It also has two ponds that total over ten acres and double sided paved highway frontage totaling 1.5 miles. The rolling topography will allow views of over ten miles to be seen from the higher elevations. The property contains various ages of pine plantation including 80+/- acres of 17 year-old longleaf and over 850 acres of planted loblolly 25 years or older. Timber volumes are Pine Sawtimber 1,871 tons; Pine Chip & Saw 6,124 tons; Pine Pulpwood 17,200 tons; Hardwood Sawtimber 2,354 tons; Hardwood Pulpwood 6,823 tons. Pine plantations are interspersed with hardwood bottomlands.

PROPERTY USE: This property provides current opportunities for timberland investment and recreation including hunting and equestrian uses while allowing a strong possibility for future development.

ASKING PRICE: \$4,296,495.00 (\$2,900/acre)

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Chinquapin Creek



View from High Point



Interior Access Roads



10 Acre Pond Site



View of Wildlife