



AMERICAN FOREST MANAGEMENT, INC.
REAL ESTATE SERVICES GROUP

CORPORATE OFFICES

SUMTER, SC
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R.L. Faulkner
124 +/- Acres
McCormick County, South Carolina

\$275,000.00

Tract Acreage Breakdown

Pine Merchantable	<u>107.0</u>
Planted Pine Age 10	<u>12.0</u>
Hardwood	<u>2.0</u>

Cropland	<u>0.0</u>
Roads & R/W	<u>1.0</u>
Wildlife Food Plots	<u>0.0</u>
Pond	<u>2.0</u>

<u>Timber Estimations</u>	<u>Pine Pulpwood</u>	<u>Pine Chip & Saw</u>	<u>Pine Sawtimber</u>	<u>Hardwood Pulpwood</u>	<u>Hardwood Sawtimber</u>
TONS	1707.2	1371.3	187.6	5.7	0

Attachments:

Map	<u>X</u> Yes	___ No	Aerial Photo	<u>X</u> Yes	___ No
Property Sketch	___ Yes	___ No	Topo Map	<u>X</u> Yes	___ No
Plat	___ Yes	___ No	Other (List)	_____	_____
Timber Cruise	___ Yes	___ No		_____	_____

Additional Comments:

The R.L. Faulkner tract is located in McCormick County, South Carolina on Zion Church Road, approximately four miles northeast of the town of McCormick just off of US 221. Limited paved road frontage and a gated entrance provide privacy. Interior access provided by a well maintained road. The two acre pond and the timber stands on the property provide opportunity for wildlife management.

All information is assumed to be accurate and substantially correct but no assumptions 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 volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representations 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.

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