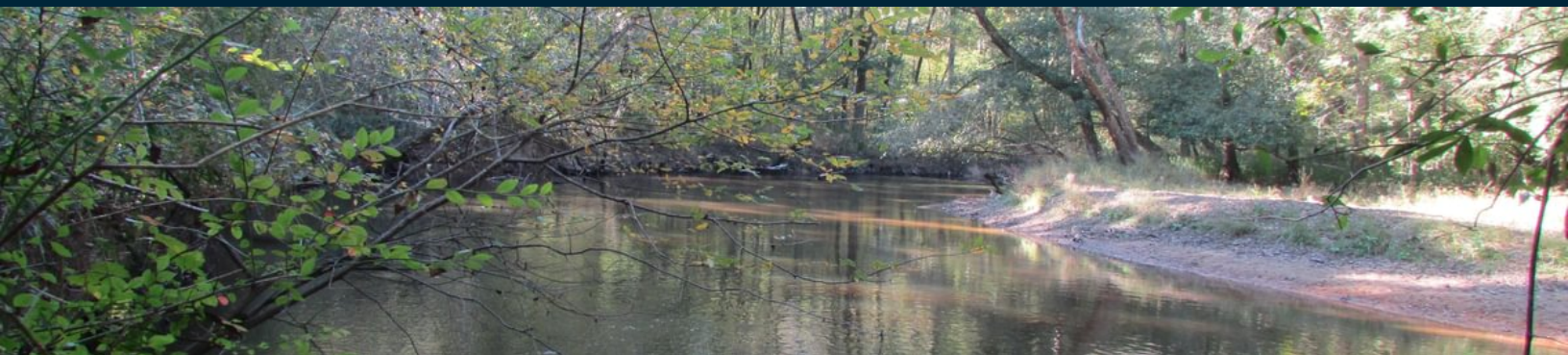




SOLD · SET PRICE

McDowell-Lynches River Tract

± 345 Acres | Lee County | South Carolina | Near Lynchburg

Premium Hunting & Fishing Retreat

PRICE	PRICE / ACRE	ACREAGE
\$1,500,000	—	± 345

PROPERTY OVERVIEW

The McDowell-Lynches River Tract is a fabulous tract of land and timber on the River in the jewel of the South, Lee County. This is a premium hunting, fishing, and timber investment tract. A super place in the country with excellent wildlife habitat for deer, turkey, ducks, and even wild hogs. The property is loaded with mature merchantable timber in case you need the income someday. Come take a closer look. (See timber volumes.) An outstanding combination of uplands with mature planted pine and bottomland-hardwoods heading down to the river. The interlocking crowns provide a beautiful, easy-walking, forest floor under a full canopy. Most of the property is accessed well via timber roads and ATV trails all the way to 2,649 feet of river frontage, ready for you to launch a kayak or drop a f...

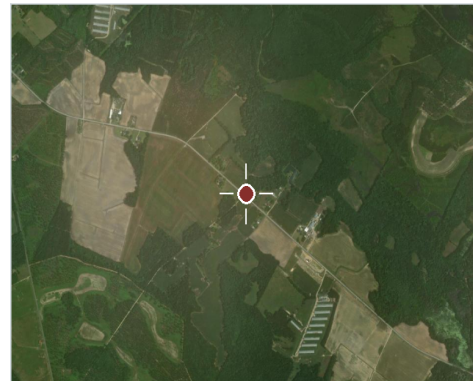
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Large Game Hunting)	Paved Road
WATER FEATURES	VIEWS
River Front	Timber · River
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Roads	053-00-00-025-000

DOCUMENTS INCLUDED

Aerial Map · Aerial Map · Location Map · Timber Map · Topo Map · Soils Map

LOCATION



Lee County, South Carolina



Curtis Spencer

Real Estate Salesperson, SC, NC, GA
O: 803.773.5461 C: 803.491.4832
curtis.spencer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



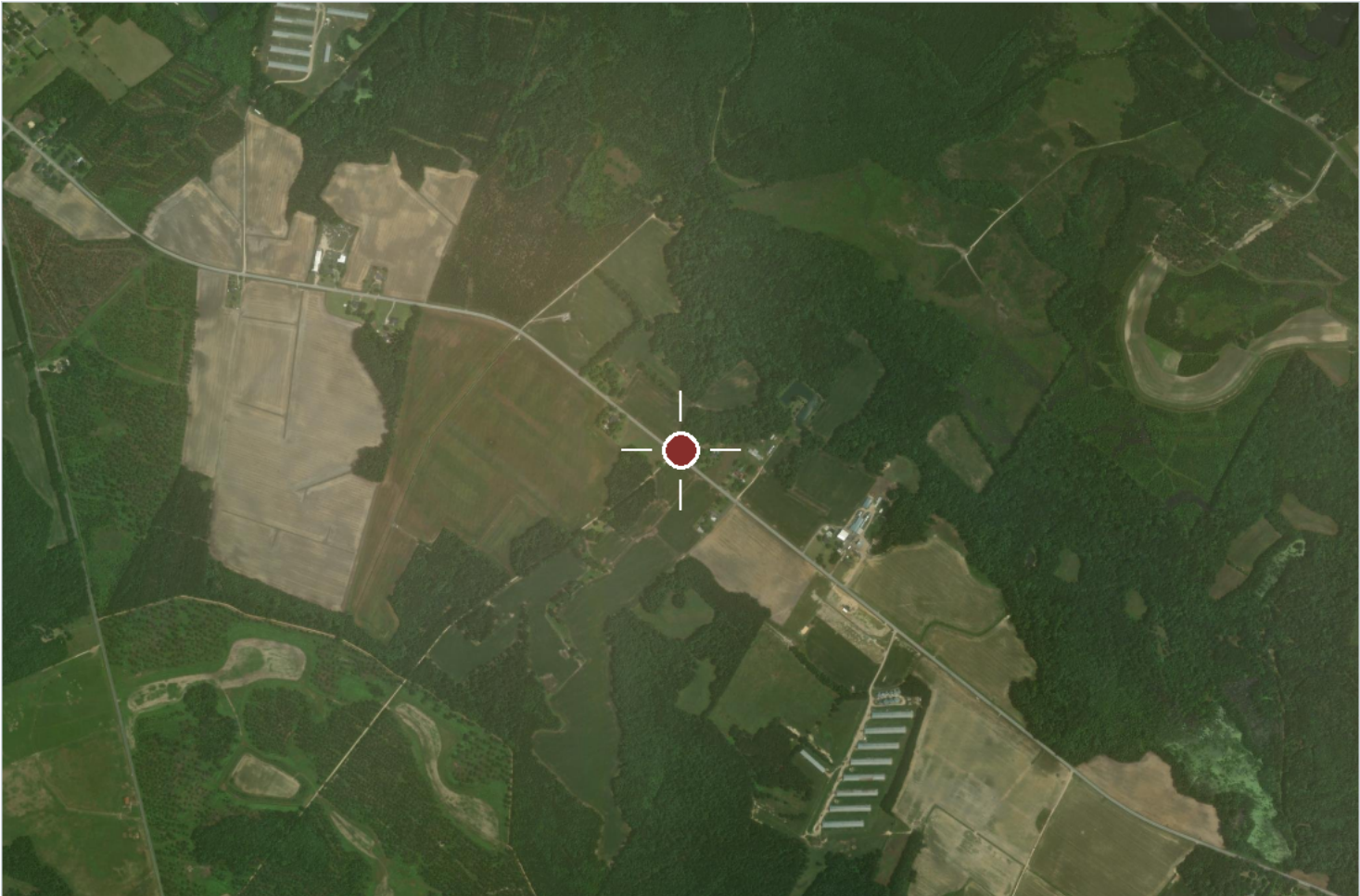
Property Photos

McDowell-Lynches River Tract · Lee County · South Carolina · Near Lynchburg

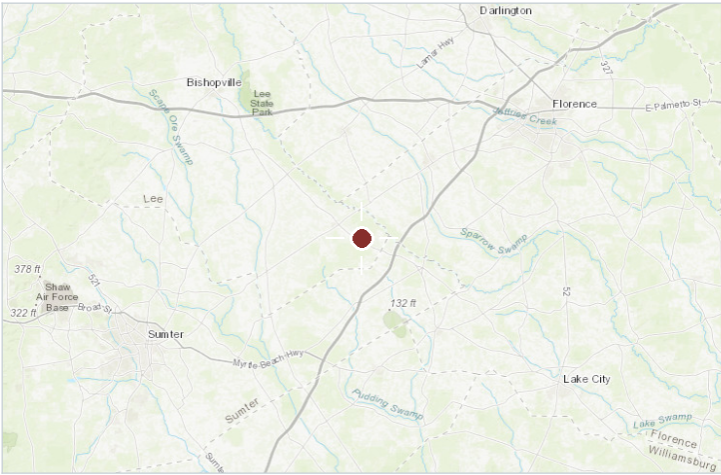


Location & Access

McDowell-Lynches River Tract · Lee County · South Carolina · Near Lynchburg



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

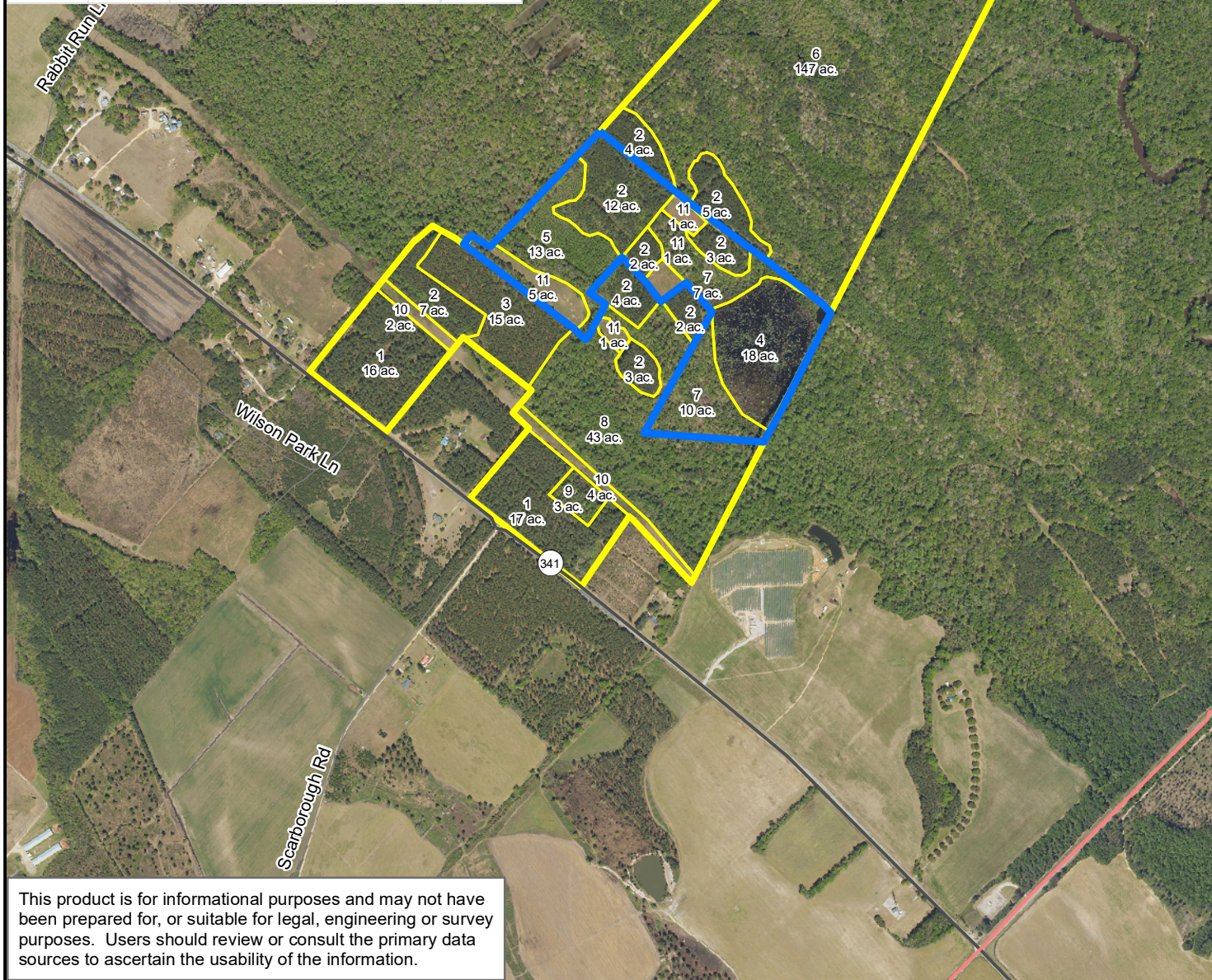
COUNTY & STATE
Lee County, South Carolina

NEAREST CITY
Lynchburg

APPROXIMATE CENTRE
34.04377, -80.03928

COUNTY TAX PARCEL IDS
053-00-00-025-000

STAND	ORIGIN	TYPE	YEAR_EST	ACRES
1	P	LOBLOLLY	1990	33
2	P	LOBLOLLY	1995	42
3	P	LONGLEAF	2000	15
4	N	HARDWOOD		18
5	N	HARDWOOD/PINE		13
6	N	PINE/HARDWOOD		147
7	N	HARDWOOD/PINE		17
8	N	HARDWOOD/PINE		43
9	P	LOBLOLLY		3
10		R/O/W		6
11		OPEN		8
				345



LYN

COUNTY:
STATE:
OWNER:
TMS#:
GIS AC

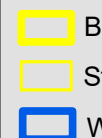
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10/28/

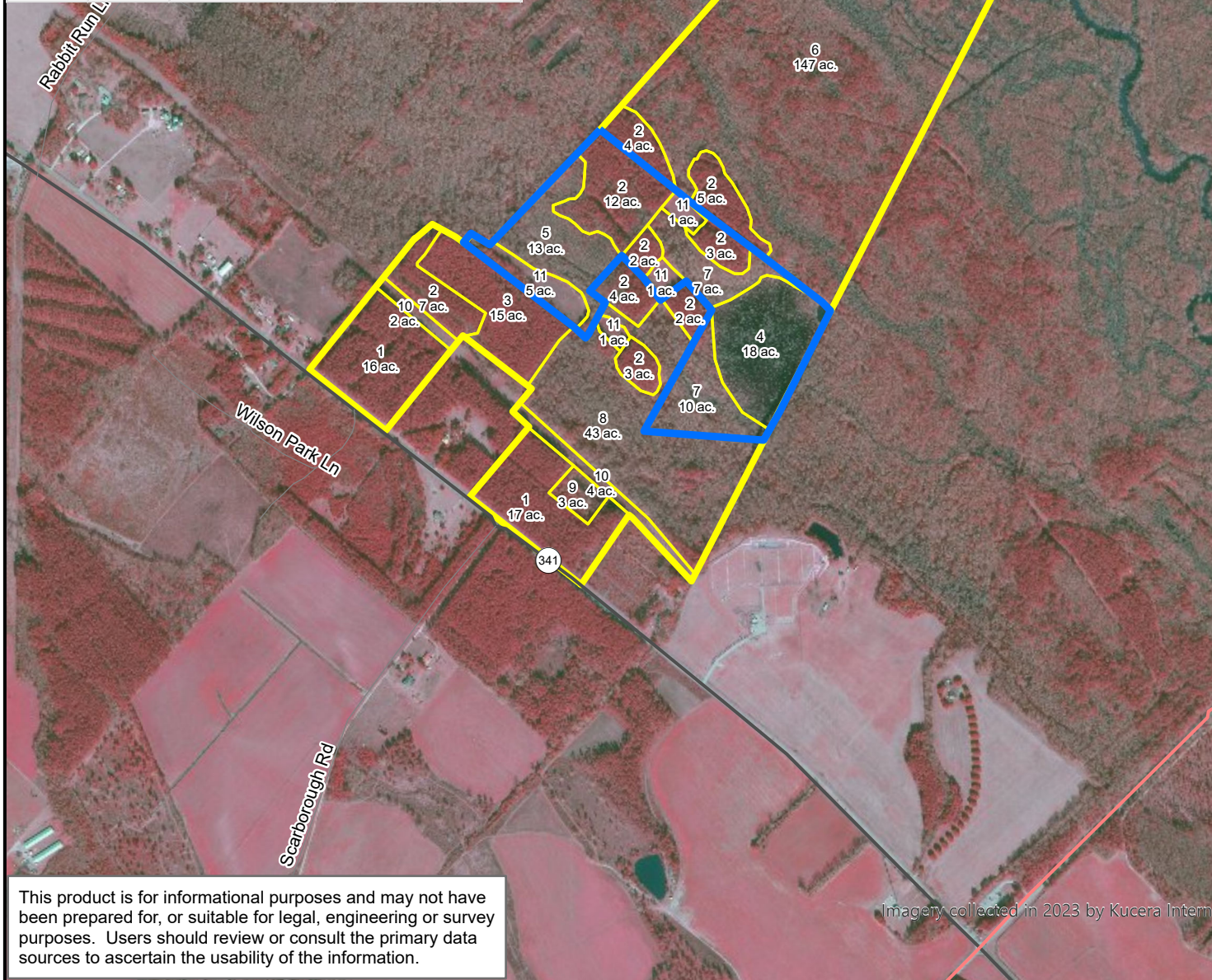
20



Legend



STAND	ORIGIN	TYPE	YEAR_EST	ACRES
1	P	LOBLOLLY	1990	33
2	P	LOBLOLLY	1995	42
3	P	LONGLEAF	2000	15
4	N	HARDWOOD		18
5	N	HARDWOOD/PINE		13
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				345



LYN

COUNTY:
STATE:
OWNER:
TMS#:
GIS AC

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20

Legend

Yellow box

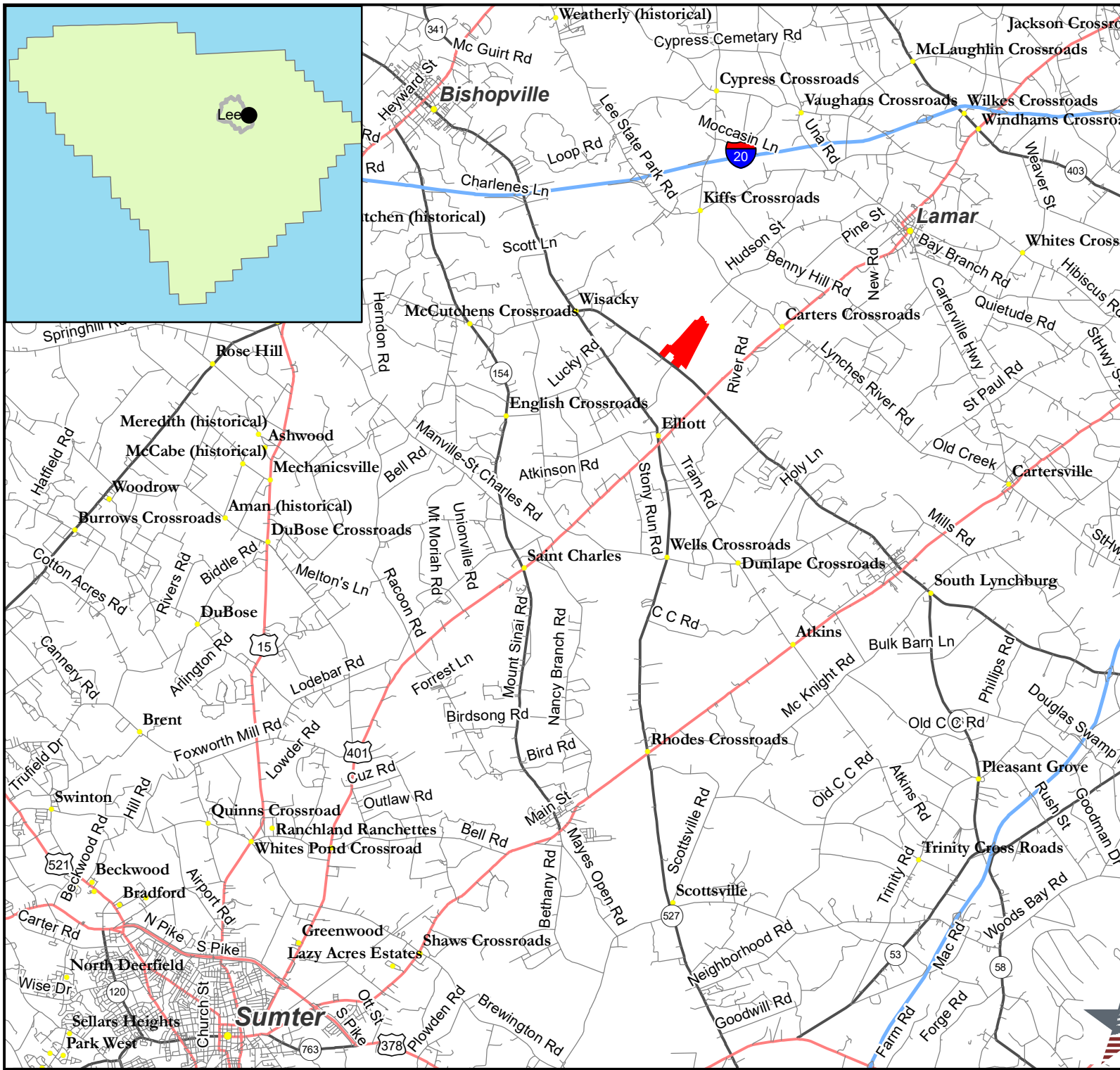
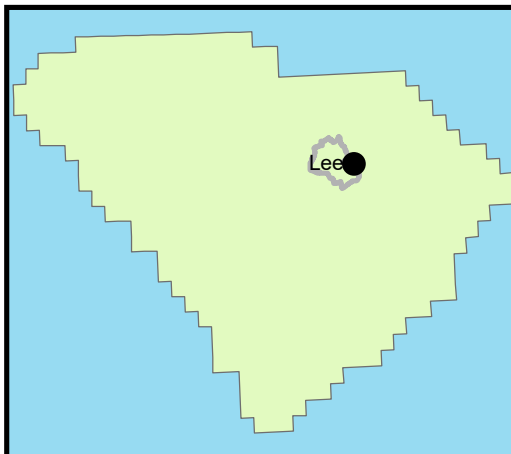
 B

White box

 S

Blue box

 W



STAND	ORIGIN	TYPE	YEAR_EST	ACRES
1	P	LOBLOLLY	1990	33
2	P	LOBLOLLY	1995	42
3	P	LONGLEAF	2000	15
4	N	HARDWOOD		18
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11		OPEN		8
				345



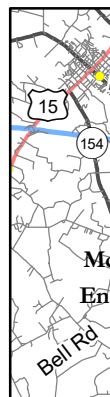
This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

LYN

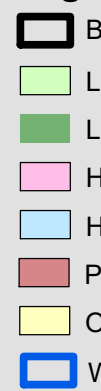
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STATE:
OWNER:
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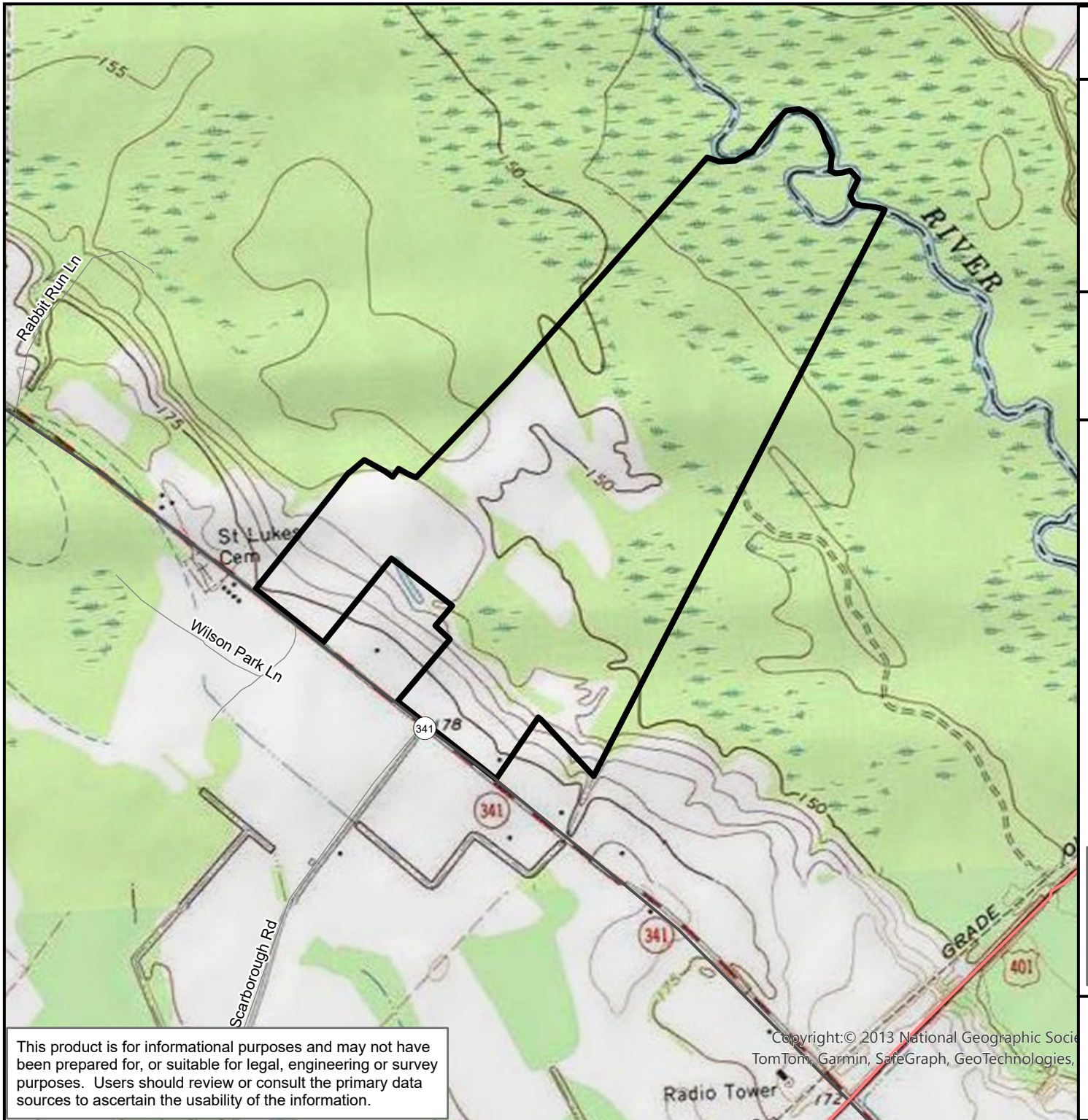
1,320

10/28/



Legend





This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

TOP

COUNTY:
STATE:
OWNER:
TRACT:
TMS#:
GIS AC

1,320

10/28/

20

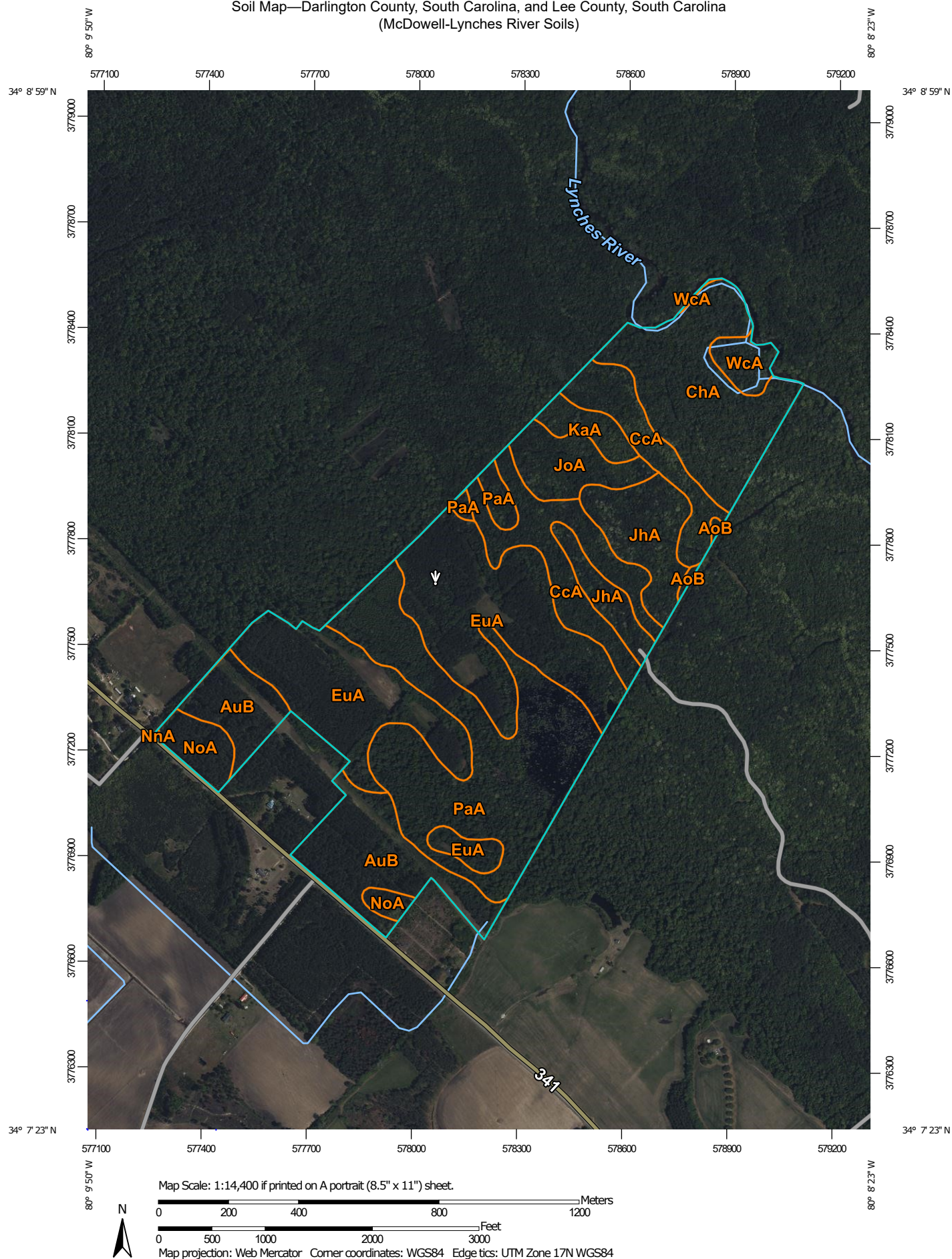


Legend

Black rectangle symbol



Soil Map—Darlington County, South Carolina, and Lee County, South Carolina
(McDowell-Lynches River Soils)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI are at a scale of 1:24,000.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the North American Datum of 1983 (NAD83) projection, which preserves direction and shape but not distance and area. A projection that preserves area is the Albers equal-area conic projection, shown on the map. For accurate calculations of distance or area, use the NAD83 projection.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Darlington County, South Carolina
Survey Area Data: Version 29, Sep 2, 2022

Soil Survey Area: Lee County, South Carolina
Survey Area Data: Version 28, Sep 2, 2022

Your area of interest (AOI) includes more detail than the rest of the survey area. These survey areas may have been compiled at different scales, with a different land use in mind. This may result in different levels of detail. This may result in different interpretations of properties, and interpretations that do not necessarily apply across soil survey area boundaries.

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 20, 2022

The orthophoto or other base map on which the soil map is compiled and digitized probably differs from the aerial imagery displayed on these maps. As a result, the shifting of map unit boundaries may be noticeable.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WcA	Wehadkee-Chastain complex, 0 to 2 percent slopes, frequently flooded	5.7	1.7%
Subtotals for Soil Survey Area		5.7	1.7%
Totals for Area of Interest		345.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoB	Alaga-Lucknow complex, 0 to 4 percent slopes, rarely flooded	0.9	0.2%
AuB	Autryville sand, 0 to 4 percent slopes	38.5	11.1%
CcA	Chastain-Chewacla complex, 0 to 2 percent slopes, frequently flooded	40.5	11.7%
ChA	Chewacla-Chastain complex, 0 to 2 percent slopes, frequently flooded	41.9	12.1%
EuA	Eunola sandy loam, 0 to 2 percent slopes, rarely flooded	90.8	26.3%
JhA	Johns loamy sand, 0 to 2 percent slopes, rarely flooded	25.3	7.3%
JoA	Johnston muck, 0 to 2 percent slopes, frequently flooded	13.1	3.8%
KaA	Kalmia loamy sand, wet substratum, 0 to 2 percent slopes, rarely flooded	6.2	1.8%
NnA	Noboco-Goldsboro complex, 0 to 2 percent slopes	0.1	0.0%
NoA	Norfolk loamy sand, 0 to 2 percent slopes	9.4	2.7%
PaA	Paxville coarse sandy loam, 0 to 2 percent slopes, occasionally flooded	73.4	21.2%
Subtotals for Soil Survey Area		340.1	98.3%
Totals for Area of Interest		345.8	100.0%