

ACTIVE · SET PRICE

The Gray Tract

± 601 Acres | Chester County | South Carolina | Near Chester

Gray Tract - 601± Acres | Chester County, South Carolina

PRICE	PRICE / ACRE	ACREAGE
\$3,133,240	\$5,213	± 601

PROPERTY OVERVIEW

The Gray Tract is a 601± acre timberland and recreational property located in western Chester County just 10 miles from the town of Chester. Positioned along Sweet Hope Church Road with approximately 3,850 feet of paved road frontage, the property offers excellent access while maintaining the kind of privacy and seclusion that is becoming increasingly difficult to find in South Carolina. The road sees very little through traffic and is used primarily by neighboring landowners, creating a quiet rural setting well suited for hunting, recreation, timber management, or a long-term family retreat. The extensive paved frontage also provides flexibility for future division into smaller tracts if desired while still allowing the property to remain an impressive large-acreage holding. The tract fea...

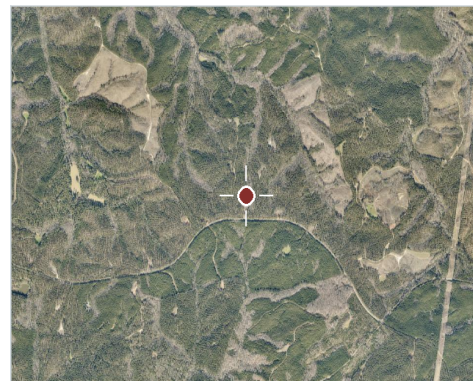
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Paved Road
WATER FEATURES	VIEWS
Creeks / Streams · River Front	Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Food Plots · Roads · Gate	044-00-00-001-000

DOCUMENTS INCLUDED

Condition Summary Report · Stand Volume Report · Aerial Photo and stand map · Topo Map · Color Stand Map · Locator Map

LOCATION



Chester County, South Carolina



Kerry Brewer

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kerry.brewer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

The Gray Tract · Chester County · South Carolina · Near Chester

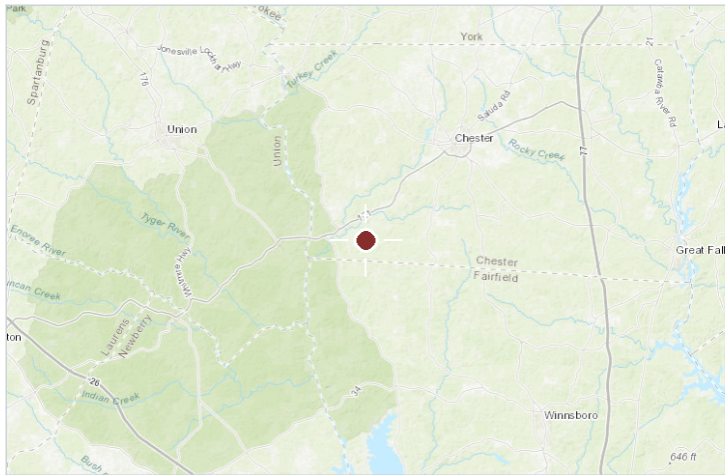


Location & Access

The Gray Tract · Chester County · South Carolina · Near Chester



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



Regional locator

COUNTY & STATE
Chester County, South Carolina

NEAREST CITY
Chester

APPROXIMATE CENTRE
34.59207, -81.34069

COUNTY TAX PARCEL IDS
044-00-00-001-000

INTERACTIVE MAP



<https://id.land/maps/cca7f07d6e3d4b1045a0b7274d66800b/share>



Condition Summary Report

Parameters:

MU: NEWBERRY

Tract: 210B-GRAY B

Compartment: Not Specified

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertability Class

Convertability	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	362.89	60.3	8,494.86	11,730.40	5,892.55	96.78	0.00	0.00	0.00
Non-Convertible	238.69	39.7	1,342.86	1,164.06	5,321.85	9,713.58	11,166.94	0.00	0.00
	601.58		9,837.72	12,894.46	11,214.40	9,810.36	11,166.94	0.00	0.00

Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
2024	2	40.94	0.00	40.94
2016	10	72.03	0.00	72.03
Pre-Merchantable Total		112.97	0.00	112.97

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	238.69
Pine Planted	362.89
Total	601.58



Forest Investment Associates

Report: Stand Volume Summary

Report Date: Wednesday, March 25, 2026

2:37 pm

Management Unit: NEWBERRY

Tract: 210B-GRAY B

Compartment:

Units: Total



Forest Investment Associates

Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: NEWBERRY

Report Date: Wednesday, March 25, 2026

2:37 pm

Tract: 210B-GRAY B

Units: Total

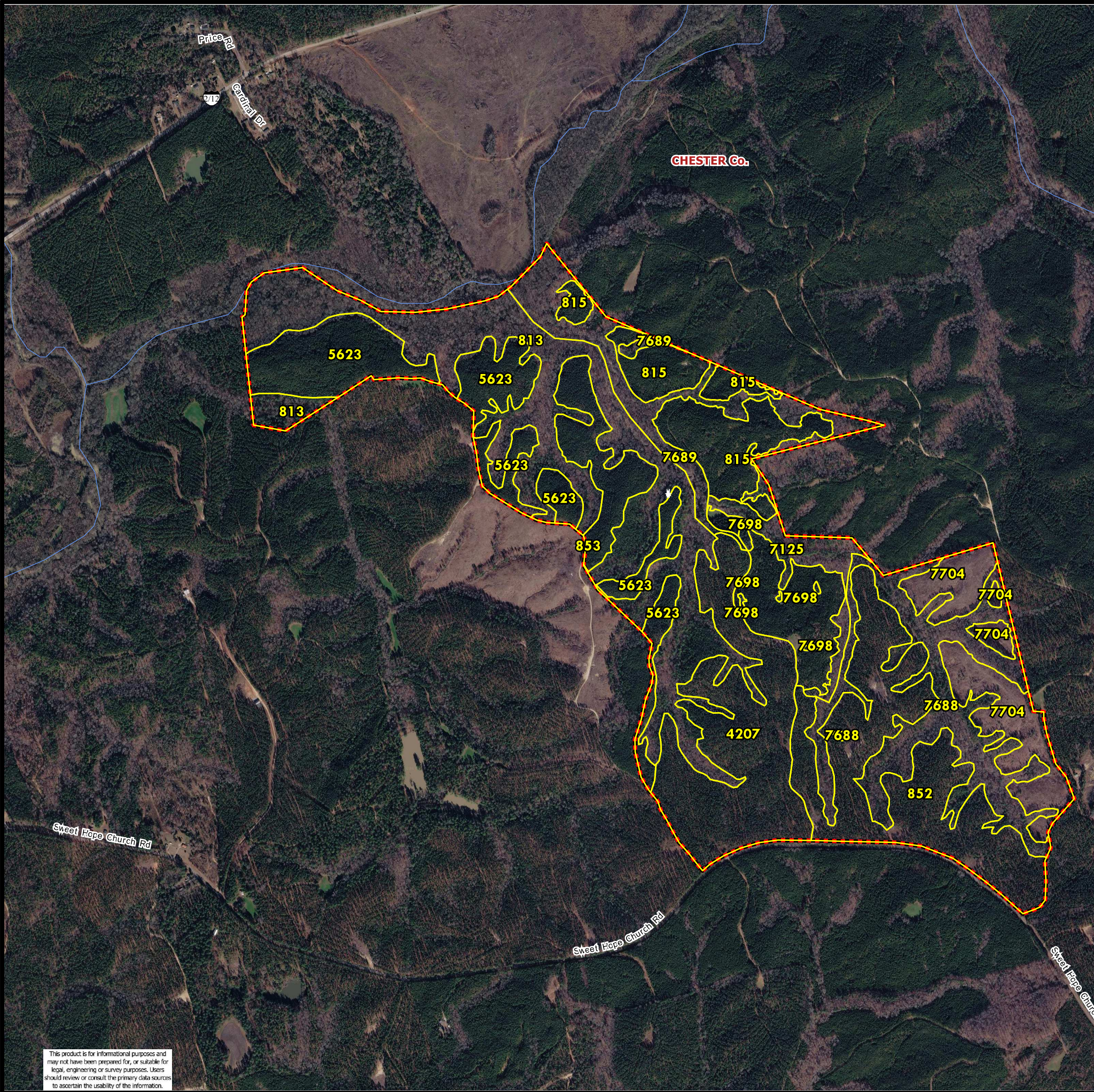
Management Unit: NEWBERRY							Tract Code:						Tract Name: 210B-GRAY B					
Comp	Std	Desc	Acres	Year	SQ	Ht	Pine						Hardwood					TPA
							TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	
100	813	HWBLNN3P	127.46	1965	75	0.0	38.2	31.2	717.5	621.2	2,853.4	4,192.2	110.6	88.2	5,185.7	5,992.3	11,177.9	0.0
100	815	LBURPY1P	72.03	2016	65	34.0	405.0	44.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	852	LBURPY1P	84.23	1999	69	73.6	160.7	95.3	814.5	2,874.2	2,589.2	6,277.9	0.0	0.0	0.0	0.0	0.0	0.0
100	853	LBURPY1P	22.00	1997	70	77.8	521.3	208.2	1,955.8	1,510.3	383.2	3,849.3	0.0	0.0	0.0	0.0	0.0	0.0
100	4207	LBURPY1P	76.37	1999	70	73.9	173.8	94.8	1,147.7	2,917.4	1,776.8	5,842.0	4.0	1.2	56.4	0.0	56.4	0.0
100	5623	LBURPY1P	67.32	1999	74	78.4	474.0	178.8	4,576.9	4,428.5	1,143.3	10,148.6	1.9	0.9	40.4	0.0	40.4	0.0
100	7125	HWBLNN3P	14.57	1965	76	0.0	38.2	31.1	83.5	72.5	328.3	484.3	110.6	87.9	594.7	682.1	1,276.7	0.0
100	7688	HWBLNN3P	59.72	1965	74	0.0	38.2	31.0	331.0	287.8	1,299.5	1,918.2	110.7	87.6	2,427.0	2,745.0	5,172.0	0.0
100	7689	HWBLNN3P	35.44	1965	76	0.0	38.2	31.3	202.2	175.1	806.8	1,184.1	110.6	88.3	1,445.0	1,677.2	3,122.2	0.0
100	7698	HWBLNN3P	1.50	1965	76	0.0	38.2	31.1	8.6	7.5	33.9	50.0	110.6	87.9	61.3	70.4	131.7	0.0
100	7704	LBURPY1P	40.94	2024	67	0.0	1,047.0	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Grand Total							12,894.46						11,166.94					
							9,837.71						20,977.29					

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
100	7704	40.9	2023	05	SITE PREP	BROADCAST AERIAL	CHEMICAL	24 OZ/AC ARSENAL; 12.8 OZ/AC ELITE
100	7704	40.9	2024	02	PLANTING	HAND	DIBBLE	10 GAL/AC WATER; ARBORGEN;

Note: TPA and BA are per area values for the stand and Pulp, CNS, Saw and Tot are stand totals. The pulp column may include topwood volume.

C:\Woodlands\Reports\fia_stand_summary.rpt



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.

210B-GRAY B

COUNTY: CHESTER
STATE: SC
ACRES: 601.6

Map Scale 1 in : 1650 ft

Reference Scale 1:19800



0 825 ft 1650 ft



AFM
REAL ESTATE

AFM Real Estate
AFMRealEstate.com

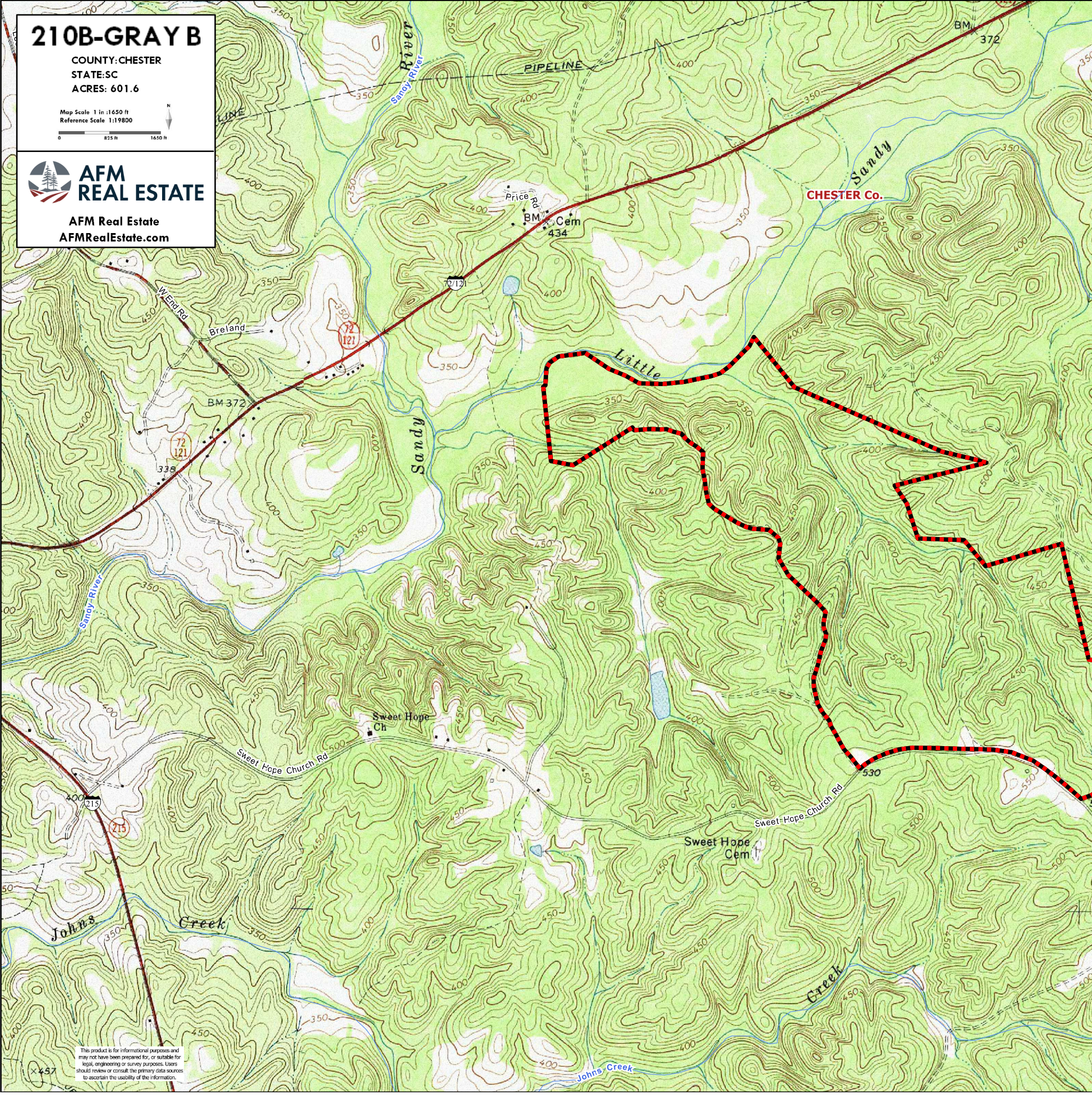


Exhibit B

