



ACTIVE · SET PRICE

The Horton Tract

± 222 Acres | Laurens County | South Carolina | Near Clinton

±222 Acres in Laurens County

PRICE	PRICE / ACRE	ACREAGE
\$1,270,170	\$5,721	± 222

PROPERTY OVERVIEW

The Horton Tract offers a combination of timberland investment, recreational appeal, and future growth potential in a highly desirable area of Laurens County, South Carolina. Located on Shady Grove Road just 1.8 miles from Exit 60 on Interstate 26, the property provides excellent access while maintaining the privacy and rural character buyers are increasingly searching for. The paved road frontage allows convenient year-round access, and the tract is located only minutes from the town of Clinton and within roughly 50 minutes of Greenville, Spartanburg, and Columbia. The property consists of approximately 220 acres made up of two separate tax parcels, each with its own acc...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Dirt Road · Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Food Plots · Roads

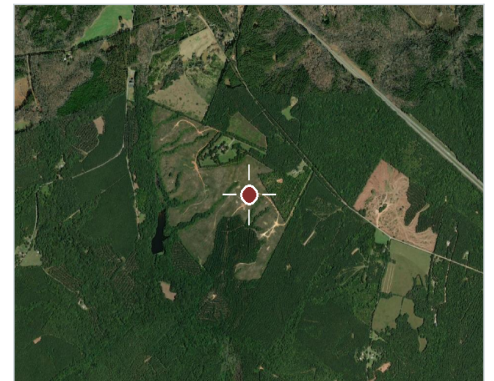
COUNTY TAX PARCEL IDS

713-00-00-003 and 713-00-00-002

DOCUMENTS INCLUDED

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

LOCATION



Laurens County, South Carolina



Kerry Brewer

Real Estate Salesperson, SC, GA

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kerry.brewer@afmforest.com

Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

The Horton Tract · Laurens County · South Carolina · Near Clinton



Location & Access

The Horton Tract · Laurens County · South Carolina · Near Clinton



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

COUNTY & STATE

Laurens County, South Carolina

NEAREST CITY

Clinton

APPROXIMATE CENTRE

34.44772, -81.79634

COUNTY TAX PARCEL IDS

713-00-00-003 and 713-00-00-002

INTERACTIVE MAP



<https://id.land/maps/aa4df96c193c785e68ce227a9a27de4f/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

2:39 pm

Management Unit: NEWBERRY

Tract: ML-83

Compartment:

Units: Total



Forest Investment Associates

Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: NEWBERRY

Report Date: Wednesday, March 25, 2026

2:39 pm

Tract: ML-83

Units: Total

Management Unit: NEWBERRY

Tract Code:

Tract Name:

ML-83

Comp	Std	Desc	Acres	Year	SQ	Ht	Pine						Hardwood					TPA
							TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	
100	280	LBURPY1P	40.96	2001	73	73.5	104.1	66.8	635.5	1,067.6	767.9	2,471.0	21.3	4.8	70.4	0.0	70.4	0.0
100	281	LBURPY1P	150.94	2018	69	30.5	453.2	48.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	282	HWBLNN3P	21.81	1940	79	0.0	37.1	33.0	142.0	110.2	644.9	897.1	134.9	99.0	1,111.4	1,091.8	2,203.2	0.0
100	7089	HWBLNN3P	6.43	1940	79	0.0	37.0	33.2	41.6	32.0	192.0	265.7	134.8	99.8	327.2	328.3	655.4	0.0
Grand Total			220.13						819.20	1,209.78	1,604.86	3,633.84			1,509.00	1,420.03	2,929.03	

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
100	280	41.0	2017	10	FERTILIZATION	CHEMICAL	AERIAL	
100	281	150.9	1997	04	FERTILIZATION	CHEMICAL	AERIAL	
100	281	150.9	1997	10	FERTILIZATION	CHEMICAL	AERIAL	
100	281	150.9	2005	10	FERTILIZATION	CHEMICAL	AERIAL	
100	281	150.9	2017	07	SITE PREP	BROADCAST AERIAL	CHEMICAL	
100	281	150.9	2017	11	PLANTING	MACHINE	V-BLADE	UNKNOWN;
100	281	150.9	2018	05	RELEASE	HERBACEOUS CONTROL	5FT BAND SPRAY GROUND	

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

ML-83

COUNTY:LAURENS

STATE:SC

ACRES: 220.1

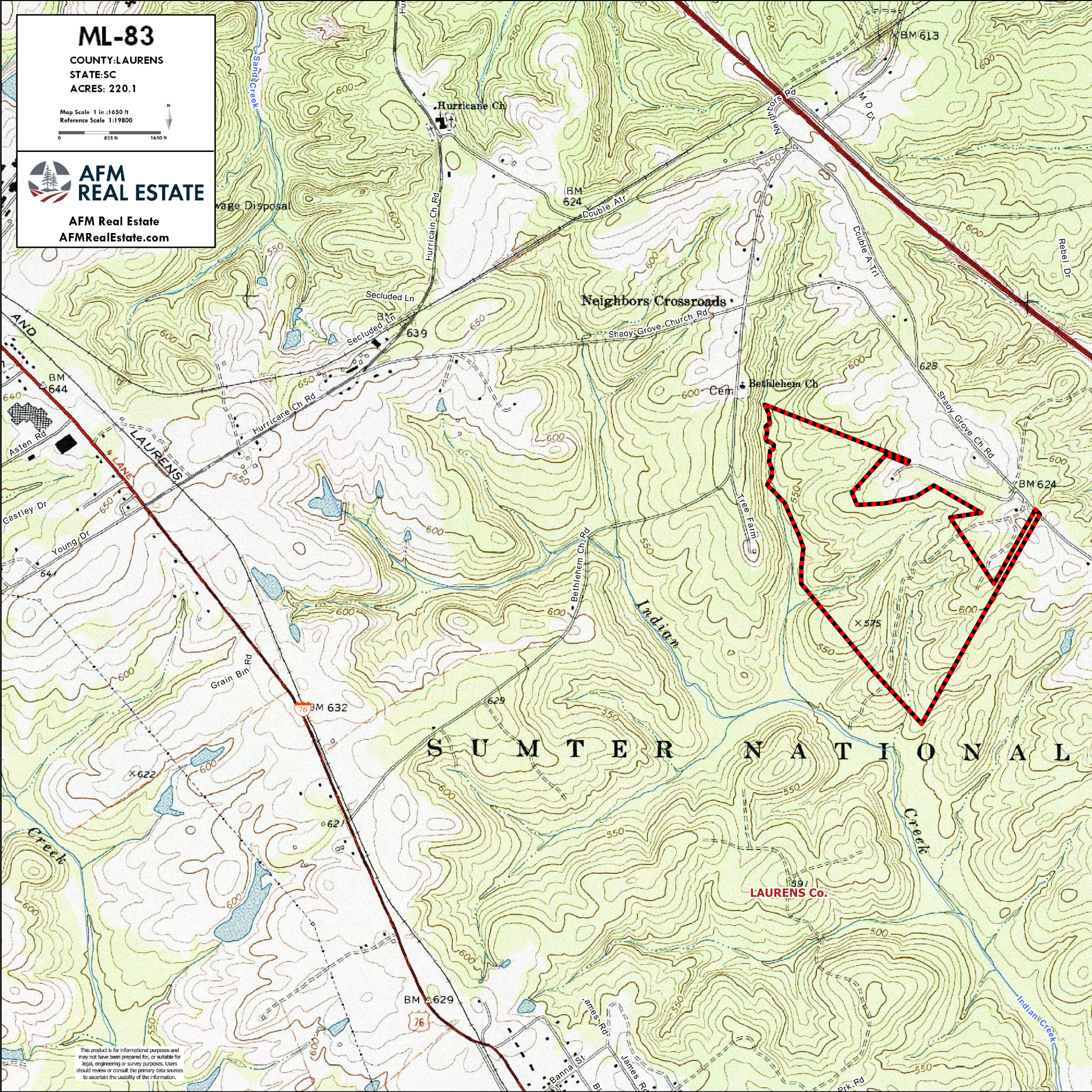
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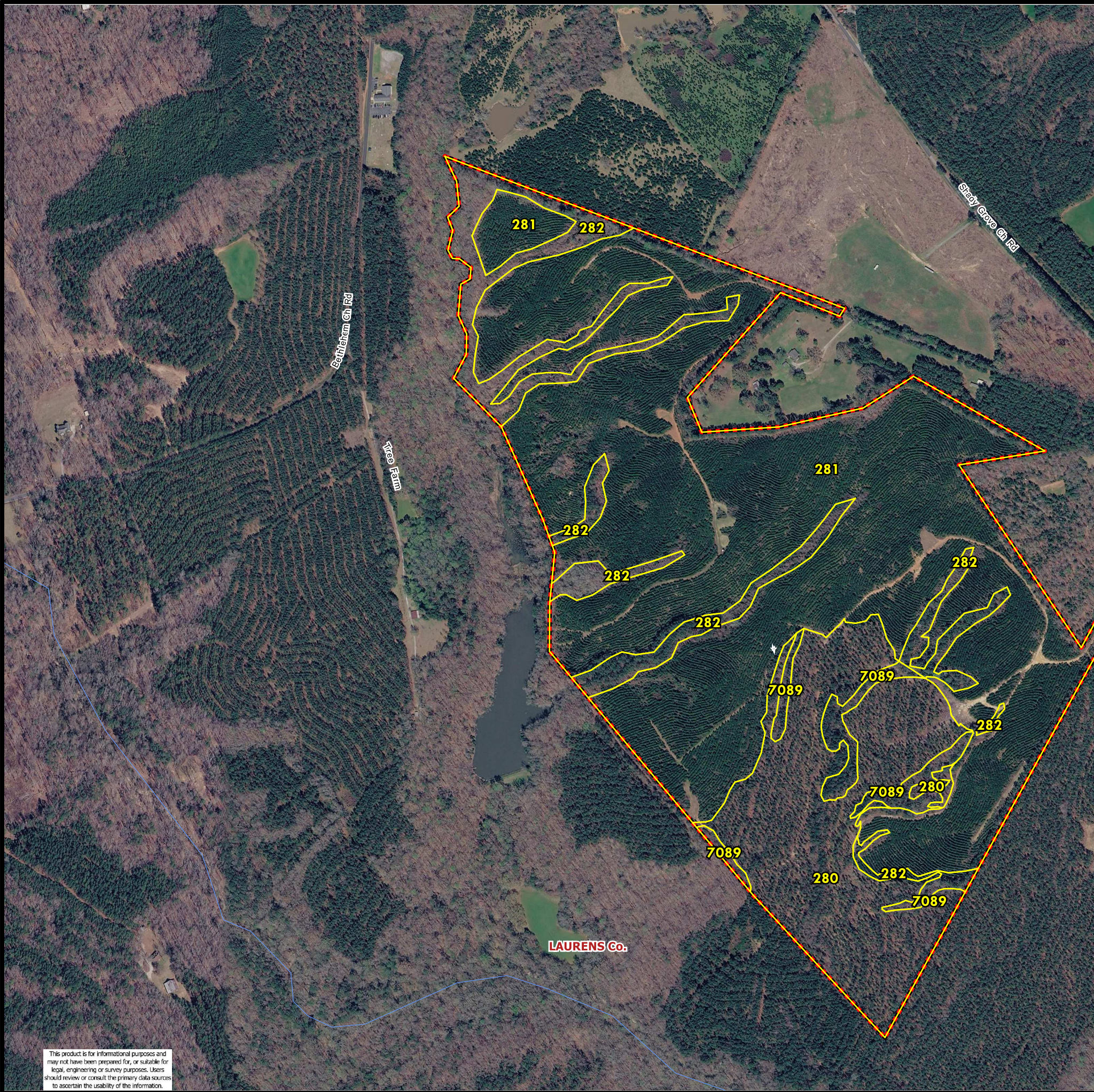
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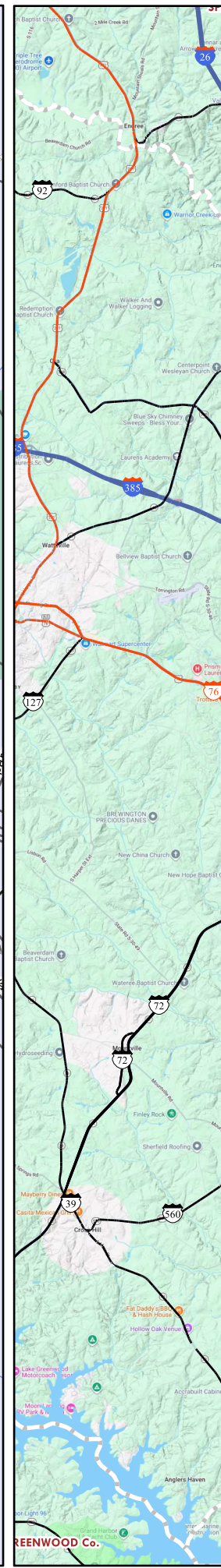
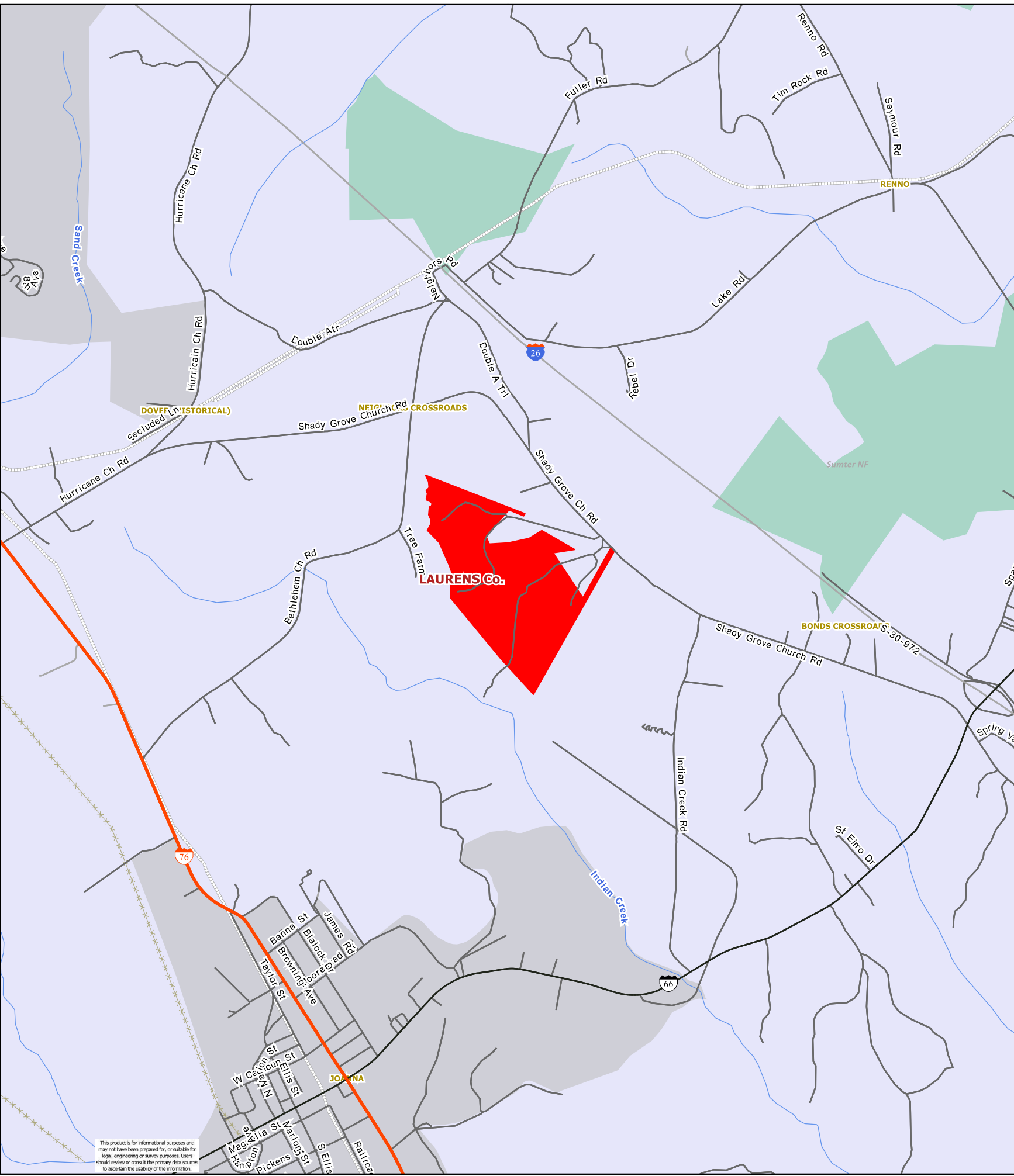
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AFMRealEstate.com



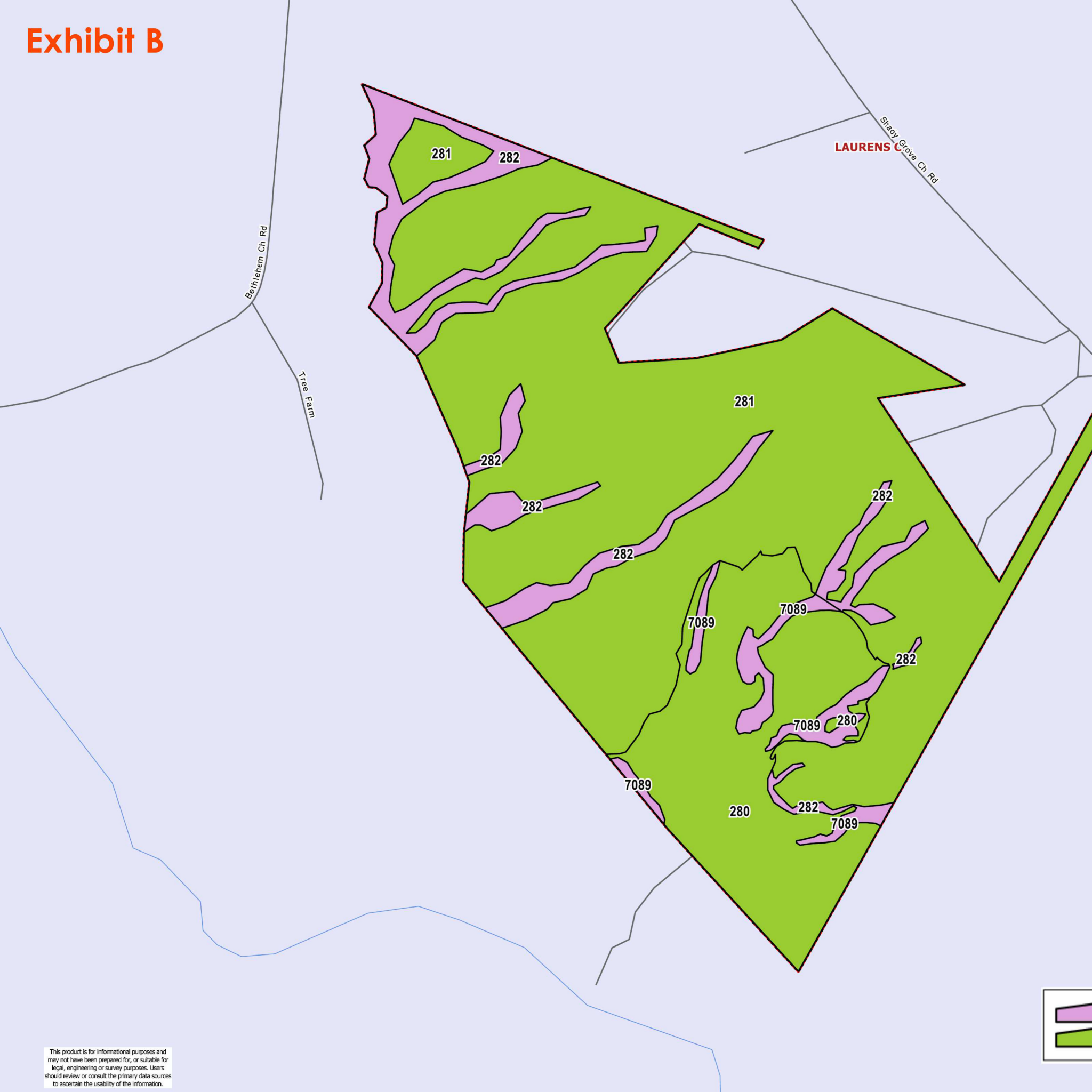


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Exhibit B



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