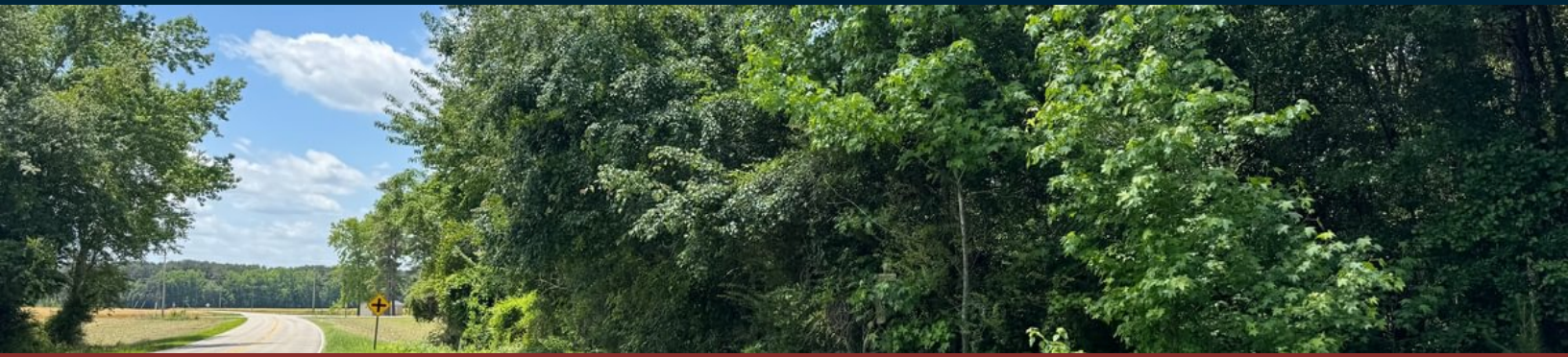




ACTIVE · SET PRICE

Hwy 381 Tract

± 96 Acres | Marlboro County | South Carolina | Near Clio

±95.5 acres in Marlboro County SC

PRICE	PRICE / ACRE	ACREAGE
\$369,000	\$3,864	± 96

PROPERTY OVERVIEW

The Hwy 381 Tract is located in Marlboro County SC on Highway 381 between Clio and Blenheim, approximately 3.3 miles southwest of Clio. The property is only 19 minutes from Interstate 95, offering easy access from Florence SC, Laurinburg, Pinehurst, and Fayetteville NC. The tract has more than 1,100 feet of paved frontage on Highway 381 with power available close by. The property consists primarily of planted loblolly pine. The main timber stand is approximately 61 acres of 22-year-old planted loblolly pine that has been thinned and is well stocked with good form. Another 15-acre planted pine stand of the same age remains unthinned and could be managed according to the goals of the next owner. The remainder of the property is in an older natural pine and hardwood mixed stand that adds some diversity to the tract. The area the property is located in along with the tract itself has a great population of deer, turkey, fox squirrels, and ot...

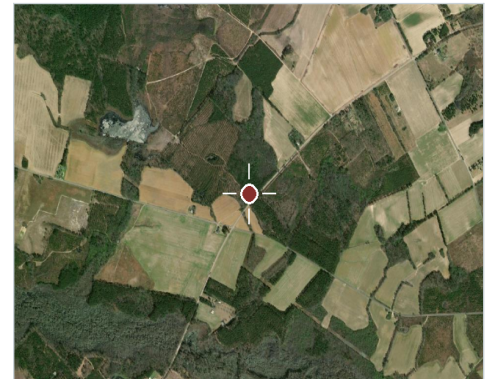
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Paved Road
VIEWS	IMPROVEMENTS
Timber	Food Plots · Roads

COUNTY TAX PARCEL IDS
048-00-01-013

DOCUMENTS INCLUDED
Topo Map · Locator Map · Stand Map · Stand Map · Soils Map

LOCATION



Marlboro County, South Carolina



Kerry Brewer
Real Estate Salesperson, SC, GA
C: 803.983.2653
kerry.brewer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

Hwy 381 Tract · Marlboro County · South Carolina · Near Clio

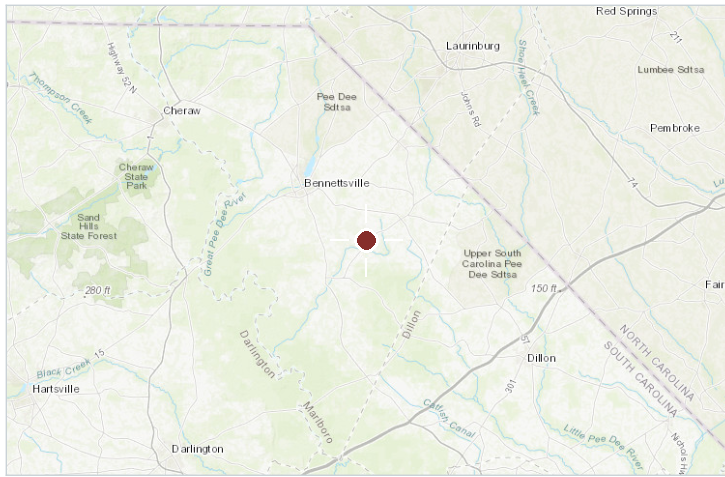


Location & Access

Hwy 381 Tract · Marlboro County · South Carolina · Near Clio



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



Regional locator

COUNTY & STATE
Marlboro County, South Carolina

NEAREST CITY
Clio

APPROXIMATE CENTRE
34.55437, -79.59575

COUNTY TAX PARCEL IDS
048-00-01-013

INTERACTIVE MAP



<https://id.land/maps/b794a80ea6d0e44921333d21e13d1555/share>

MANNING TIMBERLAND 381

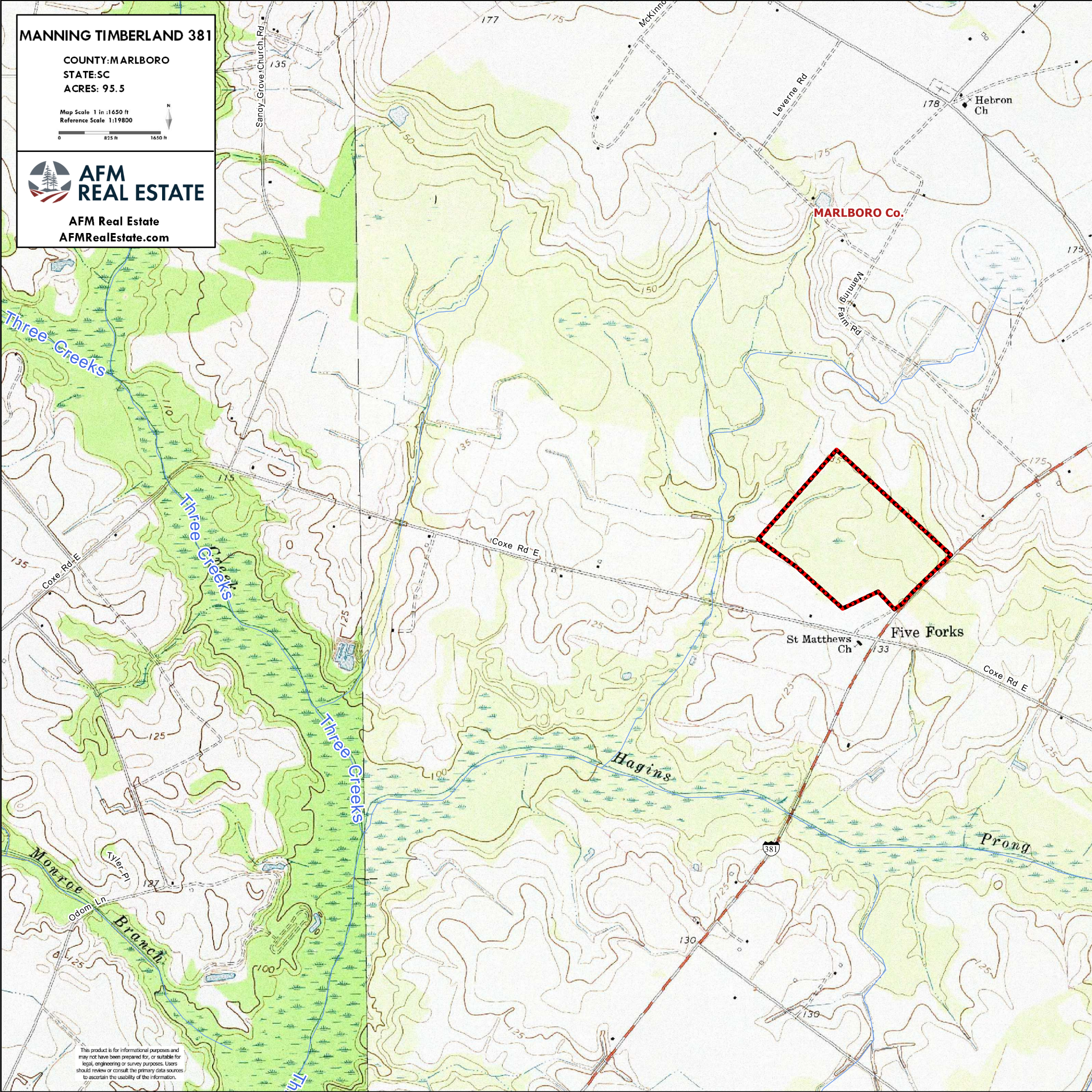
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STATE: SC
ACRES: 95.5

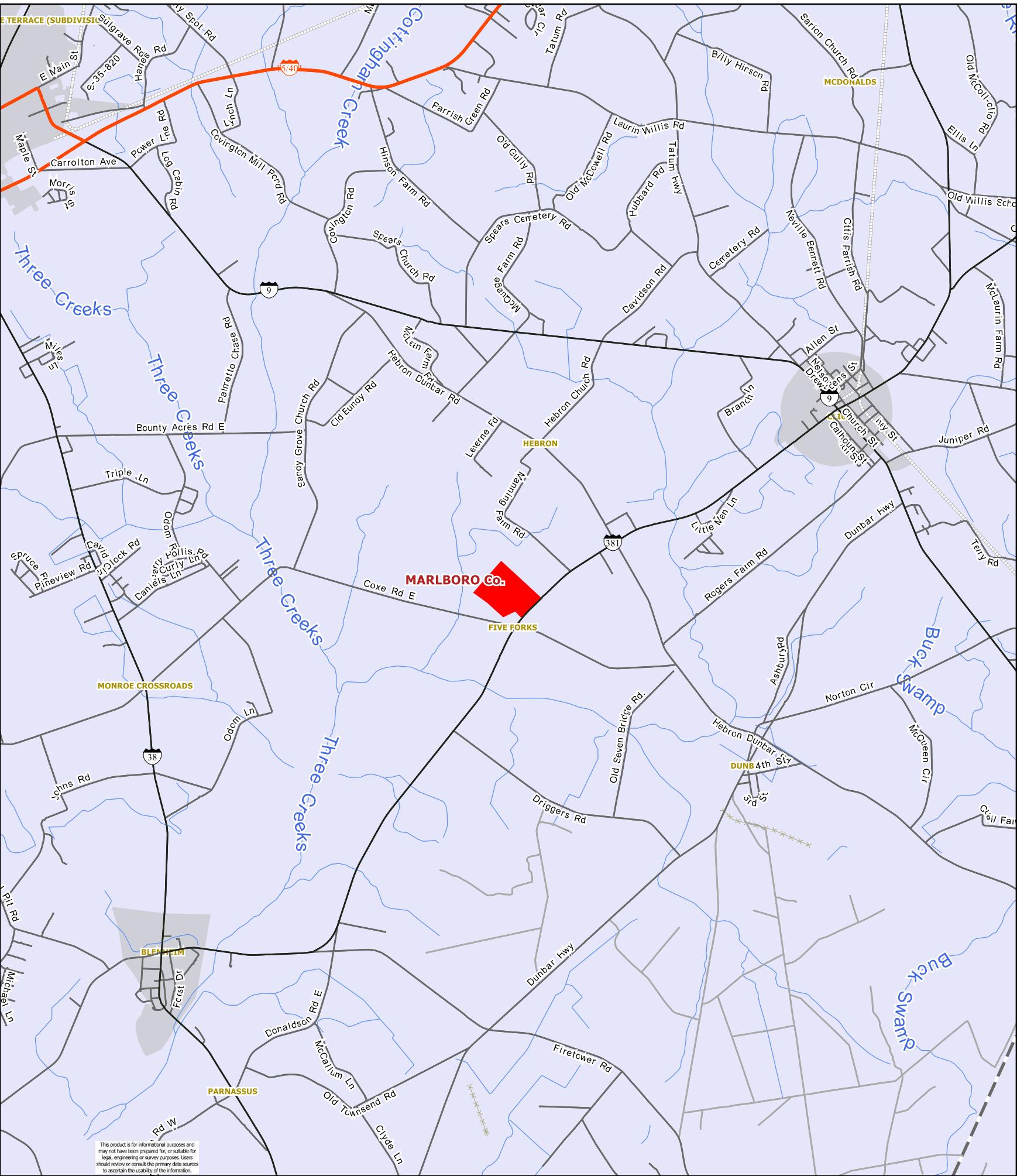
Map Scale 1 in : 1650 ft
Reference Scale 1 : 19800

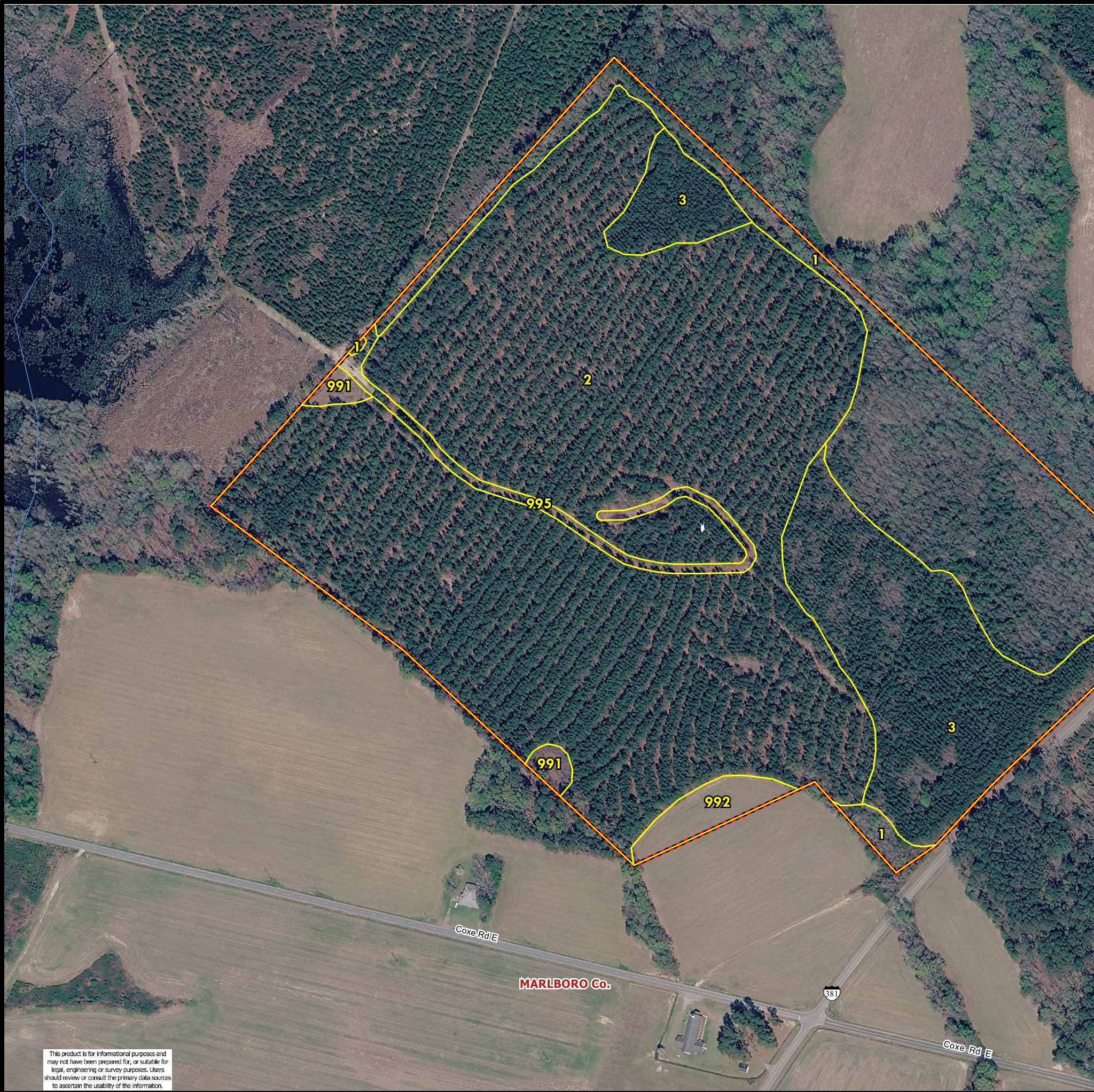


AFM REAL ESTATE

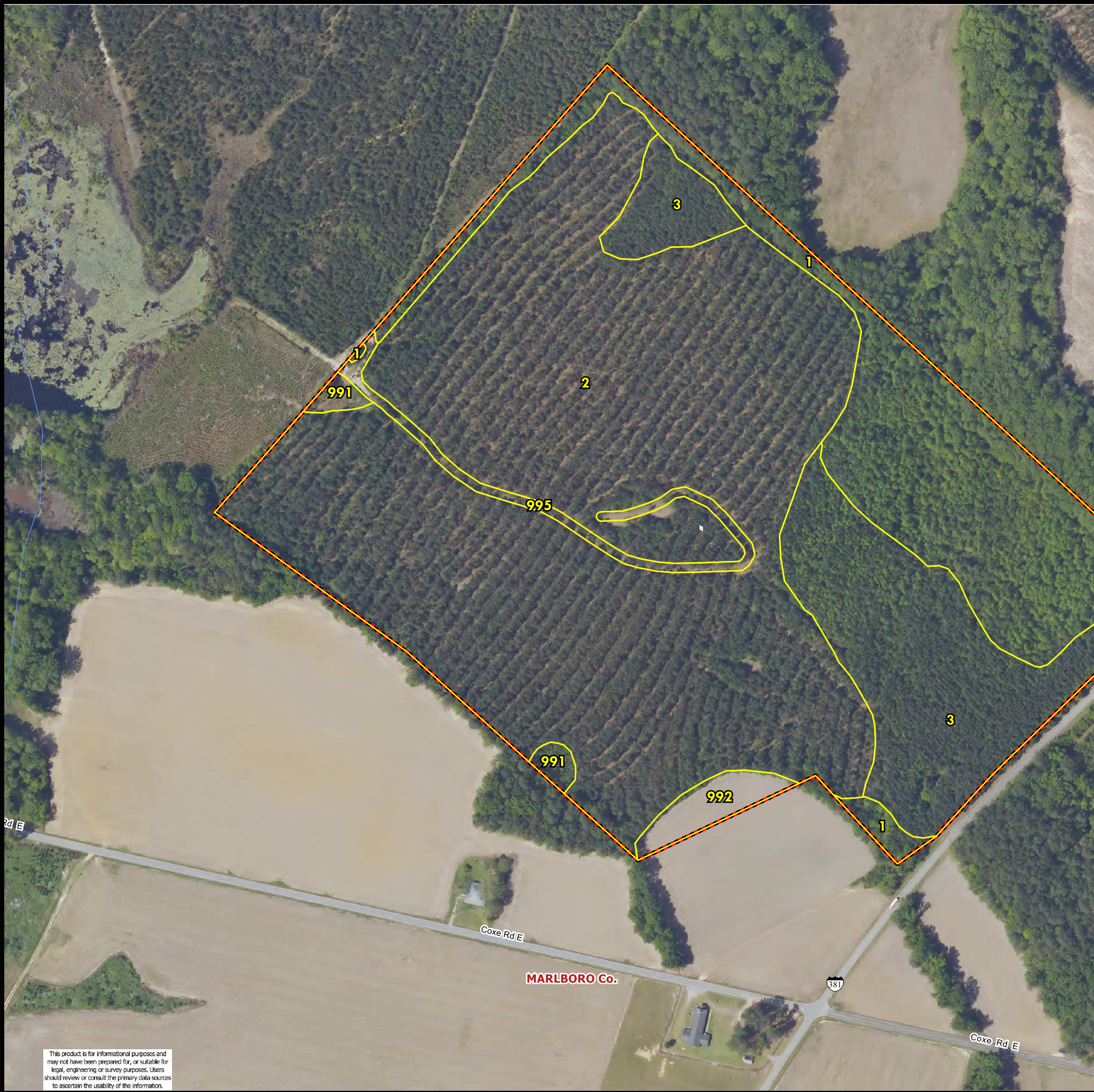
AFM Real Estate
AFMRealEstate.com

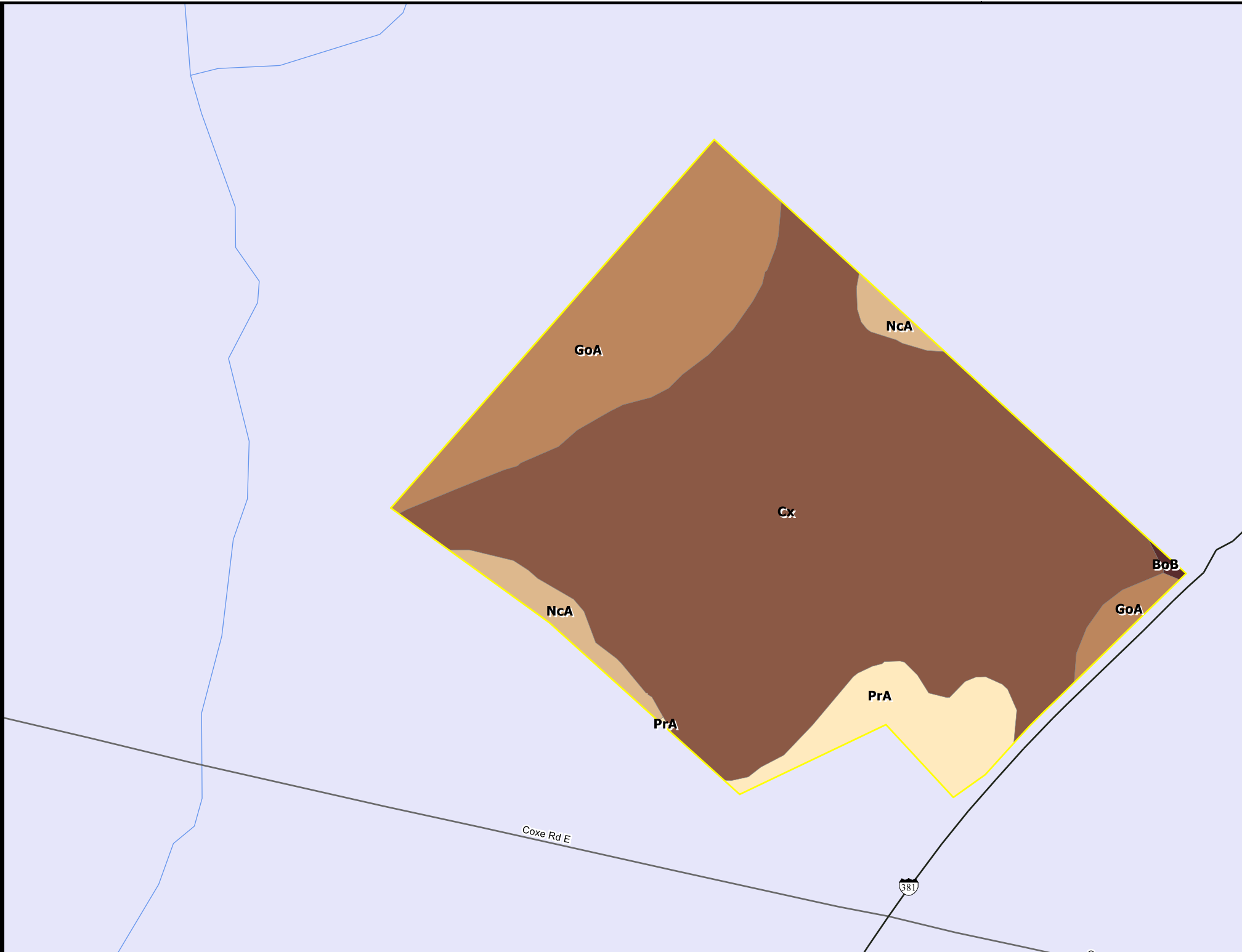






This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.





SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
BoB	Bonneau sand, 0 to 4 percent slopes	Farmland of statewide importance	0.15
Cx	Coxville loam	Farmland of statewide importance	69.29
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	All areas are prime farmland	17.76
NcA	Noboco loamy sand, 0 to 2 percent slopes	All areas are prime farmland	2.92
PrA	Persanti loam, 0 to 2 percent slopes	All areas are prime farmland	5.87