



UNDER CONTRACT · SET PRICE

Knotty Pine Tract

± 72 Acres | Kershaw County | South Carolina | Near Camden

Great Recreational and Homesite Potential

PRICE \$363,328	PRICE / ACRE \$5,074	ACREAGE ± 72
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PROPERTY OVERVIEW

The Knotty Pine Tract is an exceptional ±71.6-acre property located near historic Camden in Kershaw County, South Carolina. With great recreational and homesite potential, this tract is a prime opportunity for anyone looking for peaceful rural living, a long-term investment, or a private recreational property. With approximately 66 acres of recent cutover, Knotty Pine is a blank slate for future wildlife habitat management, timber production, or a small farm, all while leaving plenty of space for a future home. The cutover provides exceptional early successional habitat for deer, turkeys, and other wildlife, while the bottomland hardwoods serve as great travel corridors and cover for wildlife. Depending on your goals and objectives, there are countless options for management of the cutover...

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
Dirt Road · Gravel Road

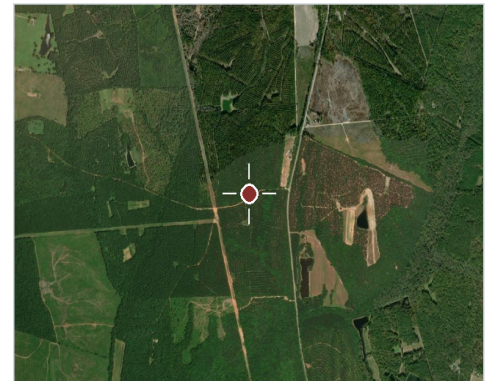
VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
133-00-00-008

DOCUMENTS INCLUDED
Timber Stands and Layout Map · Topography Map · Locator Map · Wetland Map · Soil Type Map
· Condition Summary Report · Timber Volume Summary

LOCATION



Kershaw County, South Carolina



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Real Estate Salesperson, SC
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Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

Knotty Pine Tract · Kershaw County · South Carolina · Near Camden



Location & Access

Knotty Pine Tract · Kershaw County · South Carolina · Near Camden



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

COUNTY & STATE
Kershaw County, South Carolina

NEAREST CITY
Camden

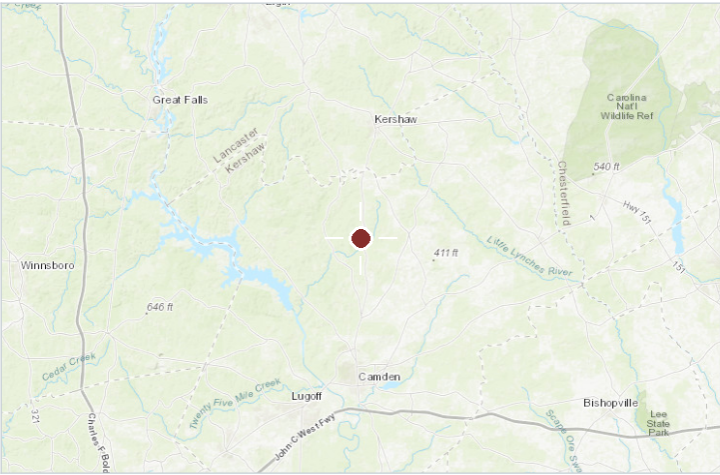
APPROXIMATE CENTRE
34.41874, -80.60335

COUNTY TAX PARCEL IDS
133-00-00-008

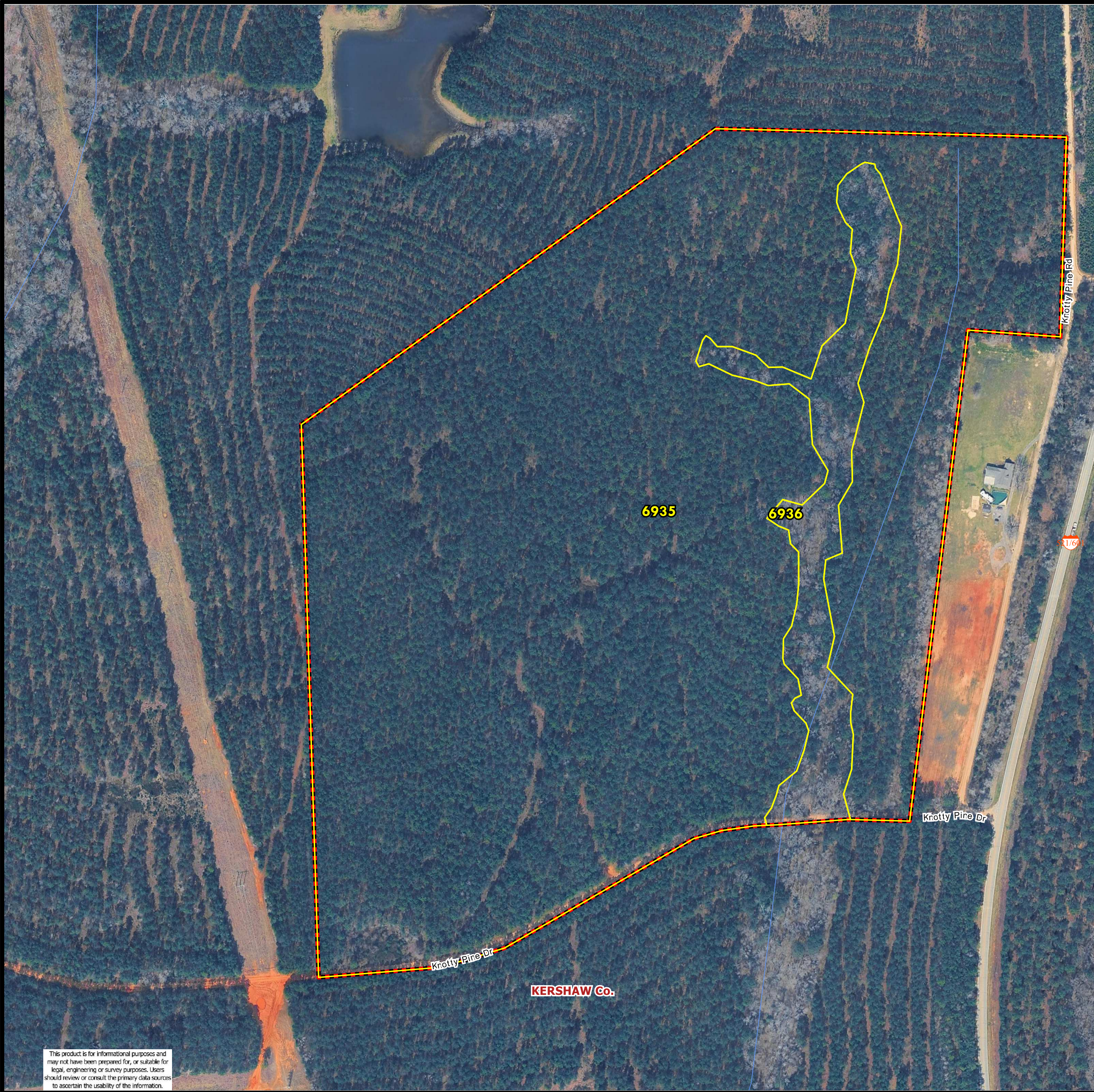
INTERACTIVE MAP



<https://id.land/maps/4bd0e18ab513f81481fe2708a24acff2/share>



Regional locator



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.

GWC-654

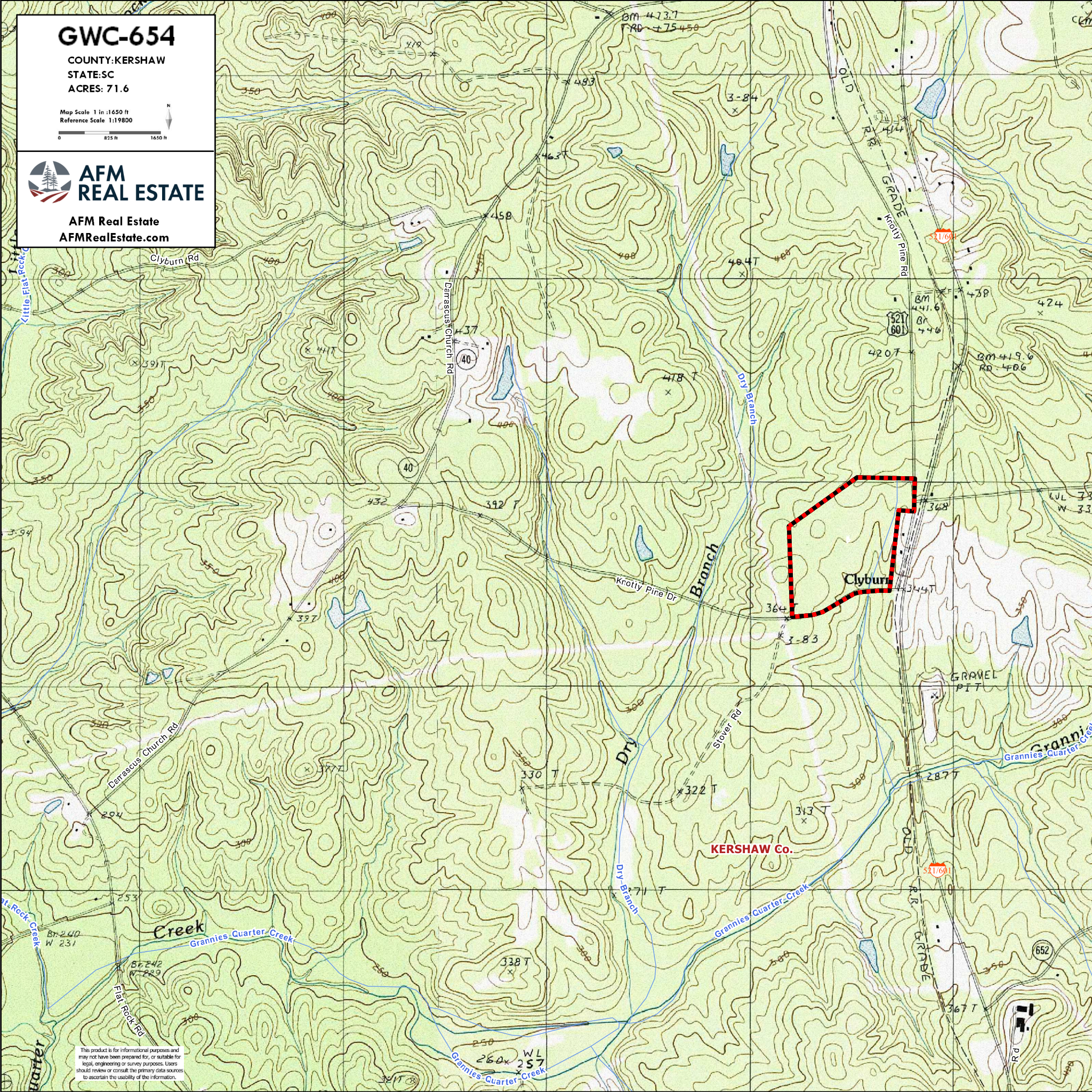
COUNTY:KERSHAW
STATE:SC
ACRES: 71.6

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

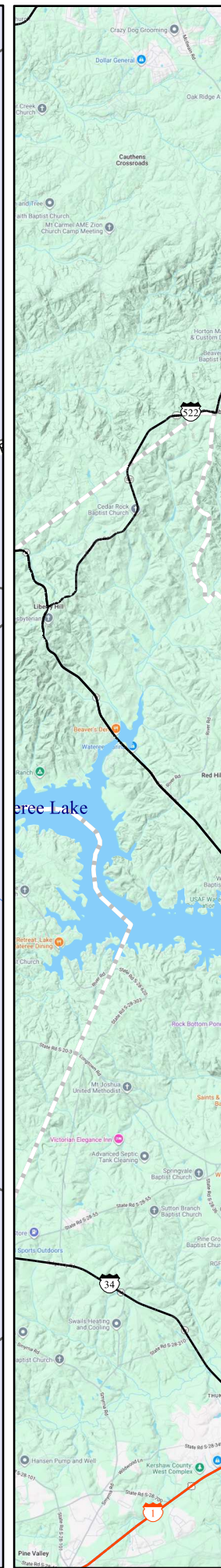
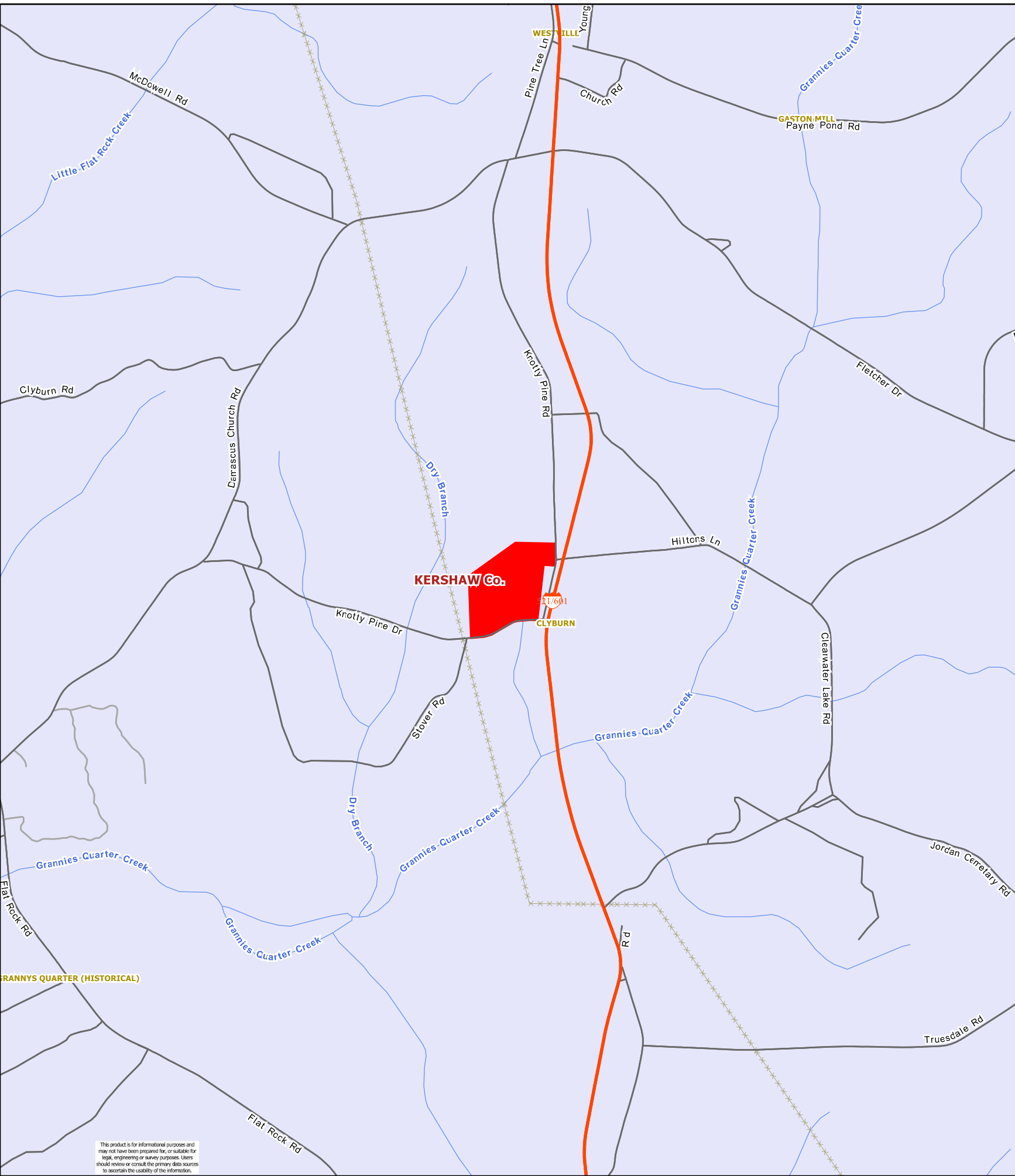


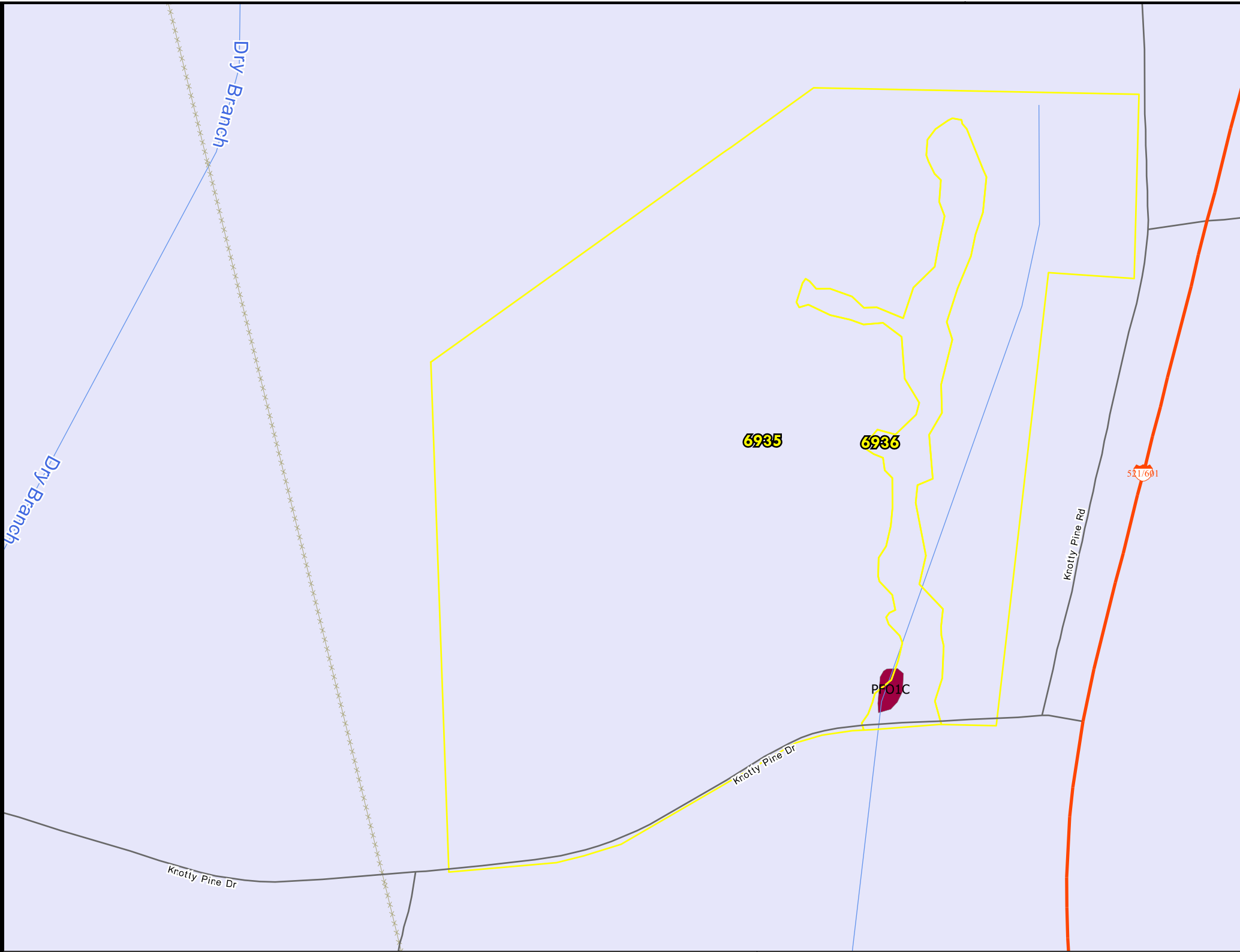
AFM
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AFM Real Estate
AFMRealEstate.com



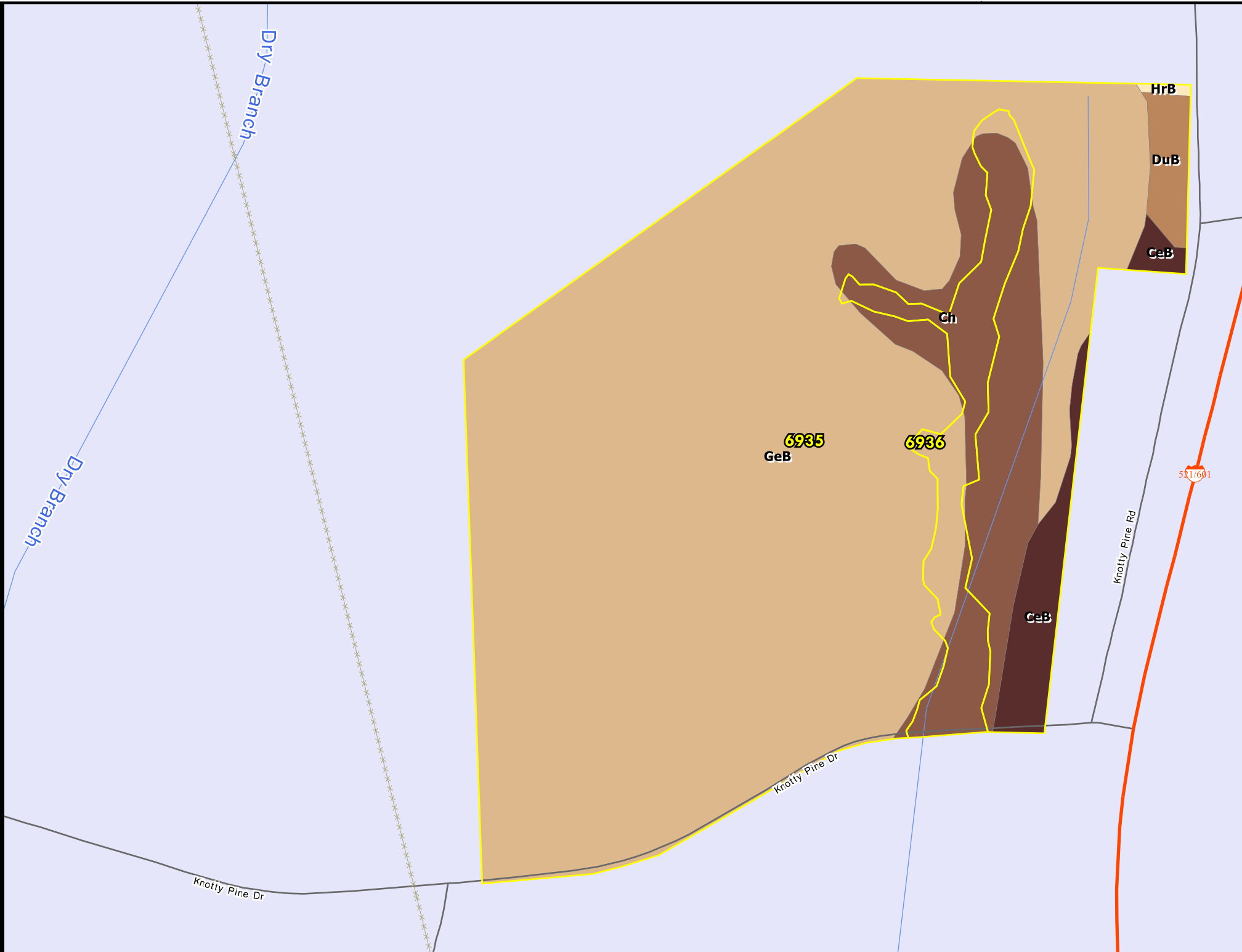
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WETLAND SYMBOL	WETLAND TYPE	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	0.16

STAND	ORIGIN	DOM_S_NAME	DOM_WETLAND1	DOM_WETLAND2
6935	OPEN	CUTOVER		
6936	NATURAL	HARDWOOD		



SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES	STAND	ORIGIN	DOM_SOIL1	DOM_SOIL2
CeB	Cecil sandy loam, 2 to 6 percent slopes	All areas are prime farmland	2.42	6935	OPEN	CeB - 57 ac.	Ch - 6 ac.
Ch	Chewacla loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	9.47				
DuB	Durham loamy sand, 2 to 6 percent slopes	All areas are prime farmland	1.03	6936	NATURAL		
GeB	Georgeville loam, 2 to 6 percent	All areas are prime farmland	58.54				
HrB	Herndon loam, 2 to 6 percent slopes	All areas are prime farmland	0.09				



Condition Summary Report

Parameters:

MU: NEWBERRY

Tract: GWC-654
Compartment: Not Specified

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

Convertibility	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	66.28	92.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	5.27	7.4	9.97	10.56	34.82	142.01	134.26	0.00	0.00
	71.56		9.97	10.56	34.82	142.01	134.26	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
Pre-Merchantable Total				

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	66.28
Hardwood	5.27
Total	71.56



Report: Stand Volume Summary

Report Date: Wednesday, March 25, 2026

2:38 pm

Management Unit: NEWBERRY

Tract: GWC-654

Compartment:

Units: Total



Forest Investment Associates

Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: NEWBERRY

Report Date: Wednesday, March 25, 2026

2:38 pm

Tract: GWC-654

Units: Total

Management Unit: NEWBERRY

Tract Code:

Tract Name:

GWC-654

Comp	Std	Desc	Acres	Year	SQ	Ht	Pine						Hardwood					TPA
							TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	
100	6935	COUROY2P	66.28	2025	90	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	6936	HWBLNN3P	5.27	1970	80	0.0	19.2	14.2	10.0	10.6	34.8	55.4	70.2	58.0	142.0	134.3	276.3	0.0
Grand Total			71.56						9.97	10.56	34.82	55.35			142.01	134.26	276.27	

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
100	6935	66.3	1996	10	RELEASE	CHEMICAL	BROADCAST AERIAL	
100	6935	66.3	1999	11	RELEASE	WOODY CONTROL	BROADCAST GROUND	
100	6935	66.3	2006	11	FERTILIZATION	CHEMICAL	AERIAL	
100	6935	66.3	2012	07	FERTILIZATION	CHEMICAL	AERIAL	
100	6935	66.3	2025	05	HARVEST	Clearcut		

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