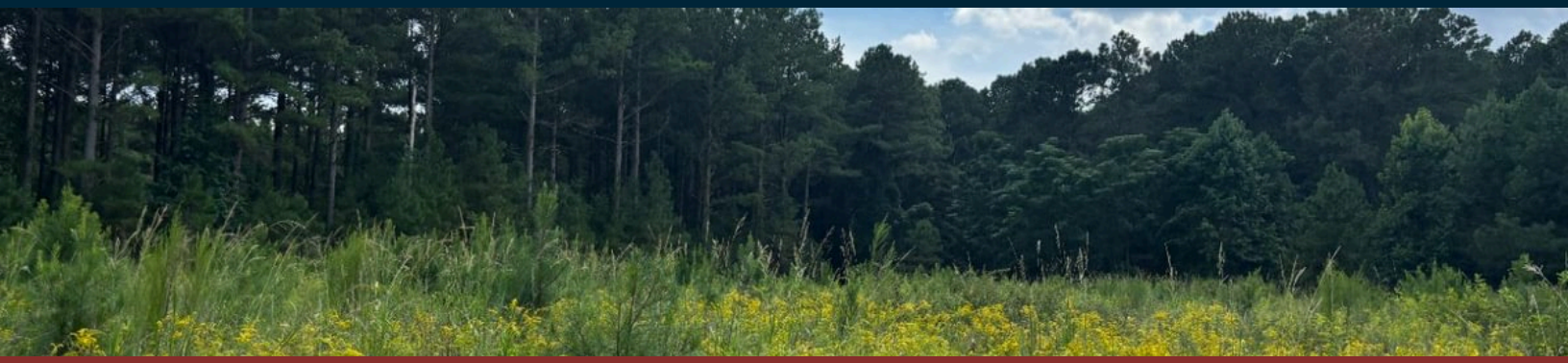


UNDER CONTRACT · SET PRICE

Illery Road Tract

± 177 Acres | Sumter County | South Carolina | Near Sumter

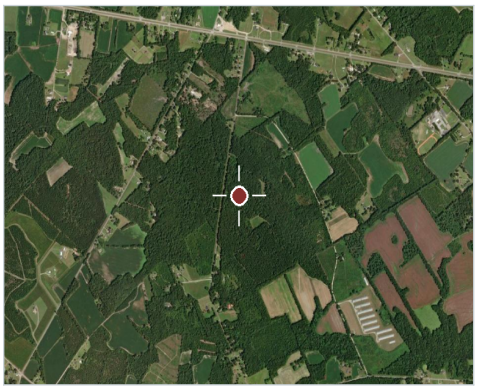
Recreational and Investment Property

PRICE	PRICE / ACRE	ACREAGE
$950,000	$5,358	± 177

PROPERTY OVERVIEW

The Illery Road Tract is an exceptional ±177-acre property located near Sumter in Sumter County, South Carolina. What truly sets this property apart is its potential for immediate return on investment, and to become a premier recreational tract, future homesite, and long-term investment, all within close proximity to the city of Sumter. The combination of timber diversity, soil quality, and wildlife openings at the Illery Road Tract is the perfect set up for great wildlife habitat and outdoor recreation. Approximately 138 acres of merchantable pine allows for an immediate income opportunity while simultaneously providing habitat for deer, turkeys, and other wildlife. A timber inventory was recently completed and is available upon request. A mixture of bottomland hardwoods and wildlife openings balance the upland acreage, providing cover and forage for wildlife along with additional hunting opportunities. With all of the soils classified...

LOCATION



Sumter County, South Carolina

PROPERTY DETAILS

TYPE
Development (Home/Cabin site)

ACCESS
Paved Road

VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
299-00-03-021-00

DOCUMENTS INCLUDED
Locator Map · Aerial Map · Stand Type Map · Soils Map · Topography Map · Wetlands Map



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Real Estate Salesperson, SC
C: 803.410.0229
Emily.Belser@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)
Co-Listing: Roy Belser · 803.983.5666

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 18, 2026 · https://www.afmrealestate.com/properties/177.32-acres-land-for-sale-in-sumter-county-south-carolina/illery-road-tract

Property Photos

Illery Road Tract · Sumter County · South Carolina · Near Sumter







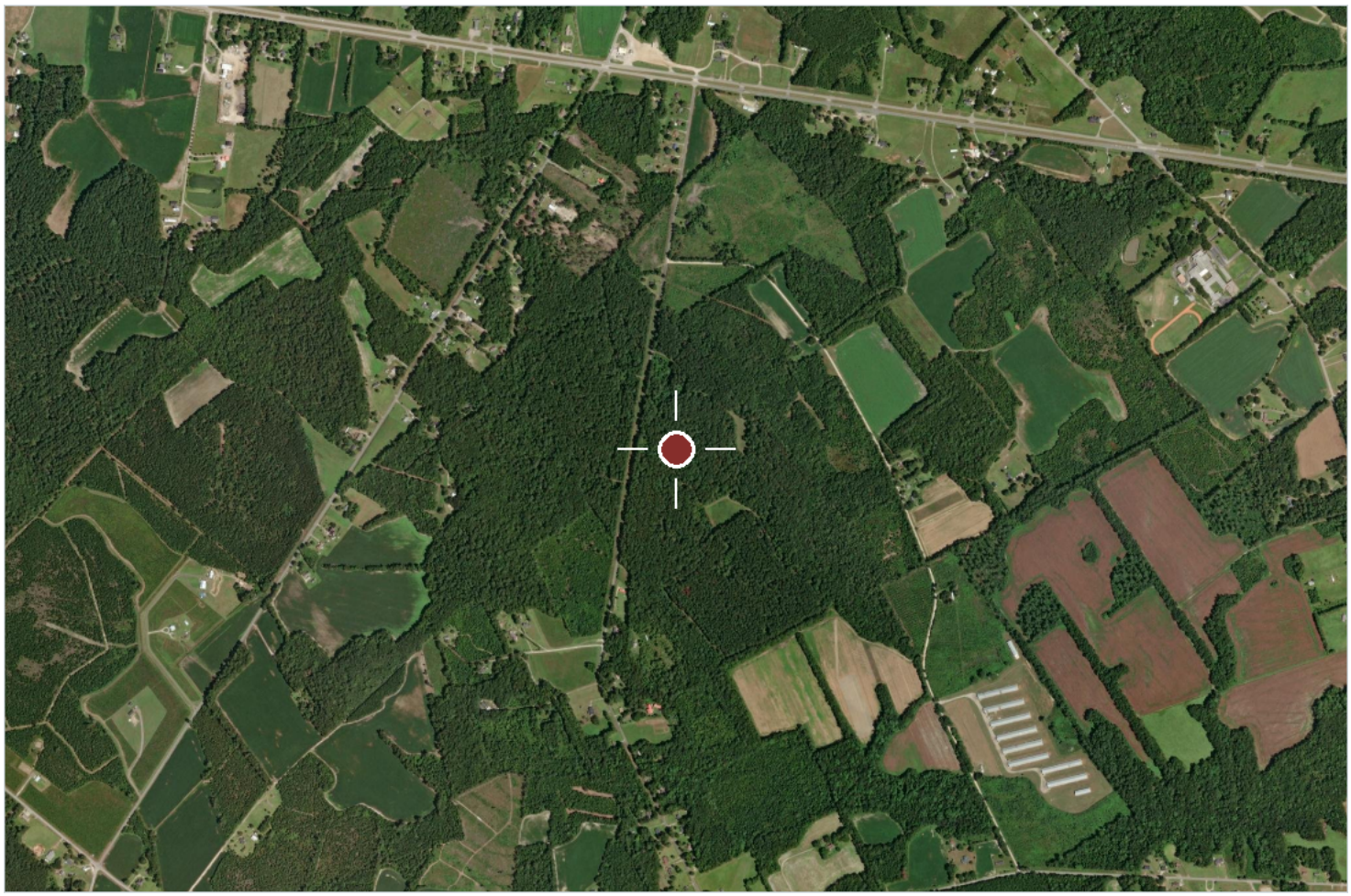




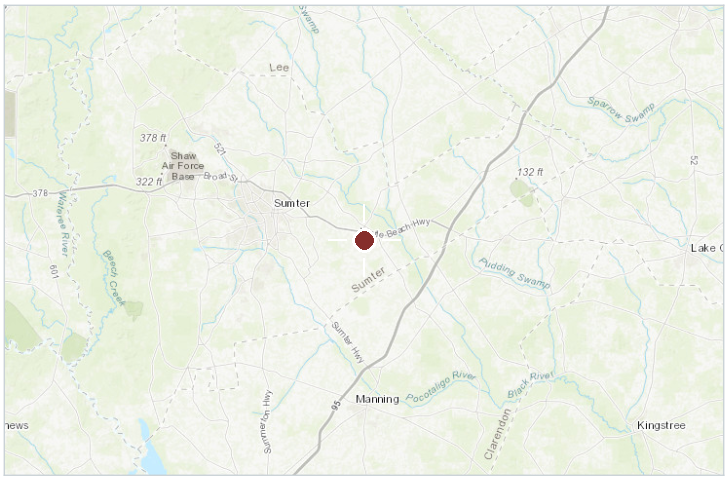


Location & Access

Illery Road Tract · Sumter County · South Carolina · Near Sumter



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



Regional locator

COUNTY & STATE

Sumter County, South Carolina

NEAREST CITY

Sumter

APPROXIMATE CENTRE

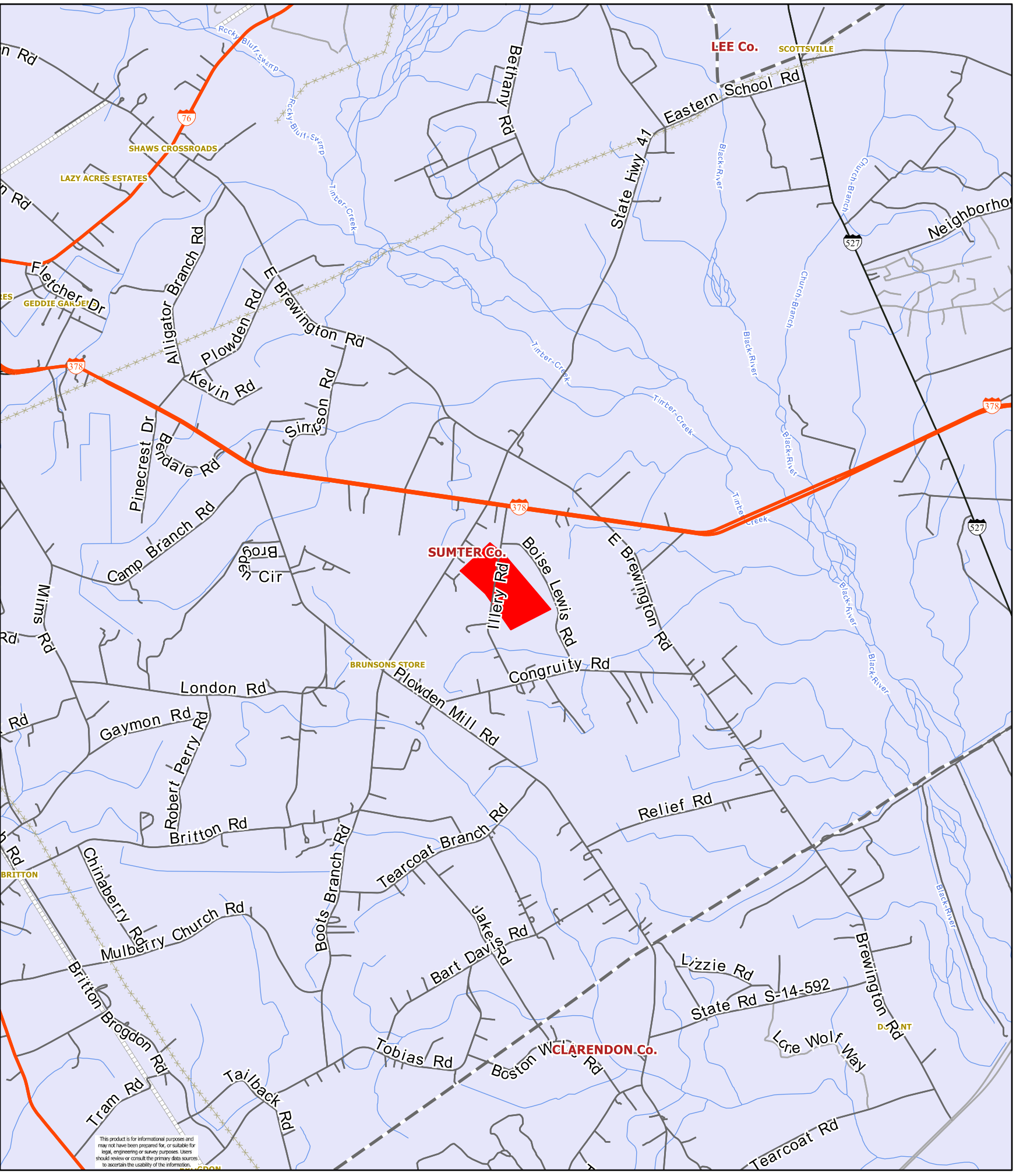
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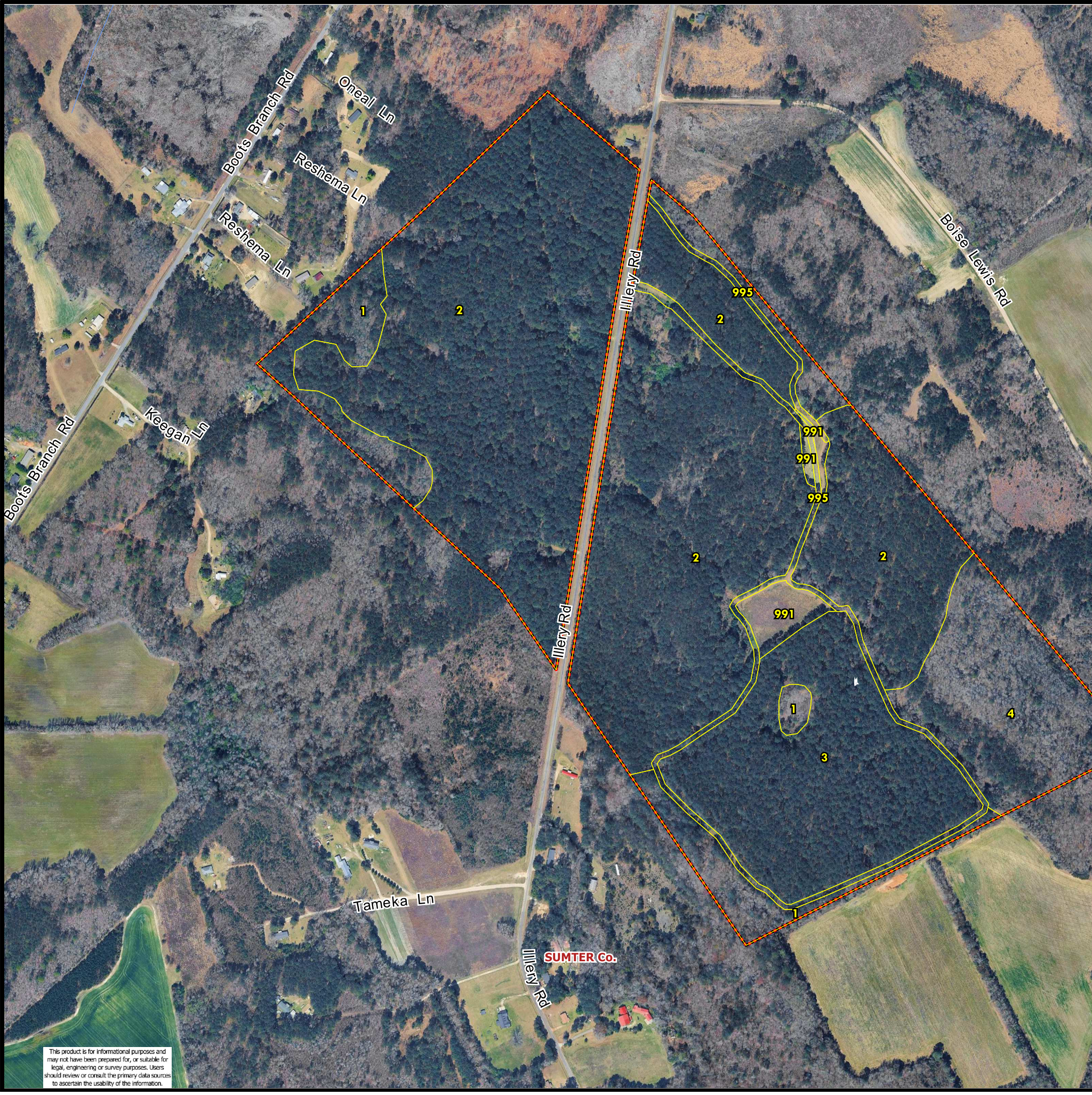
COUNTY TAX PARCEL IDS

299-00-03-021-00

INTERACTIVE MAP

https://id.land/maps/888bb484c475f69b7038b15ab49ab073/share


LEE Co.
SCOTTSVILLE
SHAWS CROSSROADS
LAZY ACRES ESTATES
Rocky Bluff Swamp
Timber Creek
Bethany Rd
Eastern School Rd
State Hwy 41
Black River
Church Branch
Neighborhood
Fletcher Dr
Alligator Branch Rd
Plowden Rd
E Brewington Rd
Kevin Rd
Simpson Rd
Pinecrest Dr
Camp Branch Rd
Brogden Cir
SUMTER Co.
Illery Rd
Boise Lewis Rd
E Brewington Rd
Mims Rd
BRUNSONS STORE
London Rd
Congruity Rd
Plowden Mill Rd
Gaymon Rd
Robert Perry Rd
Britton Rd
Relief Rd
Tearcoat Branch Rd
Chinaberry Rd
Mulberry Church Rd
Boots Branch Rd
Jake Rd
Bart Davis Rd
Lizzie Rd
State Rd S-14-592
Brewington Rd
Britton Brogdon Rd
Tobias Rd
Boston Wells Rd
CLARENDON Co.
Lone Wolf Way
Tram Rd
Tailback Rd
Tearcoat Rd
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.


Boots Branch Rd
Oneal Ln
Reshema Ln
Reshema Ln
Boots Branch Rd
Keegan Ln
Illery Rd
Illery Rd
Boise Lewis Rd
1
2
2
995
991
991
995
2
2
991
1
4
3
1
Tameka Ln
Illery Rd
SUMTER Co.
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.



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SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
Ba	Barth loamy sand	Farmland of statewide importance	0.65
Cv	Coxville fine sandy loam	Farmland of statewide importance	64.93
Ly	Lynchburg sandy loam	Prime farmland if drained	9.98
NoA	Norfolk loamy sand, 0 to 2 percent slopes	All areas are prime farmland	36.99
Pa	Pantego loam	Farmland of statewide importance	25.23
WgB	Wagram sand, 0 to 6 percent slopes	Farmland of statewide importance	34.82

ILLERY ROAD TRACT

COUNTY:SUMTER
STATE:SC
ACRES: 177.3

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

0 825 ft 1650 ft

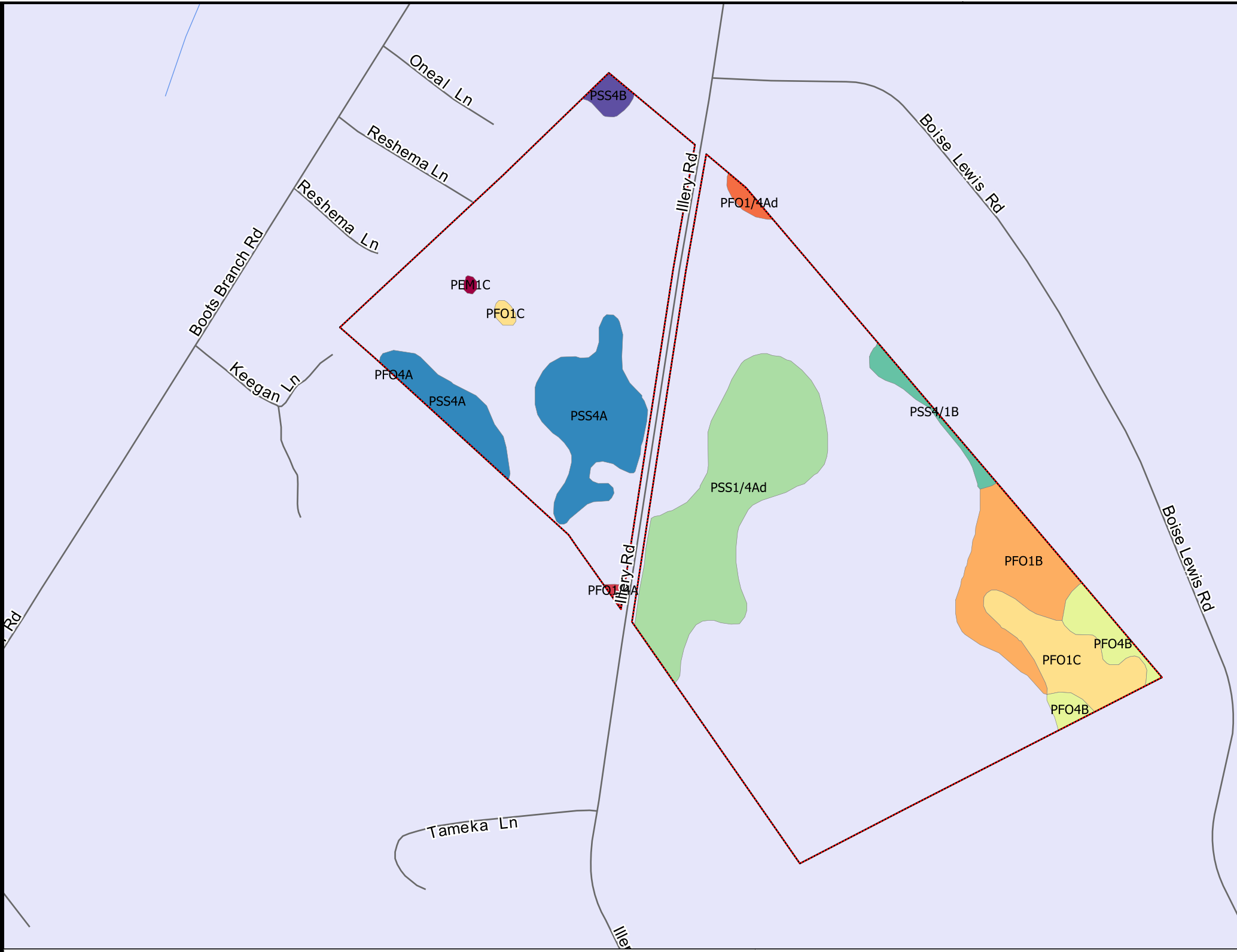
AFM REAL ESTATE

AFM Real Estate
AFMRealEstate.com

SUMTER Co.

Concord
Concord Ch
Simpson Rd
Concord Church Rd
Mikom Rd
State Hwy 41
Eastern Sch
E Brewington Rd
St James Ch
BM 43.0 Rd-43.5
Black River Lookout Tower
St Pauls Ch
Plowden Mill Rd
M and N Rd
Converse St
Nixon Rd
Pelfrey Rd
Briggden Cir
Illery Rd
Boise Lewis Rd
Boots Branch Rd
Lewis Chapel
London Rd
BM 42.9 Rd-43.0
Congruity Rd
Congruity Ch
Welman Cir
Williams Rd
Debt Ln
Colar Ln
Joe Billy Rd
Tearcoat
Brunsons

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WETLAND SYMBOL	WETLAND TYPE	ACRES
PEM1C	Freshwater Emergent Wetland	0.12
PFO1/4A	Freshwater Forested/Shrub Wetland	0.15
PFO1/4Ad	Freshwater Forested/Shrub Wetland	0.48
PFO1B	Freshwater Forested/Shrub Wetland	7.16
PFO1C	Freshwater Forested/Shrub Wetland	5.07
PFO4A	Freshwater Forested/Shrub Wetland	0.01
PFO4B	Freshwater Forested/Shrub Wetland	2.53
PSS1/4Ad	Freshwater Forested/Shrub Wetland	16.96
PSS4/1B	Freshwater Forested/Shrub Wetland	1.13
PSS4A	Freshwater Forested/Shrub Wetland	10.90
PSS4B	Freshwater Forested/Shrub Wetland	0.78