



ACTIVE · SET PRICE

## Green Wave Farms

± 175 Acres | Sumter County | South Carolina | Near Pinewood

±175 Acre Farm in Sumter County, SC

| PRICE       | PRICE / ACRE | ACREAGE |
|-------------|--------------|---------|
| \$1,300,000 | \$7,429      | ± 175   |

### PROPERTY OVERVIEW

Green Wave Farm | 174.25± Acres | Sumter County, South Carolina Green Wave Farm is a well-improved 174.25± acre farm located just outside the town of Pinewood in southern Sumter County. The property offers a very manageable amount of acreage while still providing productive farmland, mature timber, excellent wildlife habitat, substantial improvements, and long-term investment potential. The farm's entrance is impressive with landscaped brick columns and curved brick walls opening onto a 1,700± foot driveway lined with mature pecan trees. The tree-lined drive forms a visual tunnel that leads to a beautiful two-story farmhouse built in 1986 containing just over 4,000 square...

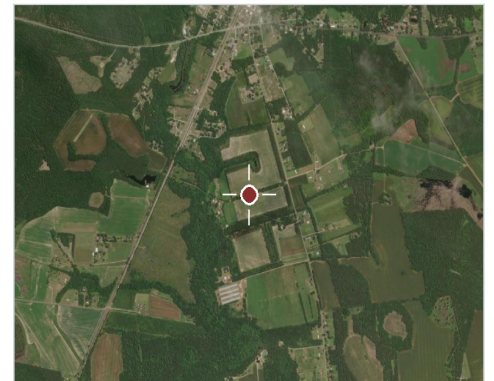
### PROPERTY DETAILS

|                              |                                                                               |
|------------------------------|-------------------------------------------------------------------------------|
| TYPE                         | ACCESS                                                                        |
| Acreage Estates (Farm)       | Paved Road                                                                    |
| UTILITIES                    | WATER FEATURES                                                                |
| Electric · Telephone · Sewer | Creeks / Streams                                                              |
| VIEWS                        | IMPROVEMENTS                                                                  |
| Timber                       | Barn · Other Buildings · Ponds · Roads · Septic · Well · House · Fence · Gate |

COUNTY TAX PARCEL IDS  
169-00-01-004 169-00-01-003

DOCUMENTS INCLUDED  
Topo Map · Stand map · Stand map · Location Map · Soils Map · Wetland Map

### LOCATION



Sumter 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



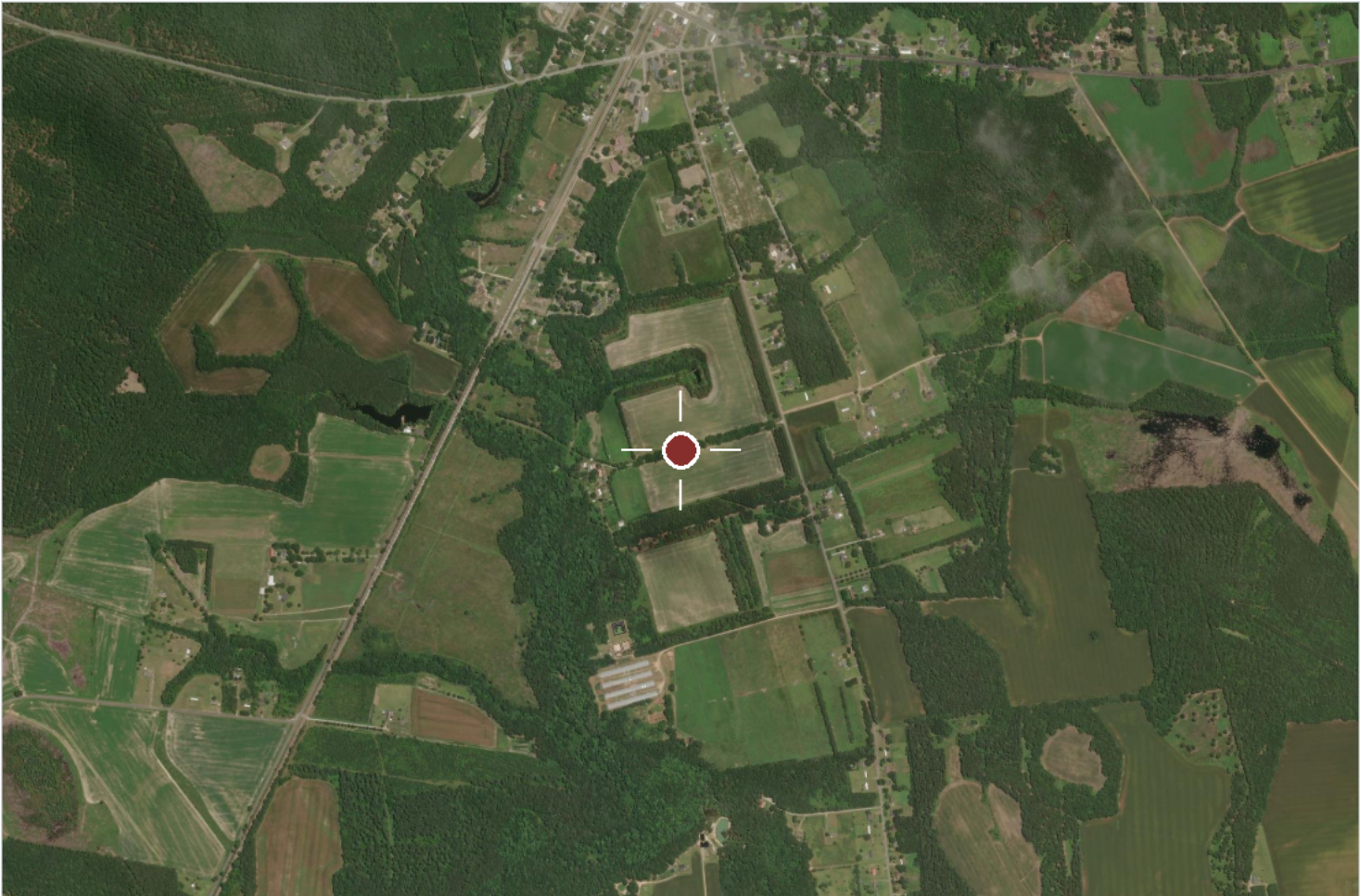
# Property Photos

Green Wave Farms · Sumter County · South Carolina · Near Pinewood

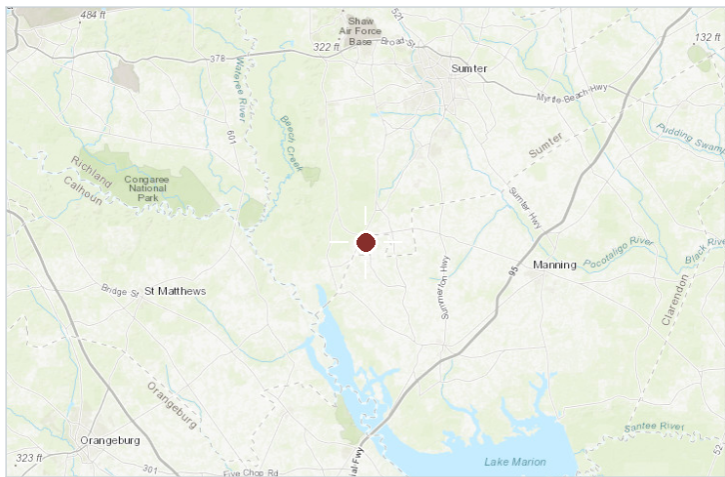


# Location & Access

Green Wave Farms · Sumter County · South Carolina · Near Pinewood



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  
**Pinewood**

APPROXIMATE CENTRE  
**33.72824, -80.46238**

COUNTY TAX PARCEL IDS  
**169-00-01-004 169-00-01-003**

GREEN WAVE FARMS

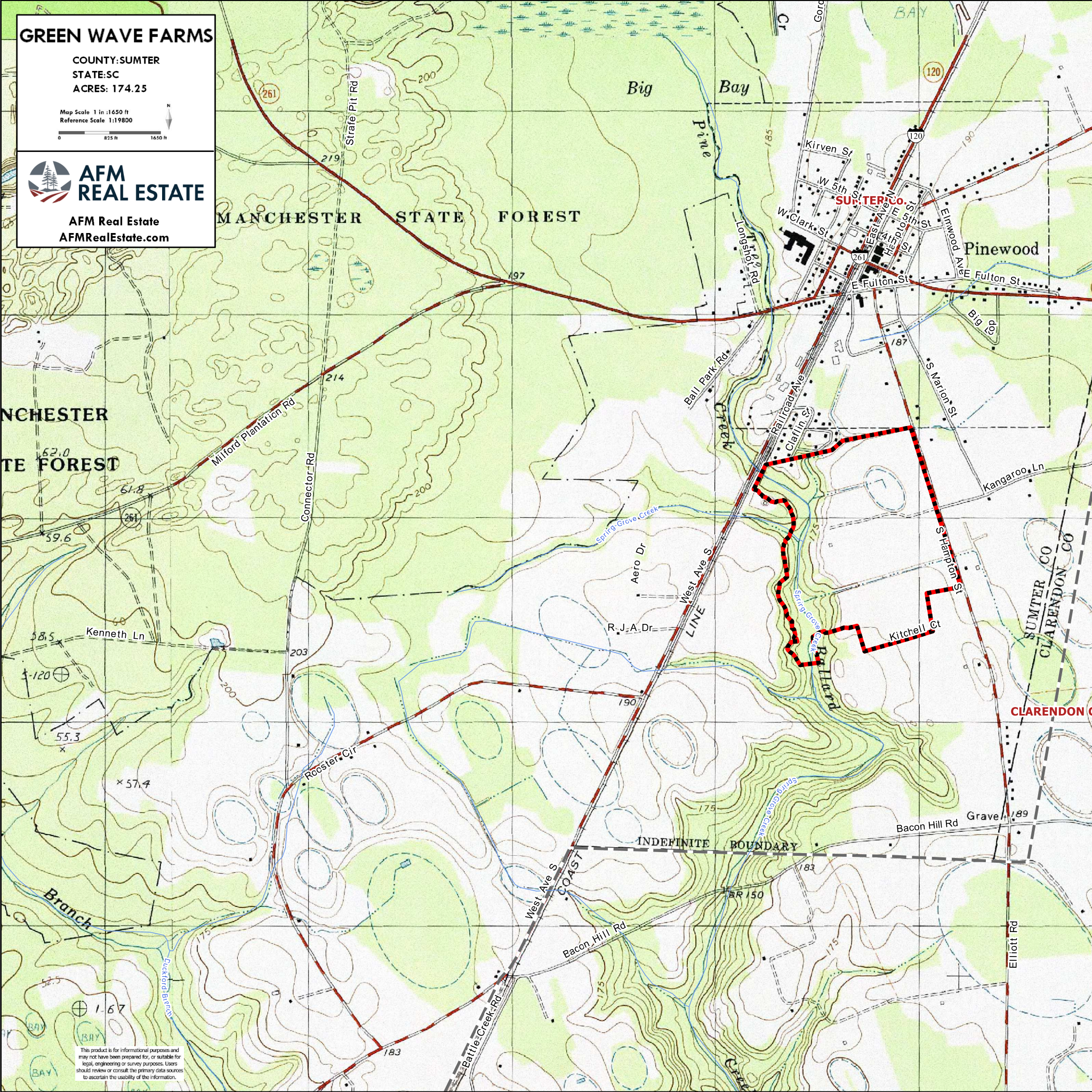
COUNTY: SUMTER  
STATE: SC  
ACRES: 174.25

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



AFM  
REAL ESTATE

AFM Real Estate  
AFMRealEstate.com



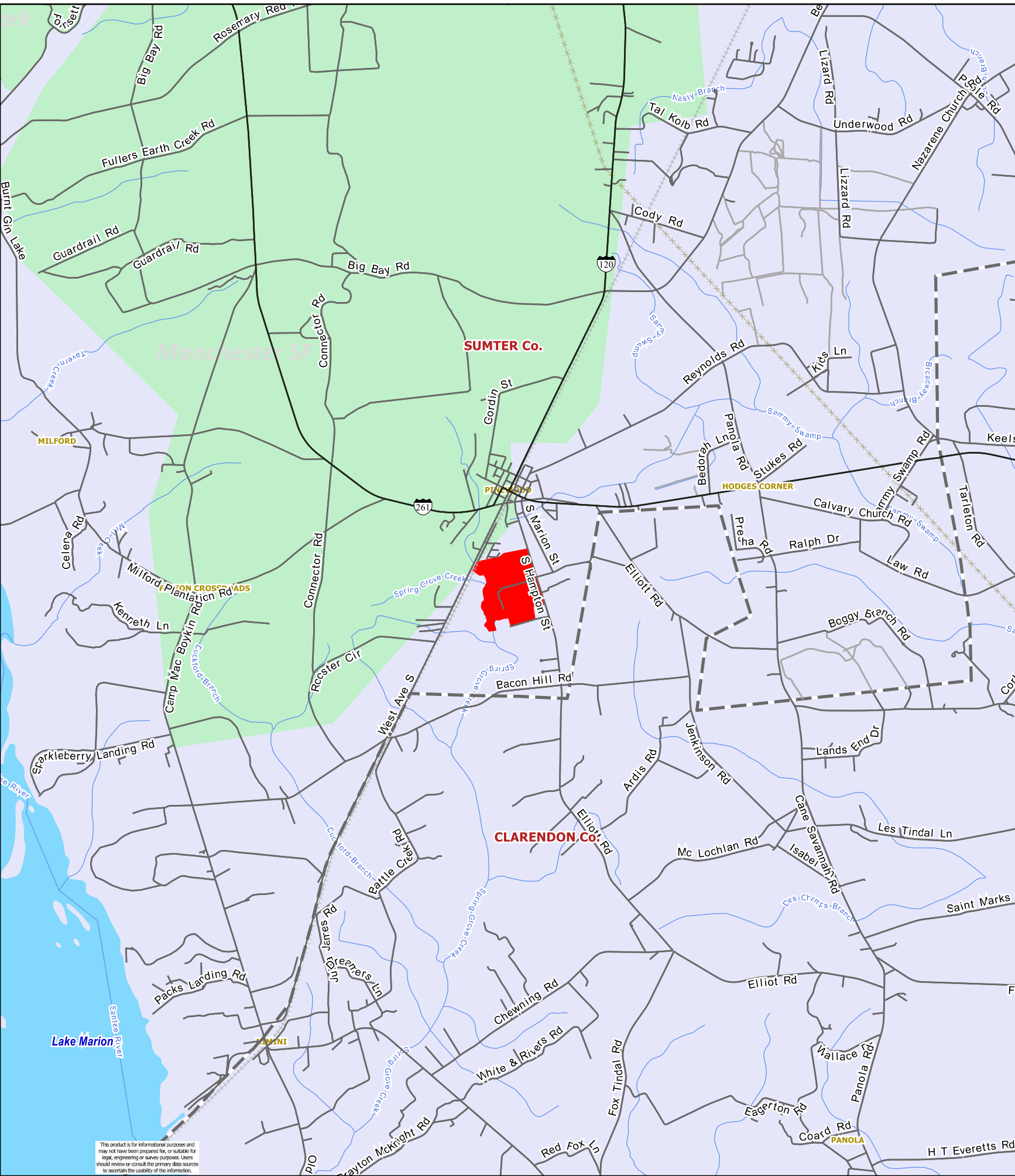
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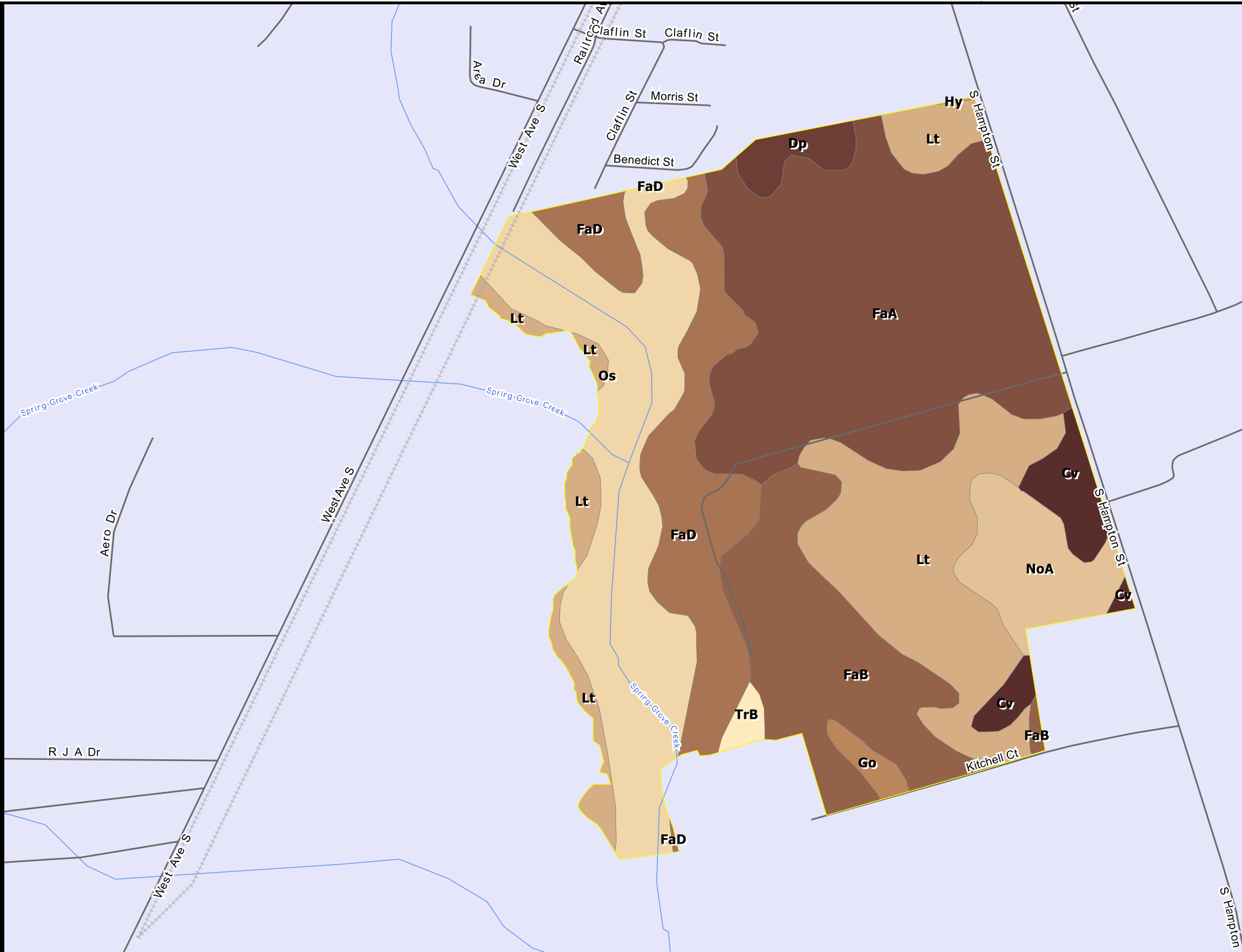


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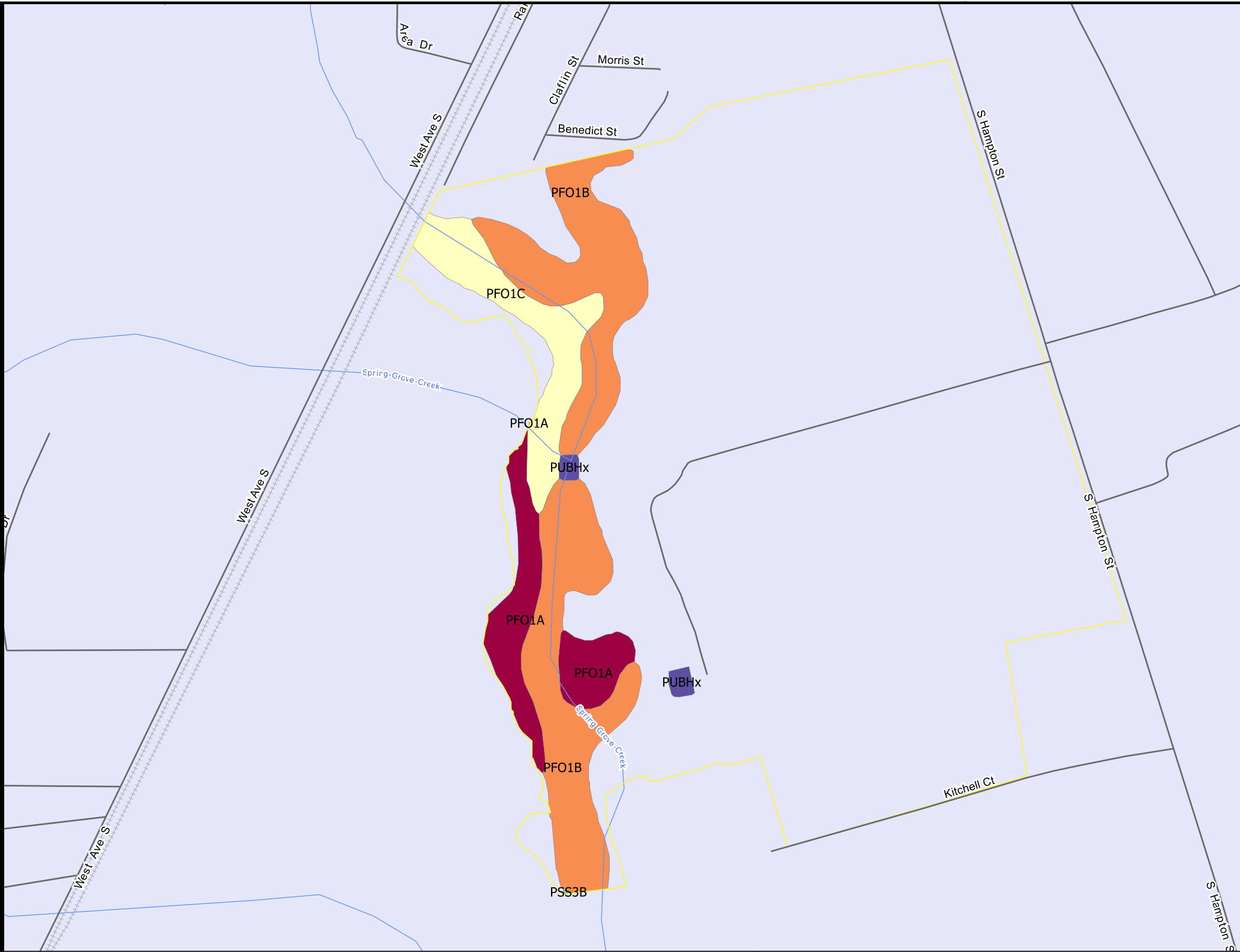


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| SOIL SYMBOL | SOIL NAME                                    | FARMLAND                         |
|-------------|----------------------------------------------|----------------------------------|
| Cv          | Coxville fine sandy loam                     | Farmland of statewide importance |
| Dp          | Duplin fine sandy loam                       | All areas are prime farmland     |
| FaA         | Faceville loamy sand, 0 to 2 percent slopes  | All areas are prime farmland     |
| FaB         | Faceville loamy sand, 2 to 6 percent slopes  | All areas are prime farmland     |
| FaD         | Faceville loamy sand, 6 to 15 percent slopes | Not prime farmland               |
| Go          | Goldsboro loamy sand                         | All areas are prime farmland     |
| Hy          | Hyde loam                                    | Farmland of statewide importance |
| Lt          | Lenoir loam                                  | Farmland of statewide importance |
| NoA         | Norfolk loamy sand, 0 to 2 percent slopes    | All areas are prime farmland     |
| Os          | Osier loamy sand                             | Not prime farmland               |
| TrB         | Troup sand, 0 to 6 percent slopes            | Not prime farmland               |



WETLAND SYMBOL

WETLAND TYPE

|       |                                   |   |
|-------|-----------------------------------|---|
| PFO1A | Freshwater Forested/Shrub Wetland | 6 |
| PFO1B | Freshwater Forested/Shrub Wetland | 1 |
| PFO1C | Freshwater Forested/Shrub Wetland | 6 |
| PSS3B | Freshwater Forested/Shrub Wetland | 0 |
| PUBHx | Freshwater Pond                   | 0 |