



ACTIVE · SET PRICE

## Dillon-Baker Compartment 53

± 60 Acres | Dillon County | South Carolina | Near Latta

*Exciting Industrial Development Opportunities*

|                           |                                 |                        |
|---------------------------|---------------------------------|------------------------|
| PRICE<br><b>\$696,000</b> | PRICE / ACRE<br><b>\$11,600</b> | ACREAGE<br><b>± 60</b> |
|---------------------------|---------------------------------|------------------------|

### PROPERTY OVERVIEW

AFM Real Estate is offering the following opportunities to purchase sites for prime industrial development, warehouse, and commercial sites very near the South Carolina Ports Authority (SCPA) Dillon-Inland Port and Interstate 95. The land is currently upland farm open land in row crop fields with productive soils. Near term, this property is ready to provide alternative uses for large-scale warehouse operations and industry, logistically intertwined with Dillon's important Inland Port operations. Charleston and Wando are near maximum capacity, and this may be your opening to participate in South Carolina's progressively expanding trade. South Carolina ports provide partners with two innovative intermodal rail facilities, Greer and Dillon, that deliver benefits of our coastal marine terminals many miles inland. Port Dillon opened in 2018 and is just setting pace for substantial growth. CSX Rail Service and our valuable truckers using SCD...

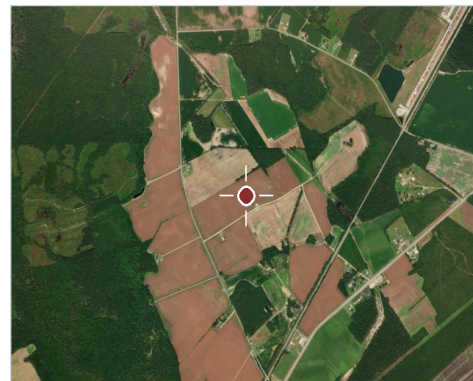
### PROPERTY DETAILS

|                                   |            |
|-----------------------------------|------------|
| TYPE                              | ACCESS     |
| Agriculture / Farmland (Row Crop) | Paved Road |

COUNTY TAX PARCEL IDS  
080-00-00-053 080-00-00-048 092-00-00-072  
092-00-00-001

DOCUMENTS INCLUDED  
Timber Map · Aerial Map · Timber Map All Compartments · Aerial Map All Compartments

### LOCATION



Dillon County, South Carolina



### Curtis Spencer

Real Estate Salesperson, SC, NC, GA  
O: 803.773.5461 C: 803.491.4832  
curtis.spencer@afmforest.com  
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



# Property Photos

Dillon-Baker Compartment 53 · Dillon County · South Carolina · Near Latta

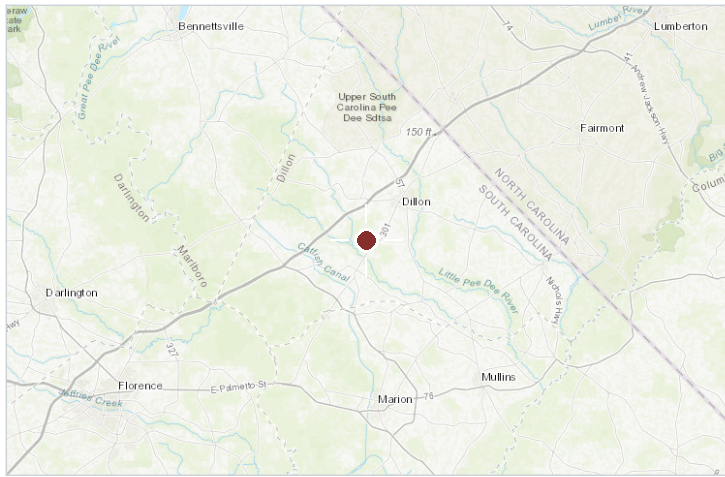


# Location & Access

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



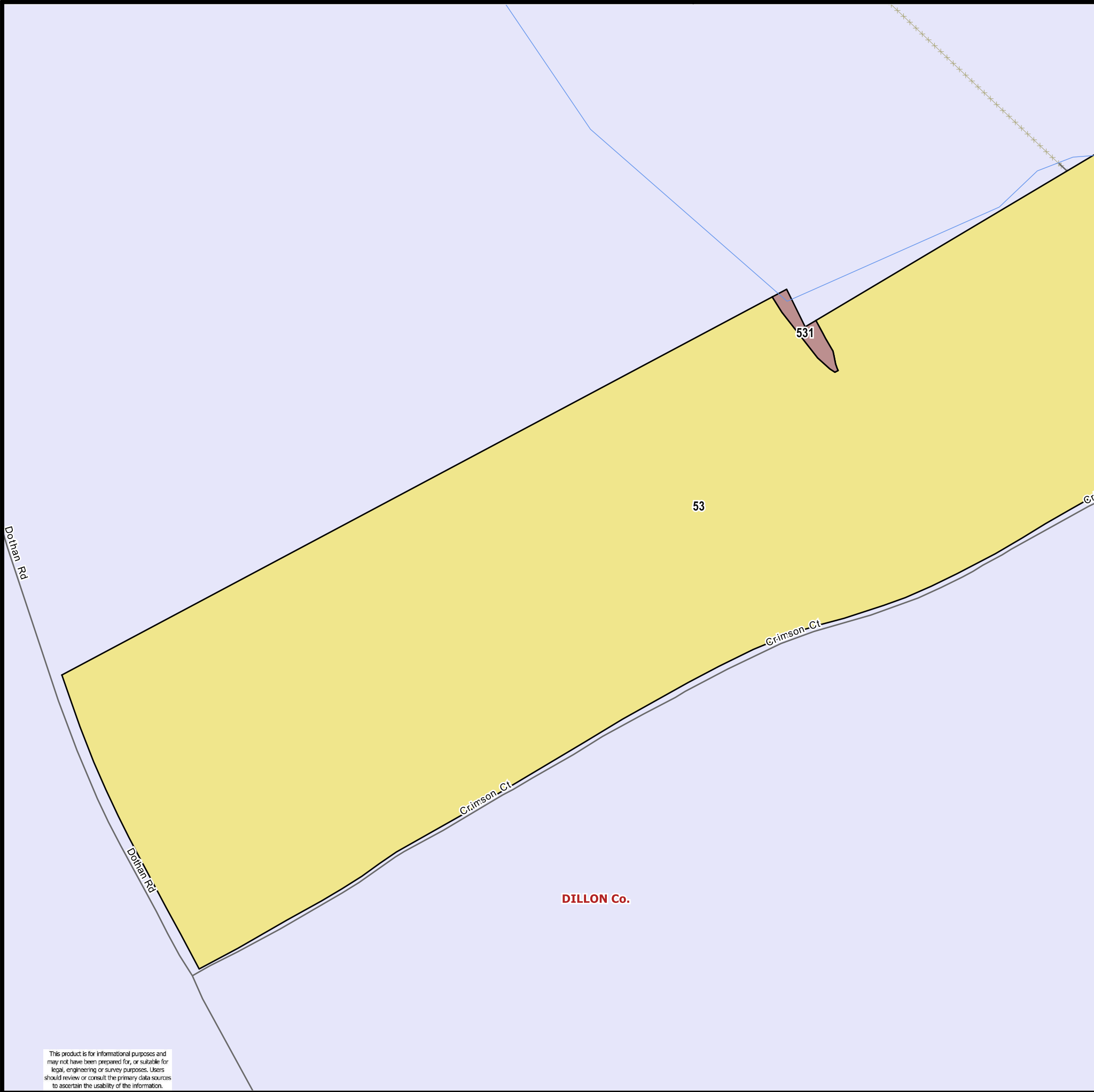
Regional locator

COUNTY & STATE  
Dillon County, South Carolina

NEAREST CITY  
Latta

APPROXIMATE CENTRE  
34.3713, -79.41766

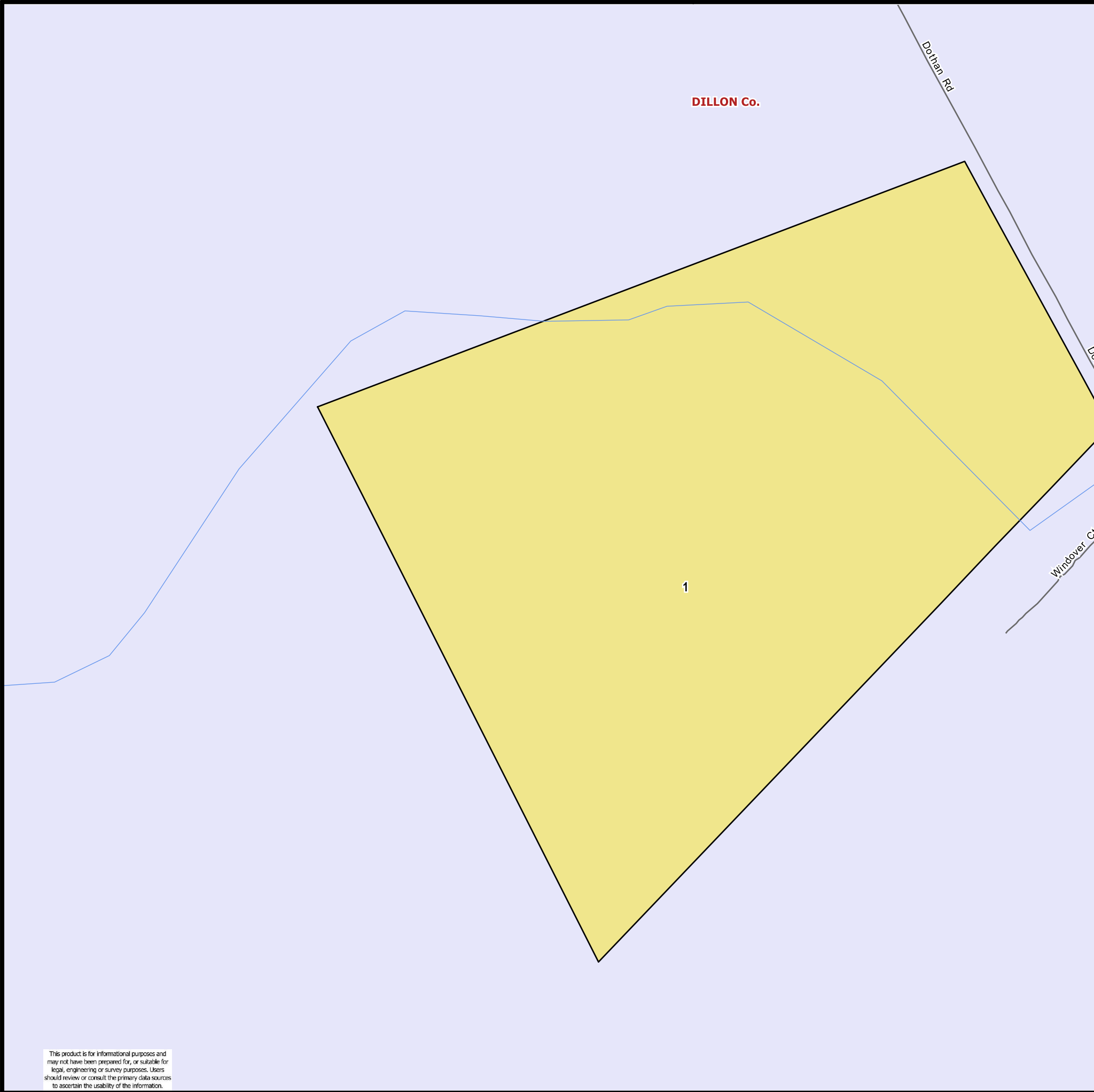
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