



Lott Creek Tract

JenksIncRealty

Tract Size: 667 +/- acres

Price: \$1,875,000 (~\$2,800/ac.)

Location:

The property is located in close proximity to Lake Russell and Lake Thurmond, on Highway 81 between Calhoun Falls and Mt. Carmel, in McCormick County. It is approximately 15 miles from Abbeville, SC , 35 miles from Anderson, SC, and 50 miles from Greenville, SC and Athens, GA.

Zoning:

No zoning, but buyers should contact McCormick County planning and zoning offices for further land use details.

Topography:

Generally gently rolling to sloped.

Utilities:

Telephone, Electric, Water, Sewer (available per seller)

Timber:

The property contains a wide variety of timber, including young loblolly pine plantations, mature pine plantation, natural pines and hardwoods.

General Description:

The property has a good mixture of young and mature pine timber, natural pine and hardwoods, excellent views, bold creeks, wildlife food plots, internal roads and trails, and potential pond sites. Wildlife is abundant, including deer and turkey. There are public boat ramps access points for both Lake Russell and Lake Thurmond within two miles. Sumter National Forest and historic Abbeville, SC are nearby, and there are multiple recreation areas and marinas in the vicinity. One of three available tracts totaling 2,300 +/- acres. The Lott Creek Tract (667ac) and Russell Creek Tract (857ac) are adjacent to each other, offering 1524 contiguous acres.

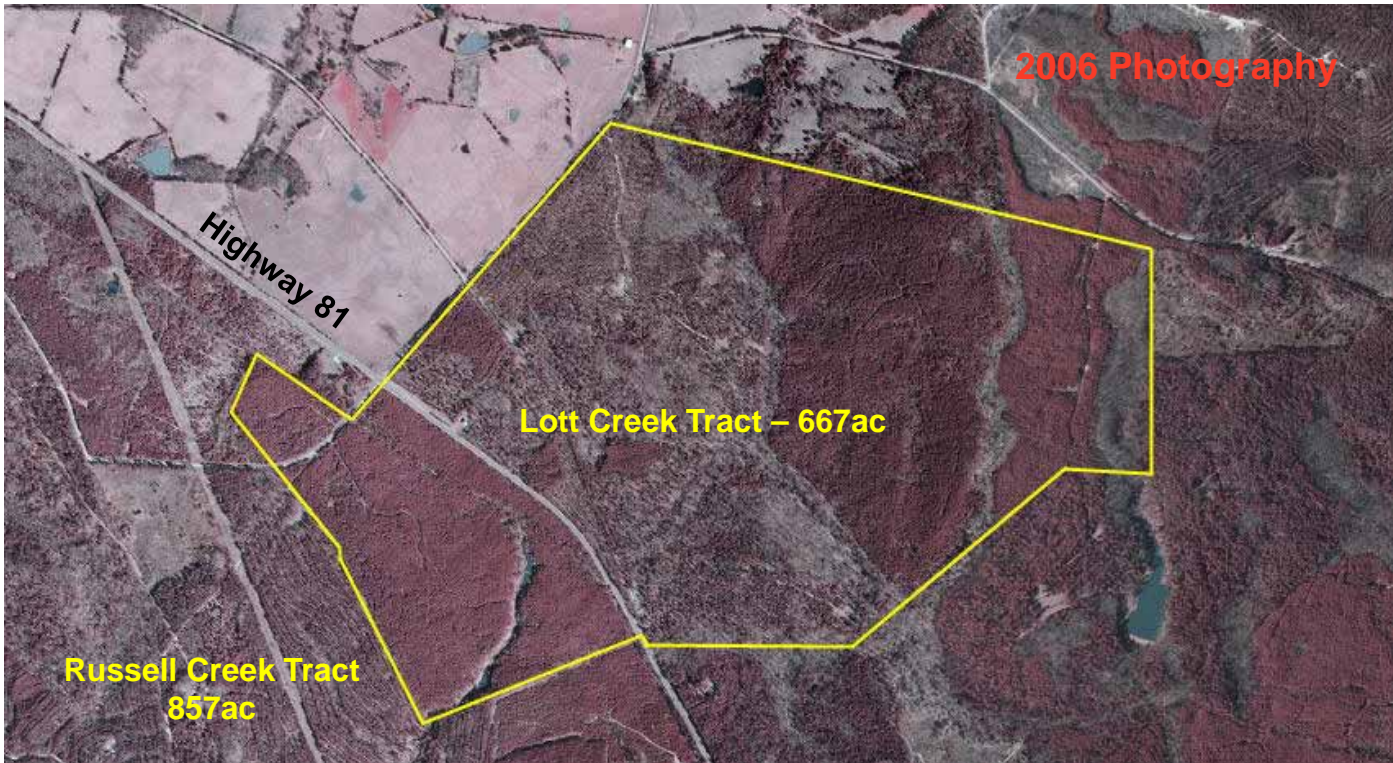
John Stillwell 864-414-1879
Charlie Reynolds 864-238-7471
Rusty Hamrick 843-830-7062

or www.jenksincrealty.com



Lott Creek Tract

JenksIncRealty

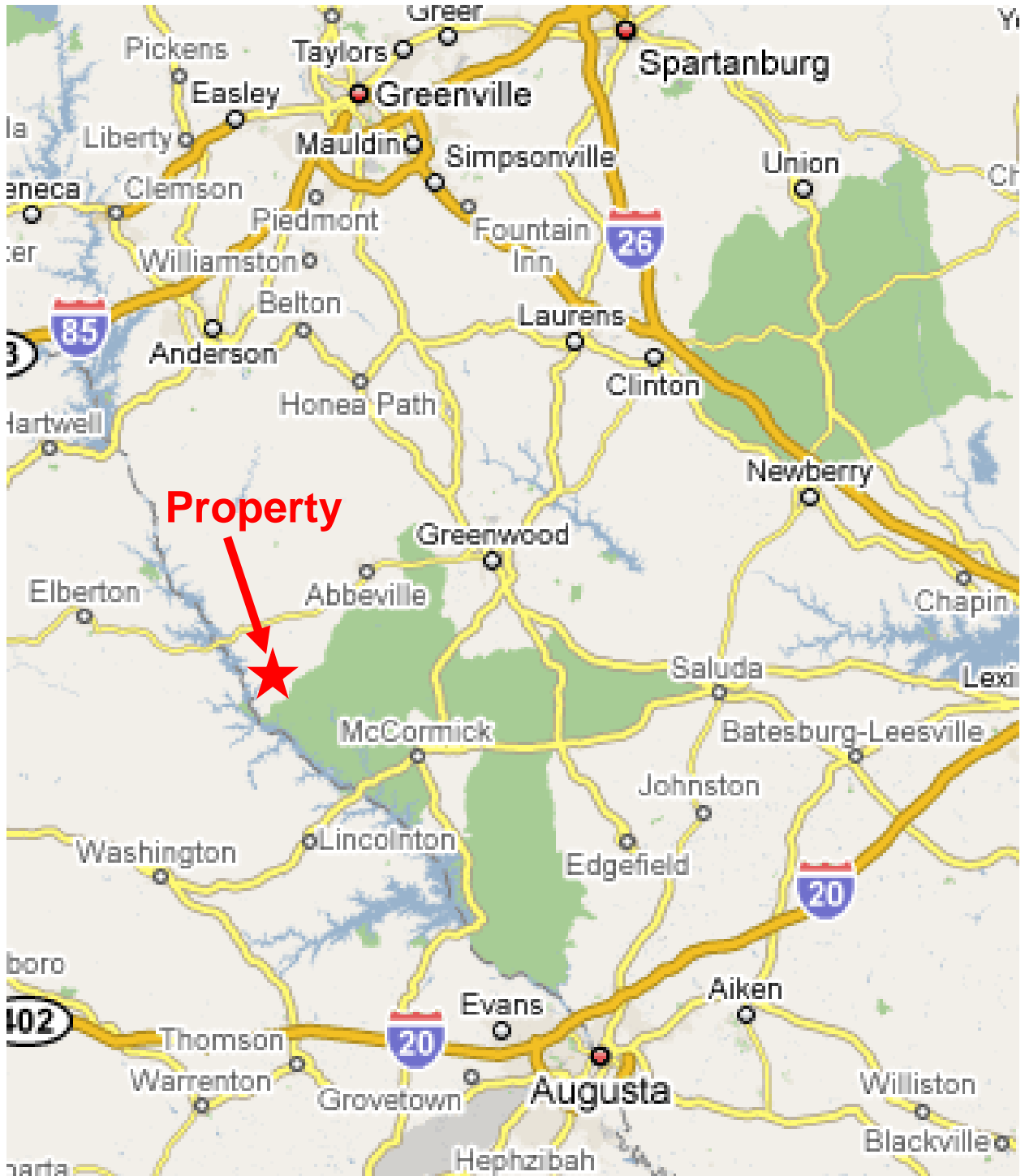


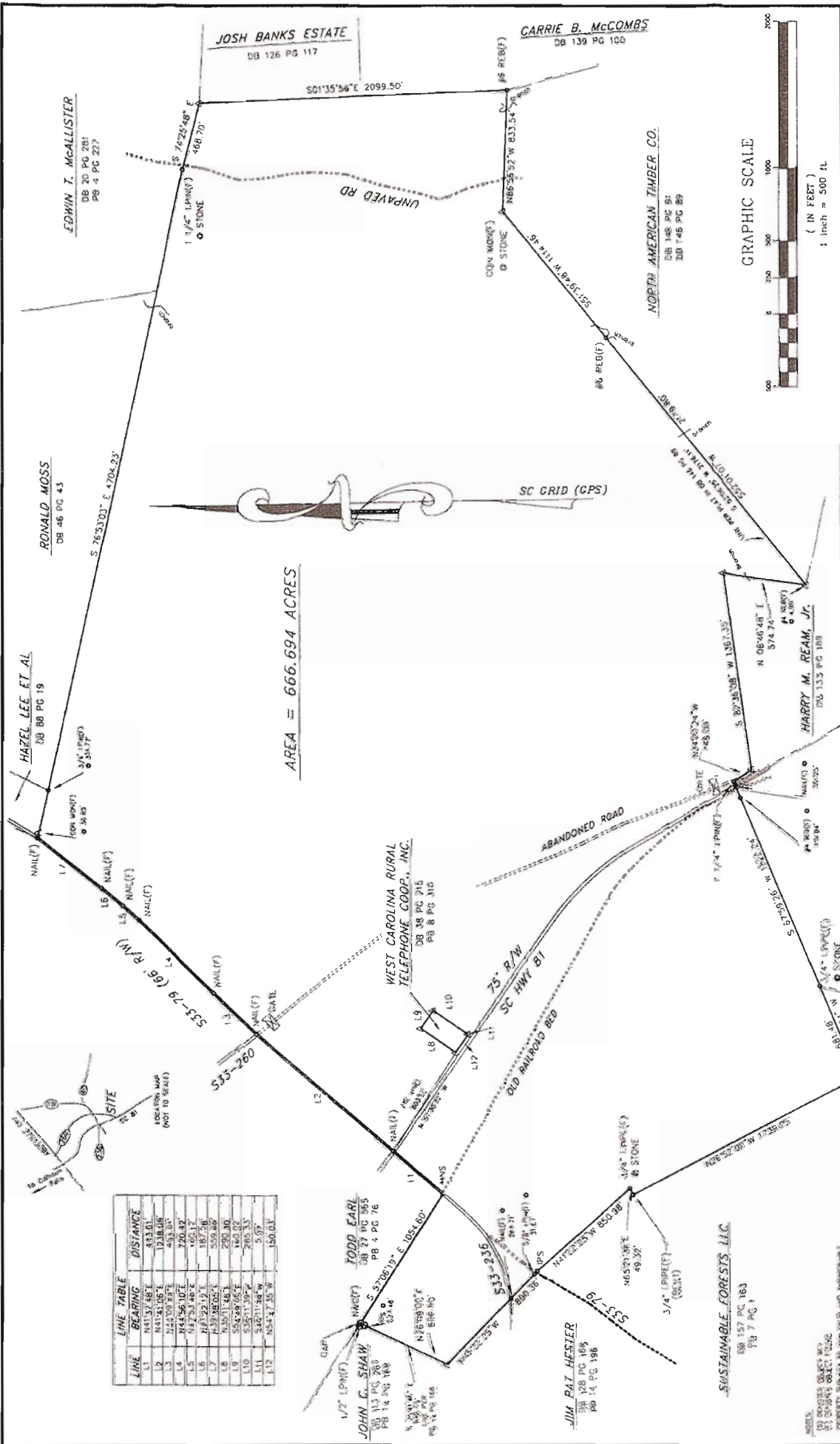
Note: Property lines are approximate and are shown for informational purposes only



Lott Creek Tract

JenksIncRealty





AREA = 666.694 ACRES



CBS
CBS Surveying & Mapping Inc.
 1111 ROBINSON STREET - P O BOX 190
 CHARLOTTE, SC 29342-0191 (866) 488-3388

BOUNDARY SURVEY FOR
CRESCENT RESOURCES LLC

SURVEYS REACT NO 2089	INDEX	CT 158
TOWNSHIP	TAX ID	016 00 00 011
COUNTY	STATE	SOUTH CAROLINA
DATE	ACQUISITION DATE	08/11/17, 2009
DATE	FEES	DESCRIPTION

A.A.F.E. TIMBERLAND INVESTMENT, LP
 DB 126 PG 102
 PB 9 PG 107

PLAT PREPARED FOR:
CRESCENT RESOURCES LLC
 P.O. BOX 10023
 CHARLOTTE, N.C. 28201-10023

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74° 24' 48" E	408.70
L2	N 86° 55' 52" W	833.64
L3	S 80° 25' 08" W	1367.35
L4	N 08° 46' 48" E	574.74
L5	S 74° 24' 48" E	408.70
L6	N 86° 55' 52" W	833.64
L7	S 80° 25' 08" W	1367.35
L8	N 08° 46' 48" E	574.74
L9	S 74° 24' 48" E	408.70
L10	N 86° 55' 52" W	833.64
L11	S 80° 25' 08" W	1367.35
L12	N 08° 46' 48" E	574.74



NOTES:
 (1) EXISTING OBJECTS ARE SHOWN AS FOUND.
 (2) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (3) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (4) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (5) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (6) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (7) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (8) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (9) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.
 (10) PROPERTY BOUNDARIES ARE SHOWN AS FOUND.

CRESCENT RESOURCES LLC
 JAMES W. GIBBS
 1480
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10000

Timber Type Map

Lott Creek Tract 7099

N



STAND	APPROX. ACRES*	DESCRIPTION
1A	84	Loblolly Pine - Mature
2B	50	Loblolly Pine - 18 yrs. Old
3B	161	Loblolly Pine - 13 yrs. Old
4Q	20	Natural Hardwood & Pine
5P	94	Natural Pine & Hardwood
6N	2	Natural Pine
7A	6	Loblolly Pine - Mature
8B	30	Loblolly Pine 18 yrs. Old
9B	131	Loblolly Pine 10 yrs. Old
10B	65	Loblolly Pine 4 yrs. Old
11-Z	5	Road R/W
648		

Timber stand acres are approximate and may not coincide exactly with surveyed acres.
Data base on the year 2003

