

SALE

Outstanding 131+ acre forested land tract close to downtown Sumter that offers:

- Excellent timber investment opportunity
- Endless recreational pursuits
- Abundant populations of whitetail deer and small game
- Cane Savannah Creek allows for exceptional fishing and duck hunting

COLLINGWOOD TRACT

0 Lewis Road Sumter, SC 29150

SALE PRICE

\$180,675



**COLDWELL BANKER
COMMERCIAL
CORNERSTONE**

John Parker

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Jay Davis, CCIM

803 934 6597

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Heather Tickel

htickel@cbccornerstone.com

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PROPERTY DESCRIPTION

Cane Savannah Creek flows its way through this well-established timber forest, creating a natural division between the creek bottomland and swaths of merchantable timber. Nestled just off of Collingwood Drive in Sumter, this property has great initial access with the opportunity to expand into the tract. A basic network of interior roads can be cleared and made to create easy access by ATV for recreational pursuits. Hunting opportunities for deer, duck, small game, and fishing are nothing short of abundant. Excellent habitat for all sorts of wildlife making this a goldmine for any outdoorsman. A tract this close to town has endless potential to create a wonderful hunting property or timber investment just miles from downtown Sumter.

OFFERING SUMMARY

Sale Price:	\$180,675
Lot Size:	131.4 Acres
Zoning:	R15
APN:	208-00-03-001, 225-00-01-002

PROPERTY HIGHLIGHTS

- Large variety of hunting & fishing options
- Timber investment opportunity
- Flexibility for all types of recreational pursuits

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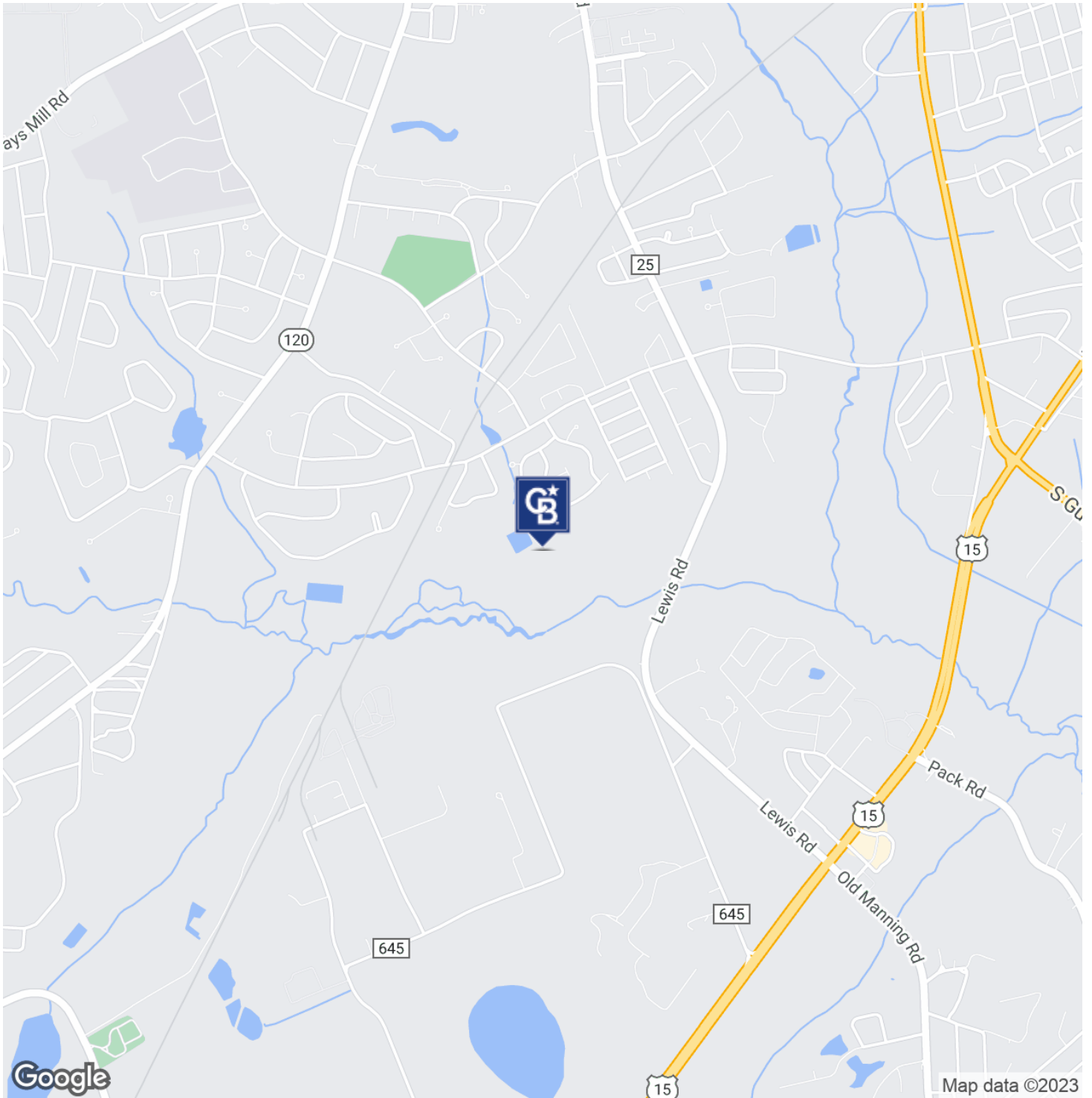


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