

**PETTIGREW TRACT  
DARLINGTON COUNTY, SC  
1,044± ACRES**

**ASKING PRICE: \$2,610,000.00**

**LOCATION:** Pettigrew tract is located on the southern side of SC Highway #34 approximately eight (8±) miles east of Darlington in Darlington County, SC. Tract is located in the flood plain of the Big Pee Dee River.

**ACCESS:** Tract has good access to SC Highway #34 and is convenient from either side of the Pee Dee River. Tract has a well developed internal road system.

<b>ACREAGE:</b>	<u>Type</u>	<u>Est. Date</u>	<u>Acres</u>
	Pine Sawtimber	1978	102.2
	Natural Pine	1989	23.7
	Pine Regeneration	2006	25.8
	Hardwood Regeneration	2006	29.6
	Merch. Bottomland Harwood		167.1
	Hardwood Regeneration	1989	535.6
	Partially Harvested Area		81.2
	Tupelo – Beaver Area		34.7
	Beaver Area		16.5
	Non-Forested		<u>27.6</u>
	<b>TOTAL:</b>		<b>1,044.0</b>

**TIMBER:** **Estimated Merchantable Timber Volumes**

<u>Product</u>	<u>Volume (Tons)</u>
Pine Sawtimber	3,400
Pine Chip & Saw	605
Pine Pulpwood	1,047
Hardwood Sawtimber	5,087
Hardwood Pulpwood	6,281

**Estimated Premerchantable Timber**

Hardwood Regeneration

1. Approximately five hundred thirty-five (535±) acres of high quality hardwood regeneration with a significant percentage of red and white oak.

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2. Approximately twenty-nine (29±) acres regenerated in 2006 and was enriched with Cherrybark Oak seedlings. Area has been site prepared for proper regeneration.

Pine Regeneration

1. Approximately twenty-five (25±) acres are planted in pines that need to be released.

**RECREATION:** Tract has the potential to be a high quality hunting and recreation tract. Adjoining tracts are aggressively managing for wildlife and the neighborhood is made of large tracts that have stable ownership.

There is very little unmanageable land on this tract with a high percentage of acres being available for game patches, dove fields and duck ponds.

**UTILITIES:** Electricity is available along SC Highway #34.

**CONTACT:** Angus Lafaye at (803) 788-0590.

**DISCLAIMER:** Owner and Owner's Agent, Milliken Forestry Company, Inc., consider this information to be reliable; however, no representation is made as to accuracy or completeness.