

FOR SALE

Woodfield – Lynches Tract

± 108 acres

Recreational Timberland

W. Lynches River Road

Lamar, SC – Darlington County

Frontage on Lynches River



**Pee Dee
Land Trust**

Protecting the past. Ensuring the future.

Executive Summary

Woodfield – Lynches Tract

± 108 acres, Recreational

Timberland

Property Description

Composed of ±108 acres, the Woodfield-Lynches Tract is for sale as a recreational timber tract.

The property is entirely forested with pine (6%) and bottomland hardwoods (94%). A portion of the managed pine was harvested in 2008 on the upper ridges and the approximate timber value is \$75,000. The lower areas of hardwoods have been untouched since the 1970's to be left in natural regeneration.

Newly constructed access road connecting W. Lynches River Road (a paved two-lane rural road) to the main body of the tract is 3,140+/- linear feet (4.76-acre parcel). The road is comprised of hard packed dirt within a 66 ft wide access along a tree line.

3,370 feet (0.7 miles) of frontage on the Lynches River, a SC Scenic River

Pricing

\$165,000 (\$1,528 per acre)

Appraisal completed November 2018



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Conservation Easement

This property was donated to Pee Dee Land Trust (PDLT) and the sale is contingent on a conservation easement to be held by PDLT.

The restrictions prohibit the subject property from being subdivided, place a 100' buffer along the Lynches River but permit a permeable boat ramp, prohibit commercial and industrial uses, permit one residential structure and limits total impervious surfaces to 10,000 square feet, prohibit mining, prohibits paving of roads with impervious materials, and limit uses to silviculture and traditional outdoor recreational uses.

For a more thorough review of the conservation restrictions and conditions, please contact Seth Cook with PDLT.

The marketed price already includes the discounted rate based on the outline of conservation easement covenants (there would not be an eligible tax deduction from this purchase, nor a requested Stewardship donation).

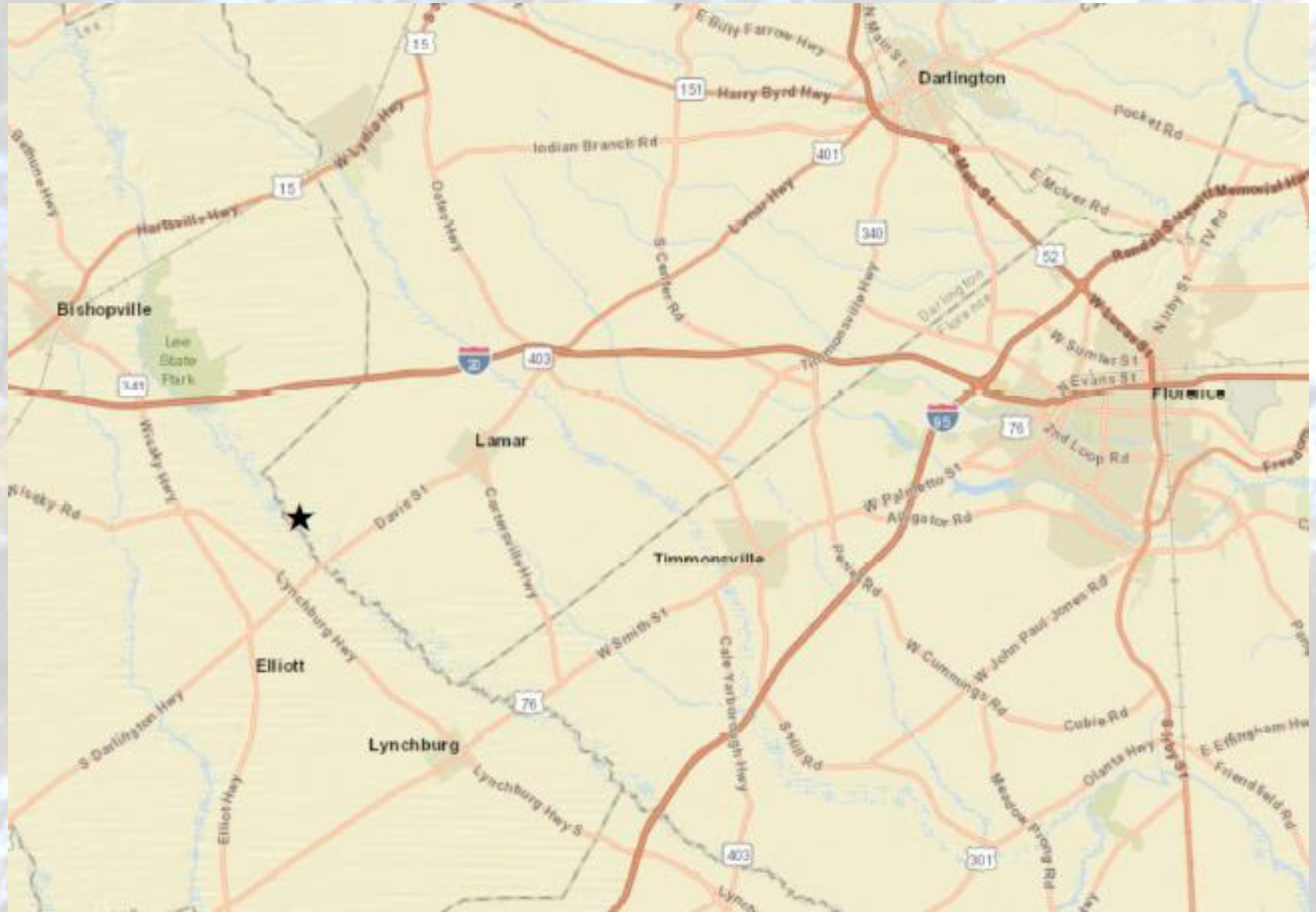


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LOCATION MAP

±108 acres, Recreational Timberland
W. Lynchs River Rd, Lamar



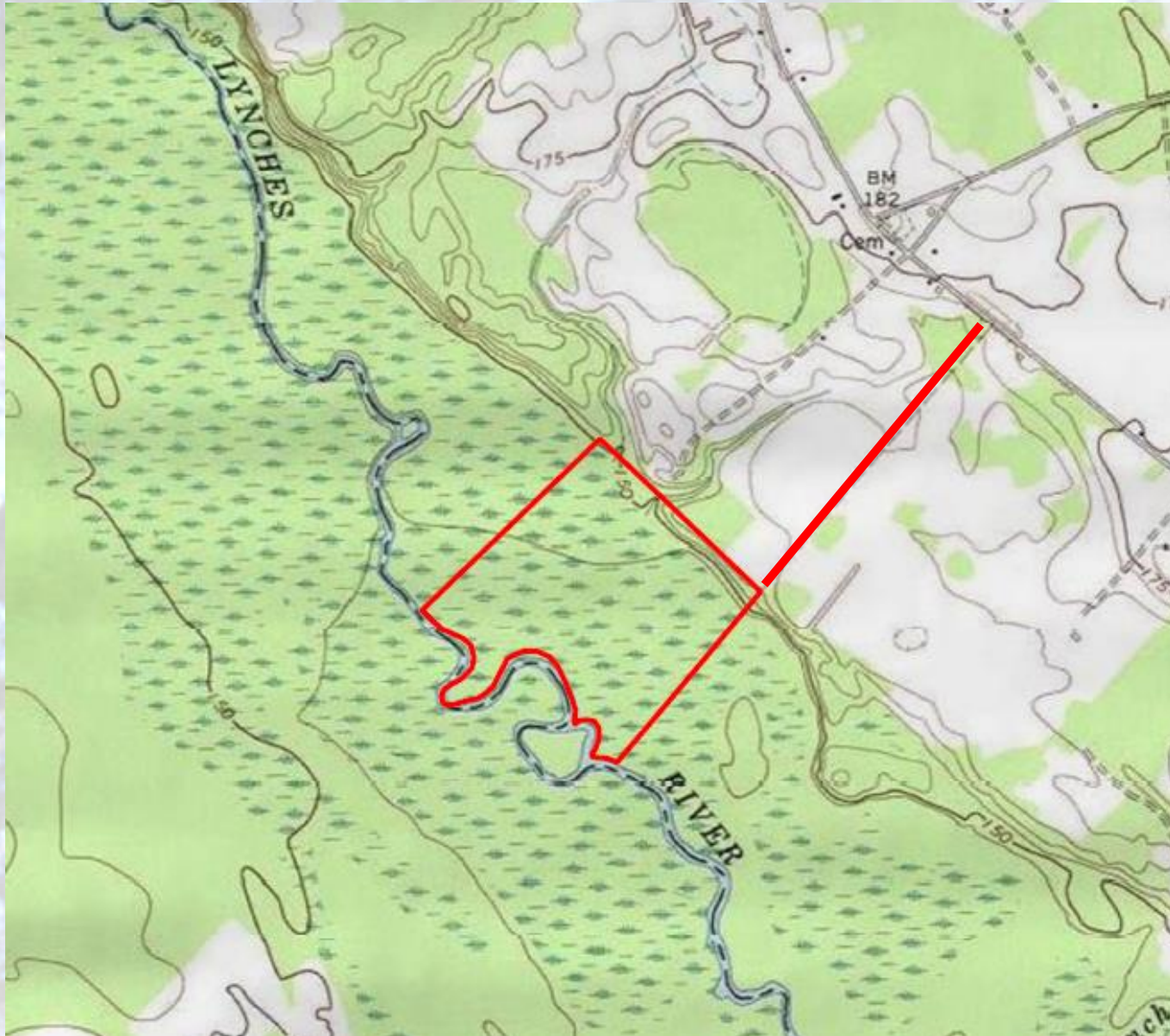
TMS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



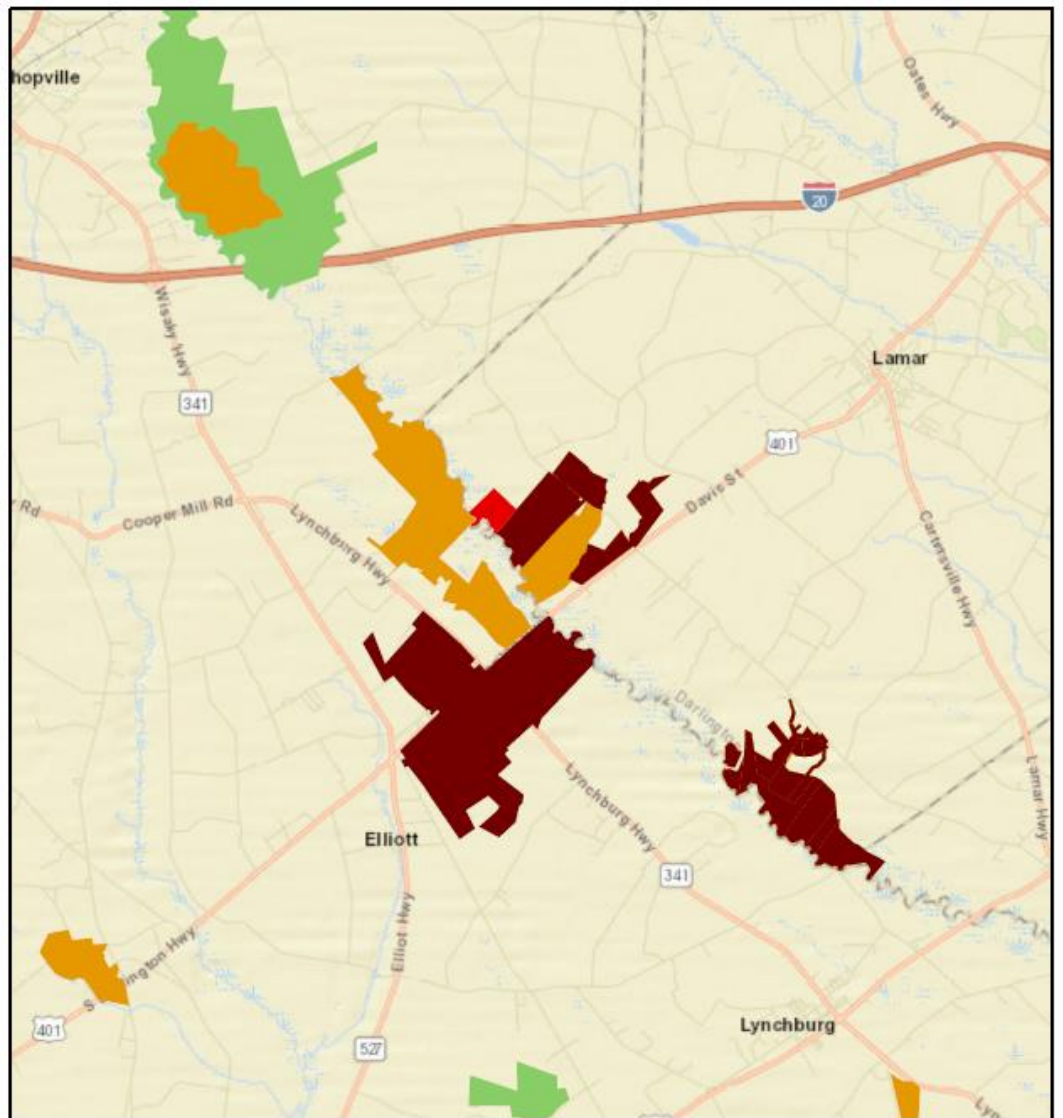
TOPO MAP

±108 acres, Recreational Timberland
W. Lynch River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



Date: 9/8/2017

Protected Lands Map Woodfield - Lynches

Legend

- Parcel_Woodfield
- PDLT_Holdings
- Private Protected
- State Protected
- Federal Protected

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

0 1 2 3 4 Miles



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar

Visit: <https://youtu.be/3HbElwk0vc4>
To take a virtual tour of the property

PROTECTED LANDS MAP

±108 acres, Recreational Timberland

Entrance gate on W. Lynches River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland

Timber along the property line of adjacent working farm



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



PROTECTED LANDS MAP

±108 acres, Recreational Timberland

Frontage along Lynches River



PROTECTED LANDS MAP

±108 acres, Recreational Timberland

Lynches River



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
0.70 miles of frontage along the
northeastern bank of the Scenic
Lynches River



PROTECTED LANDS MAP

±108 acres, Recreational Timberland

Existing interior roads that provide two access points to Lynches River



PROTECTED LANDS MAP

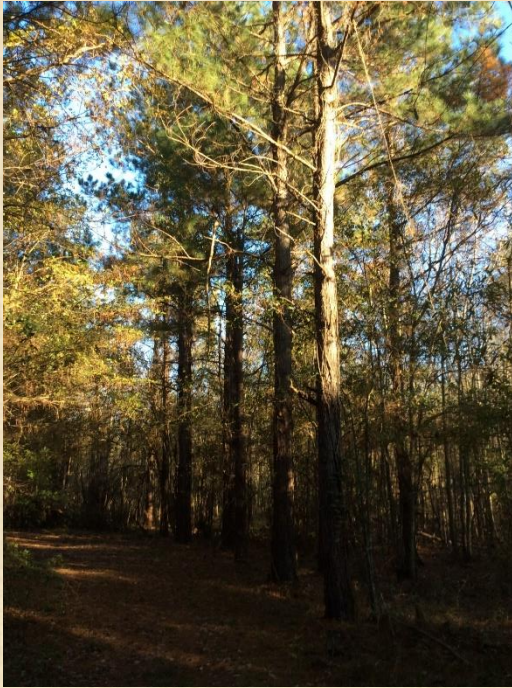
±108 acres, Recreational Timberland

Recreational hunting



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
Varying age loblolly pine stands on the
upland ridges



PROTECTED LANDS MAP

±108 acres, Recreational Timberland
W. Lynches River Rd, Lamar



For more information:

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