

## FOR SALE

Woodfield-Lynches River Tract  
± 108 acres - Darlington County



Location: SW of W. Lynches River Road on the Lynches River  
4.5 Miles WSW of Lamar, Darlington County, SC, 29069

Tax Map #: 027-00-01-024 & 047-00-01-103

Assumption: That the subject property was free and clear of all forms of adverse environmental pollution.

### Property Description

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

Except for the access road, the property is entirely forested with merchantable 20-year old mixed hardwood and planted pine stands.

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

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



## 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, places a 100' buffer along the Lynches River but permits a permeable boat ramp, prohibits commercial and industrial uses, permits one residential structure and limits total impervious surfaces to 10,000 square feet, prohibits mining, prohibits paving of roads with impervious materials, and limits uses to silvicultural and traditional outdoor recreational uses. For a more thorough review of the conservation restrictions and conditions, please contact PDLT, Seth Cook. PDLT will work with the buyer to create a conservation easement plan that fits within the donors wishes to permanently protect the tract for it's conservation values.

The Woodfield-Lynches tract is in close vicinity of other permanently protected farms and properties, including the adjacent Scarborough Farms.



## Pricing

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

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).

*Appraisal completed November 2018*

## For more information:

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