



# FOR SALE

## BEREA CHURCH

±10 Acres - \$18,000

Marlboro County, SC

American Forest Management, Inc., is pleased to announce the exclusive offering of the Berea Church tract, located near McColl, SC.

A great acreage corner lot with substantial paved road frontage on Berea Church and Bowen Grocery Road. The tract is part open field, part young pine, and part hardwood. This tract could be used for a large home site and may have potential to be further divided into multiple home sites given the rectangular shape and the road frontage. This tract would also be a nice small and affordable recreational tract. The tract is located in close proximity to Bennettsville, SC, Laurinburg, NC, and Lumberton, NC. A great opportunity to live in the country and be close to town!

### Directions:

Tract is located at the intersection of Berea Church Rd and Bowen Grocery Rd in McColl, SC. From McColl follow South Main Street out of town, continue onto New Bridge Rd, follow for 3.4 miles, turn right onto Bowen Grocery Road, and follow for 1.3 miles, to the intersection with Berea Church. American Forest Management Signs are located at the frontage. A close address for your GPS is 3768 Berea Church Rd, McColl, SC 29570.



### CONTACT:

Chris Miller

Broker-In-Charge – Licensed in NC and SC

American Forest Management, Inc.

8702 Red Oak Blvd. Suite C

Charlotte, NC 28217

☎ 704.527.6780 ext322 | ✉ 704.577.7082

Chris.Miller@afmforest.com

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representations or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

WE'RE IN THIS **TOGETHER**

**AmericanForestManagement.com**