



# **Land&Timber**

Exclusive Offering of

Eight Tracts of Timberland Totaling 2,950± Acres in the  
Upstate of South Carolina

Agent: Tim Burke

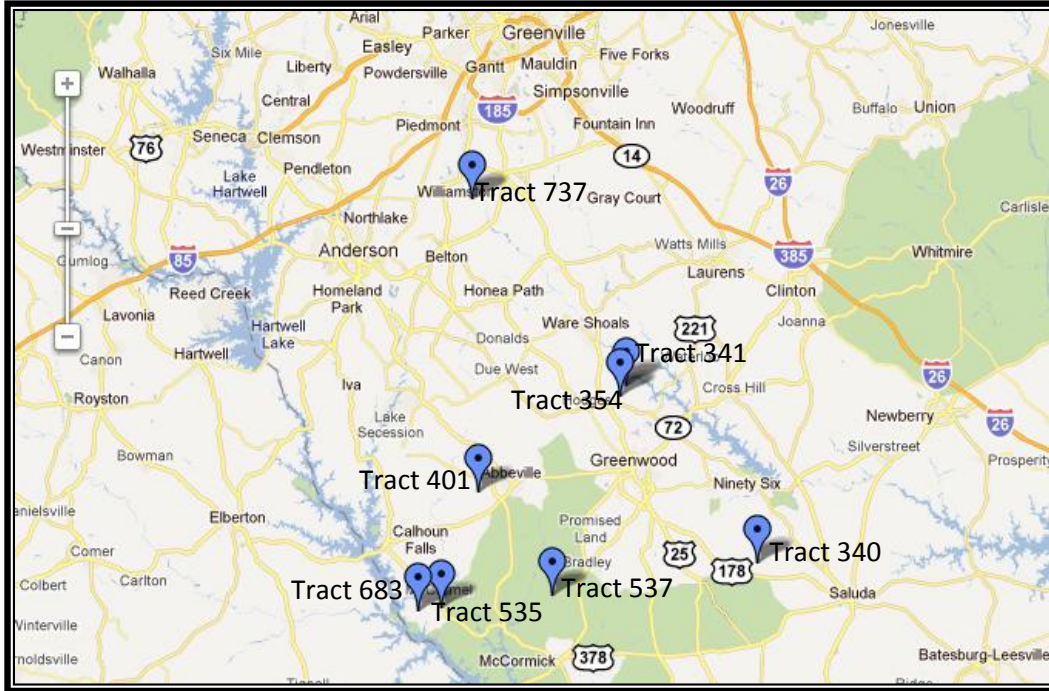
864-980-3684

[www.jenkinscrealty.com](http://www.jenkinscrealty.com)



# Pine Properties, LLC Offering 2011

JIR Land & Timber is proud to offer this package of timberland in the upstate of South Carolina for immediate liquidation. These tracts feature well managed, merchantable timber in Greenwood, McCormick, Anderson, Saluda and Abbeville County. Cruises and aerial maps have been updated to reflect 2011 volumes and tonnage pricing. The timber values have been combined with up-to-date acreage pricing to create an excellent buyer opportunity. For showing instructions or additional information, please contact Tim Burke at 864-980-3684.



<b>Pine Properties, LLC Package Updated October 2011</b>				
<b>Tract</b>	<b>County</b>	<b>Acres</b>	<b>Asking PPA</b>	<b>Total Price</b>
<b>341</b>	Greenwood	300	\$1,850	\$555,000
<b>737</b>	Anderson	125	\$1,850	\$231,250
<b>683</b>	McCormick	98	\$1,800	\$176,400
<b>340</b>	Greenwood & Saluda	141	\$1,650	\$232,650
<b>535</b>	McCormick	689	\$1,997	\$1,375,933
<b>537</b>	Greenwood	485	\$1,995	\$967,575*
<b>354</b>	Greenwood	251	\$1,850	\$464,350
<b>401</b>	Abbeville	860	\$1,825	\$1,569,500
		<b>Total Acres</b>		<b>Total Package Value</b>
		<b>2,949</b>		<b>\$5,572,658</b>

\*Includes a 3 bedroom, 2 bath house that can be subdivided out of package

Contact: Tim Burke





(864) 980-3684

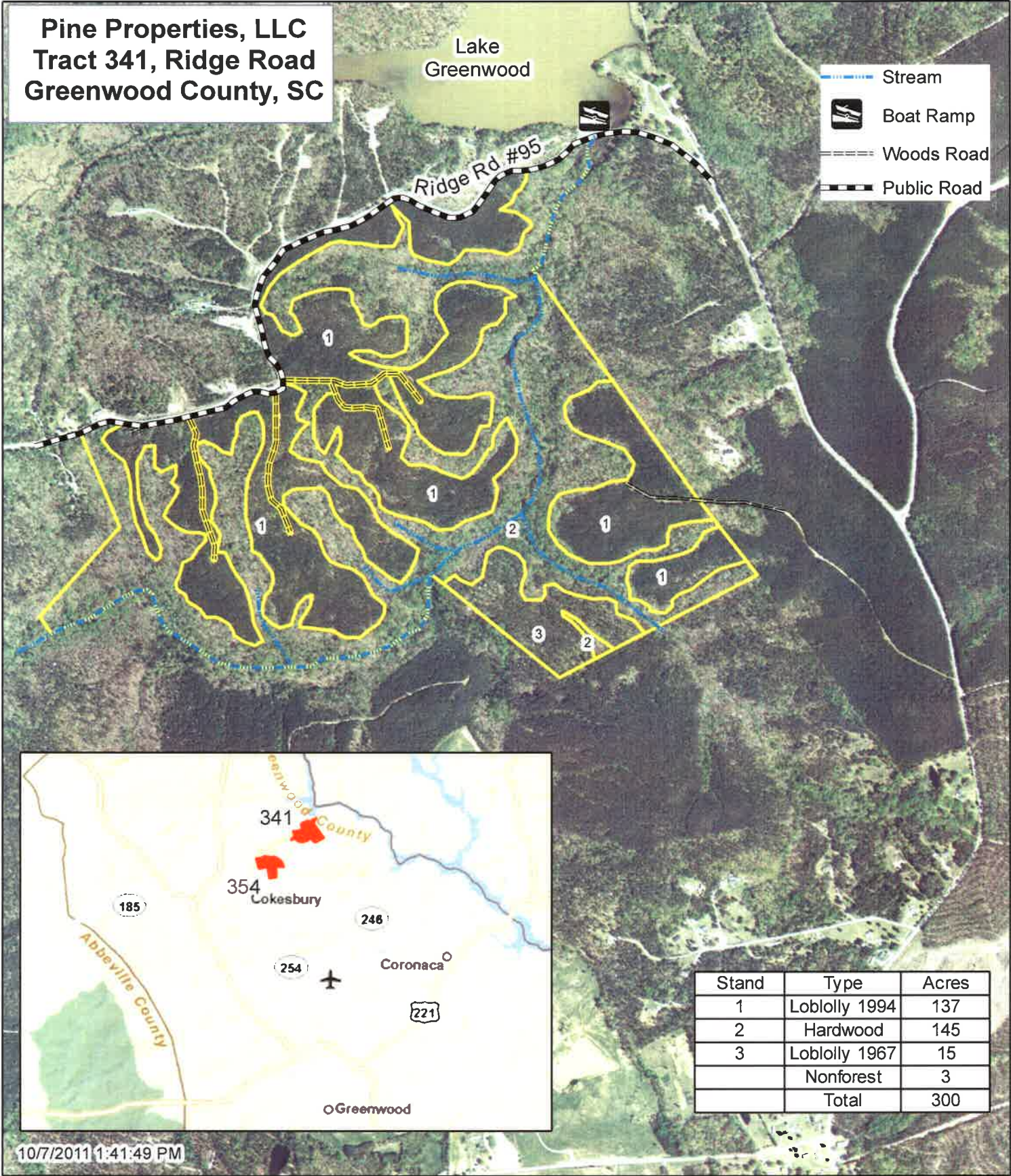
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**Pine Properties, LLC  
Tract 341, Ridge Road  
Greenwood County, SC**

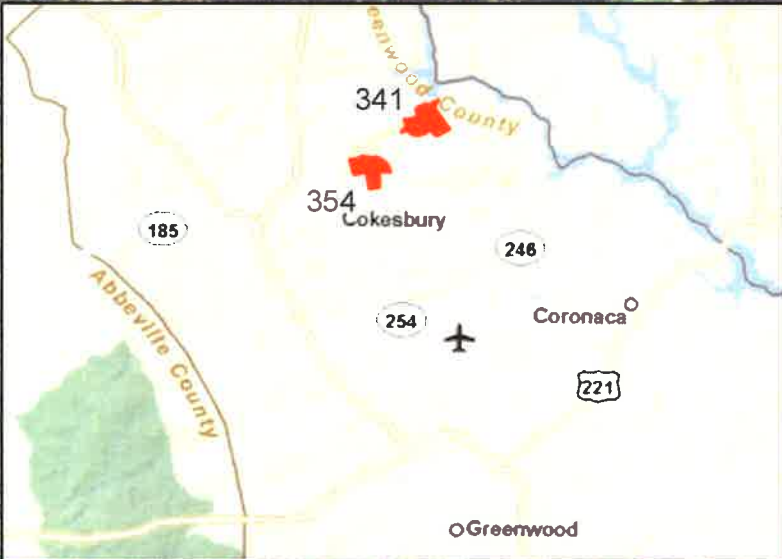
Lake Greenwood

Ridge Rd #95

-  Stream
-  Boat Ramp
-  Woods Road
-  Public Road



Stand	Type	Acres
1	Loblolly 1994	137
2	Hardwood	145
3	Loblolly 1967	15
	Nonforest	3
	<b>Total</b>	<b>300</b>



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Lat, Long:



1 inch = 990 feet  
0 330 660 1,320 Feet

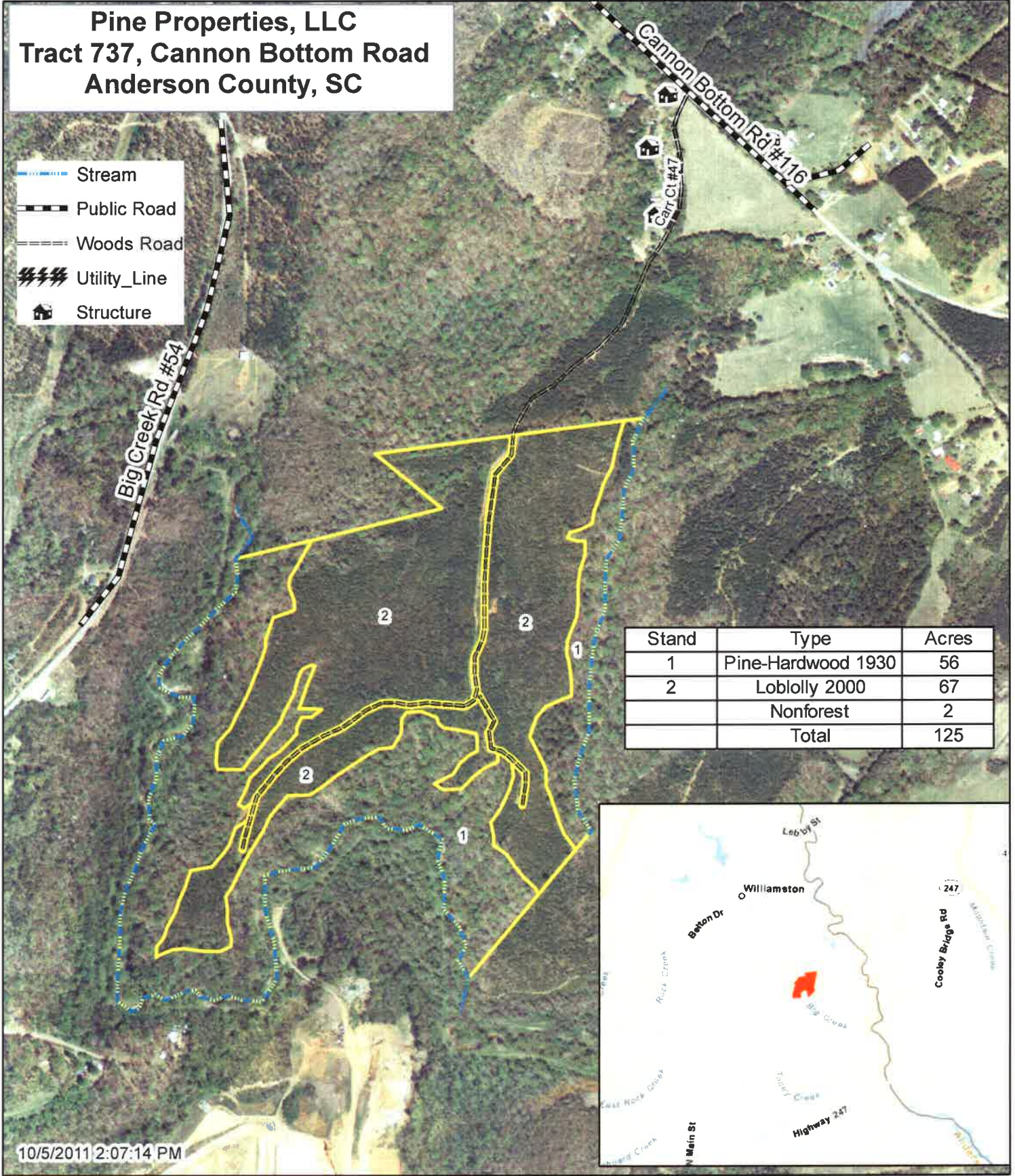
**THOMPSON**  
Forest Consultants, Inc

This map is considered accurate; however, no warranty is given or implied.

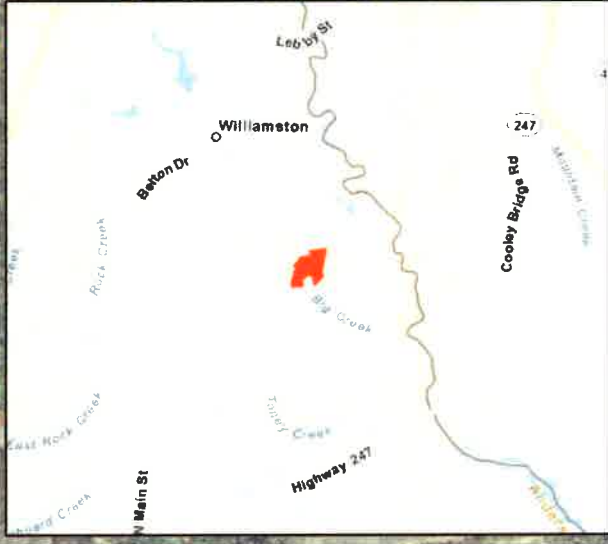
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**Pine Properties, LLC  
Tract 737, Cannon Bottom Road  
Anderson County, SC**

-  Stream
-  Public Road
-  Woods Road
-  Utility\_Line
-  Structure



Stand	Type	Acres
1	Pine-Hardwood 1930	56
2	Loblolly 2000	67
	Nonforest	2
	<b>Total</b>	<b>125</b>



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Lat, Long: 34.5907, -82.4509








1 inch = 660 feet  
0 330 660 Feet

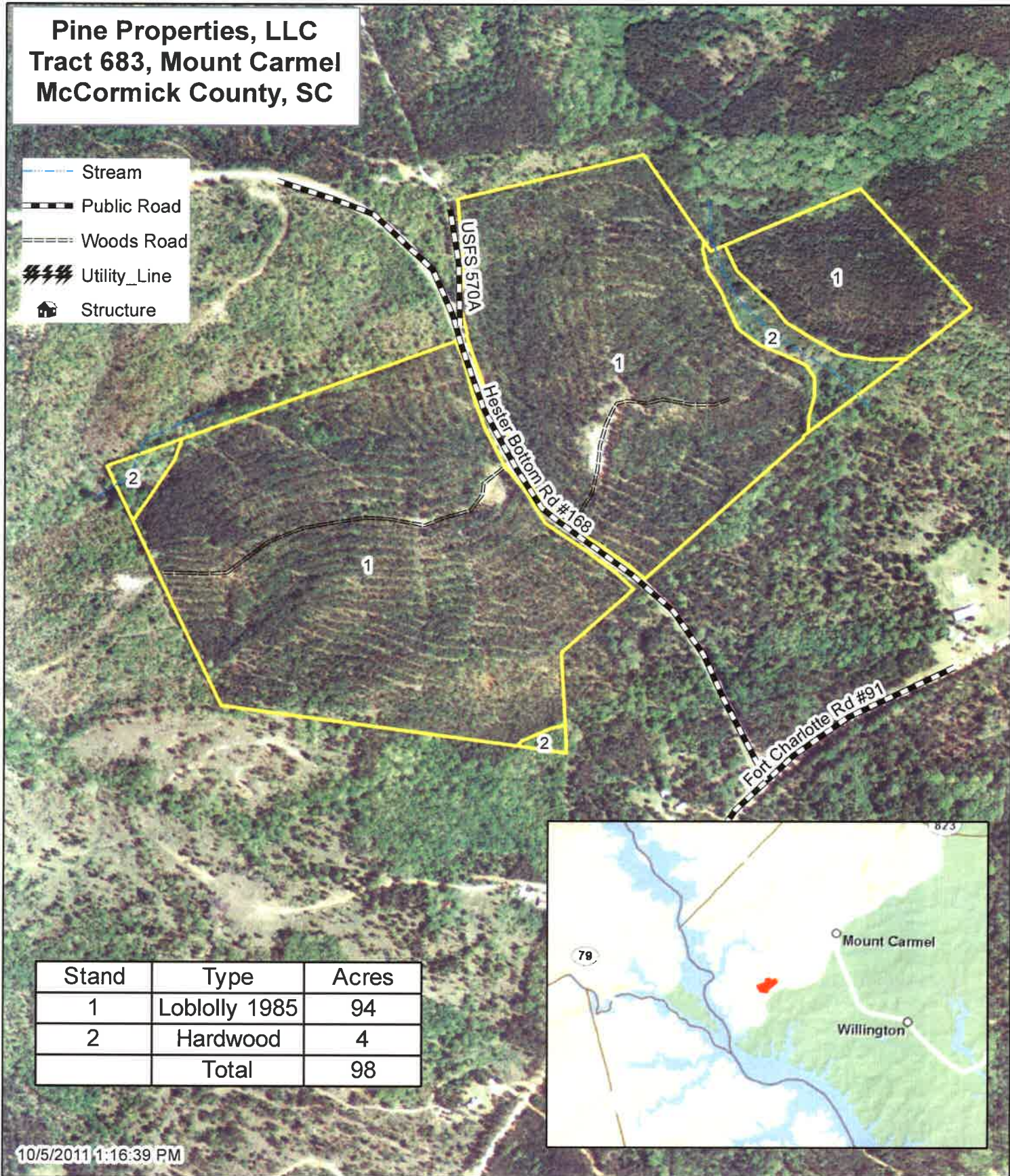
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**Pine Properties, LLC  
Tract 683, Mount Carmel  
McCormick County, SC**

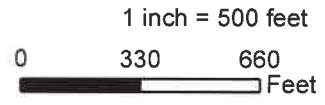
-  Stream
-  Public Road
-  Woods Road
-  Utility\_Line
-  Structure



Stand	Type	Acres
1	Loblolly 1985	94
2	Hardwood	4
	Total	98



Lat, Long: 33.98792, -82.54499




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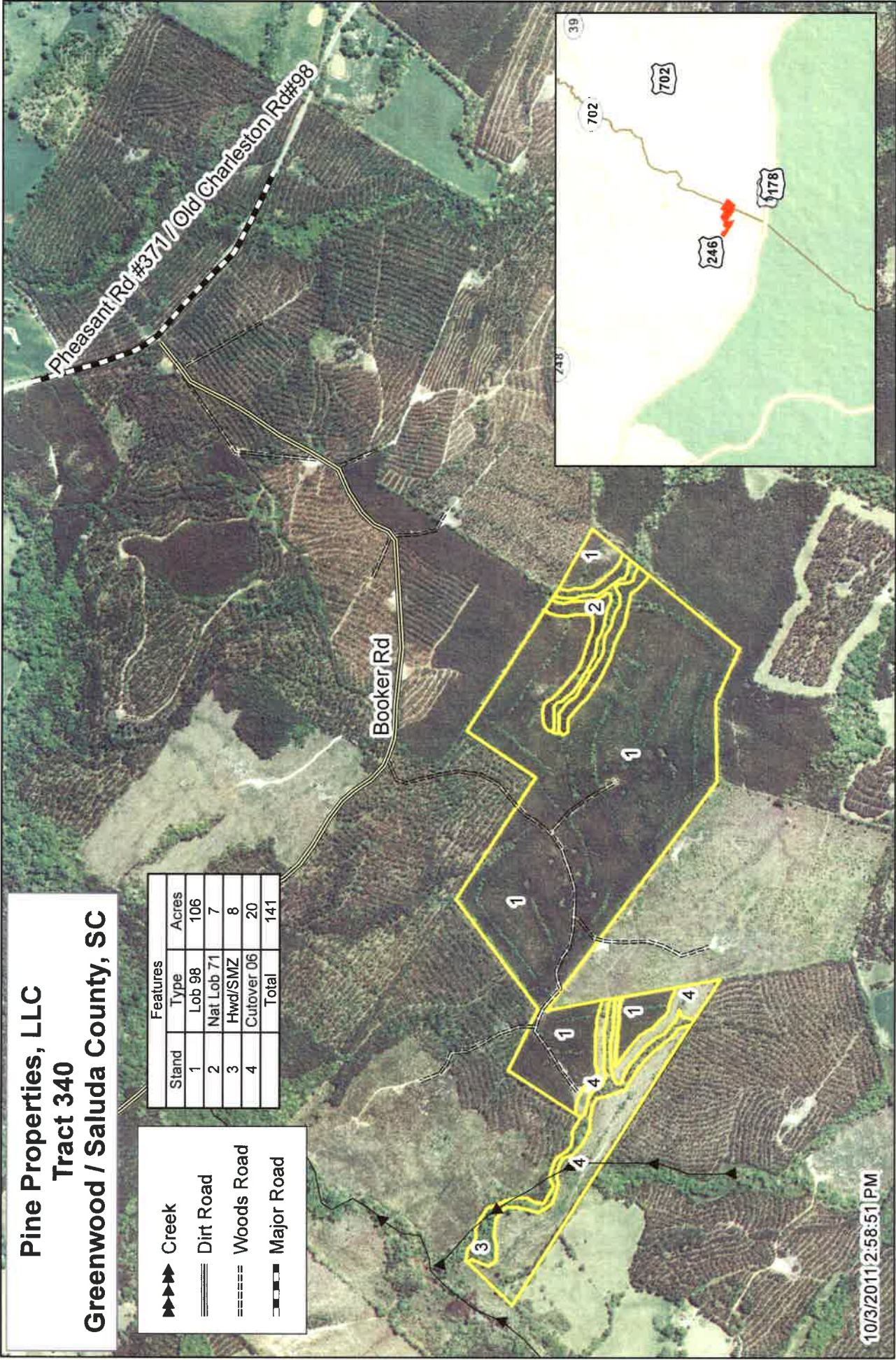
This map is considered accurate; however, no warranty is given or implied.

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**Pine Properties, LLC  
Tract 340  
Greenwood / Saluda County, SC**

-  Creek
-  Dirt Road
-  Woods Road
-  Major Road

Features		
Stand	Type	Acres
1	Lob 98	106
2	Nat Lob 71	7
3	Hwd/SMZ	8
4	Cutover 06	20
Total		141



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Lat: 34.06020, Long: -81.93844



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# Pine Properties, LLC Tract 535, Mount Carmel McCormick County, SC

Stand	Type	Acres
1	Hardwood 1967	37
2	Loblolly 1985	287
3	Loblolly 1999	40
11	Loblolly 1991	260
13	Loblolly 1994	44
	Open / Nonforest	20
	<b>Total</b>	<b>689</b>



- Stream
- Public Road
- Woods Road
- Utility\_Line
- Structure

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Lat, Long: 33.99212, -82.50231

1 inch = 1,320 feet



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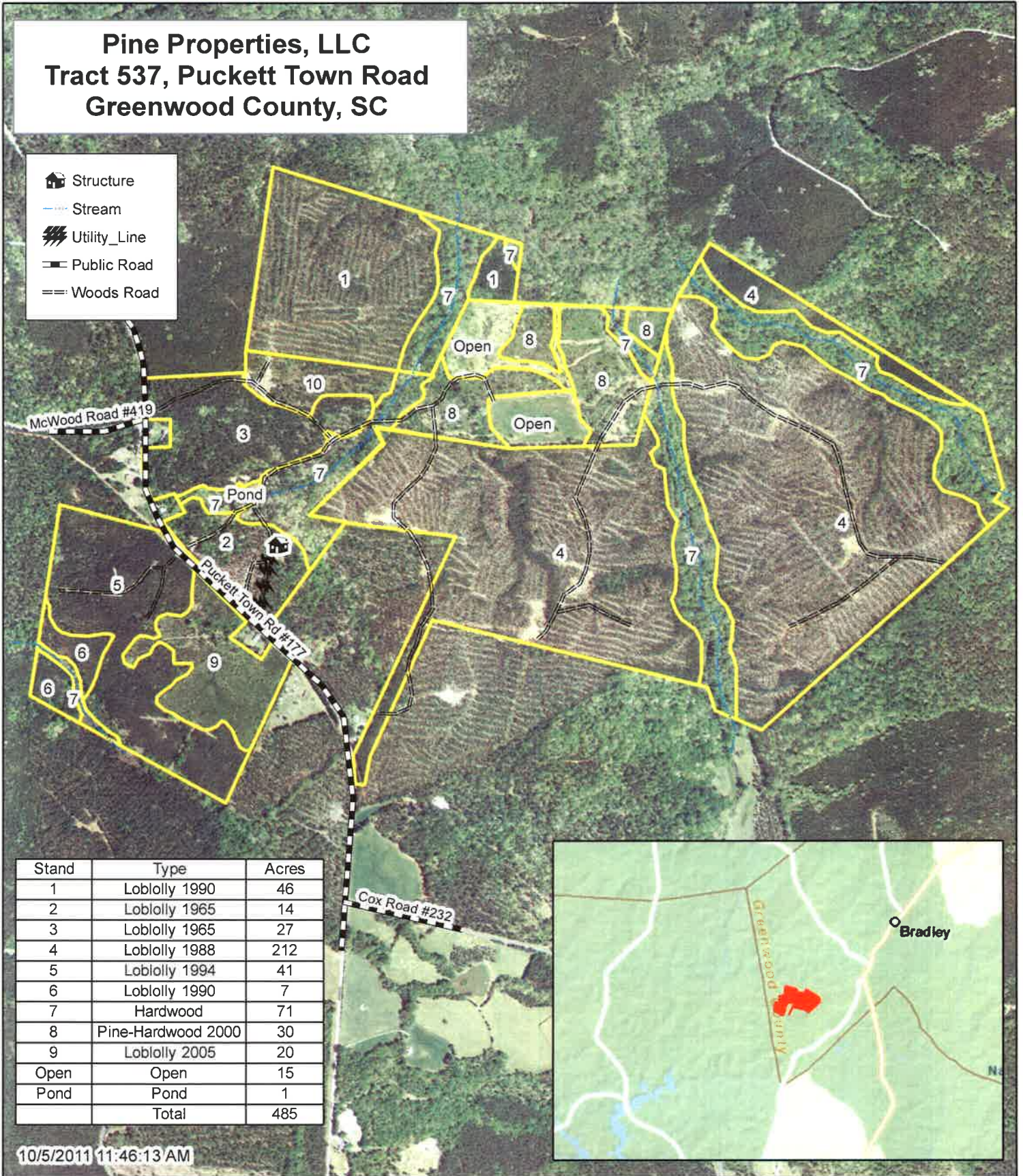
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# Pine Properties, LLC Tract 537, Puckett Town Road Greenwood County, SC

-  Structure
-  Stream
-  Utility\_Line
-  Public Road
-  Woods Road



Stand	Type	Acres
1	Loblolly 1990	46
2	Loblolly 1965	14
3	Loblolly 1965	27
4	Loblolly 1988	212
5	Loblolly 1994	41
6	Loblolly 1990	7
7	Hardwood	71
8	Pine-Hardwood 2000	30
9	Loblolly 2005	20
Open	Open	15
Pond	Pond	1
	Total	485



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Lat, Long: 34.01002, -82.30490

1 inch = 990 feet

0 330 660 1,320 Feet



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TIMBER CRUISE APPRAISAL

Name Compartment # 537 County Greenwood, SC  
 Number of Acres 314 +/- Date 9/20/11


SAWTIMBER

Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
PINE:			
PINE CHIP & SAW:	4401	16.00	70416.00
PINE TOTAL:	4401		70416.00
HARDWOOD:			
	VOLUME (MBF)	DOLLAR VALUE (MBF)	Total
HARDWOOD TOTAL:			

PULPWOOD

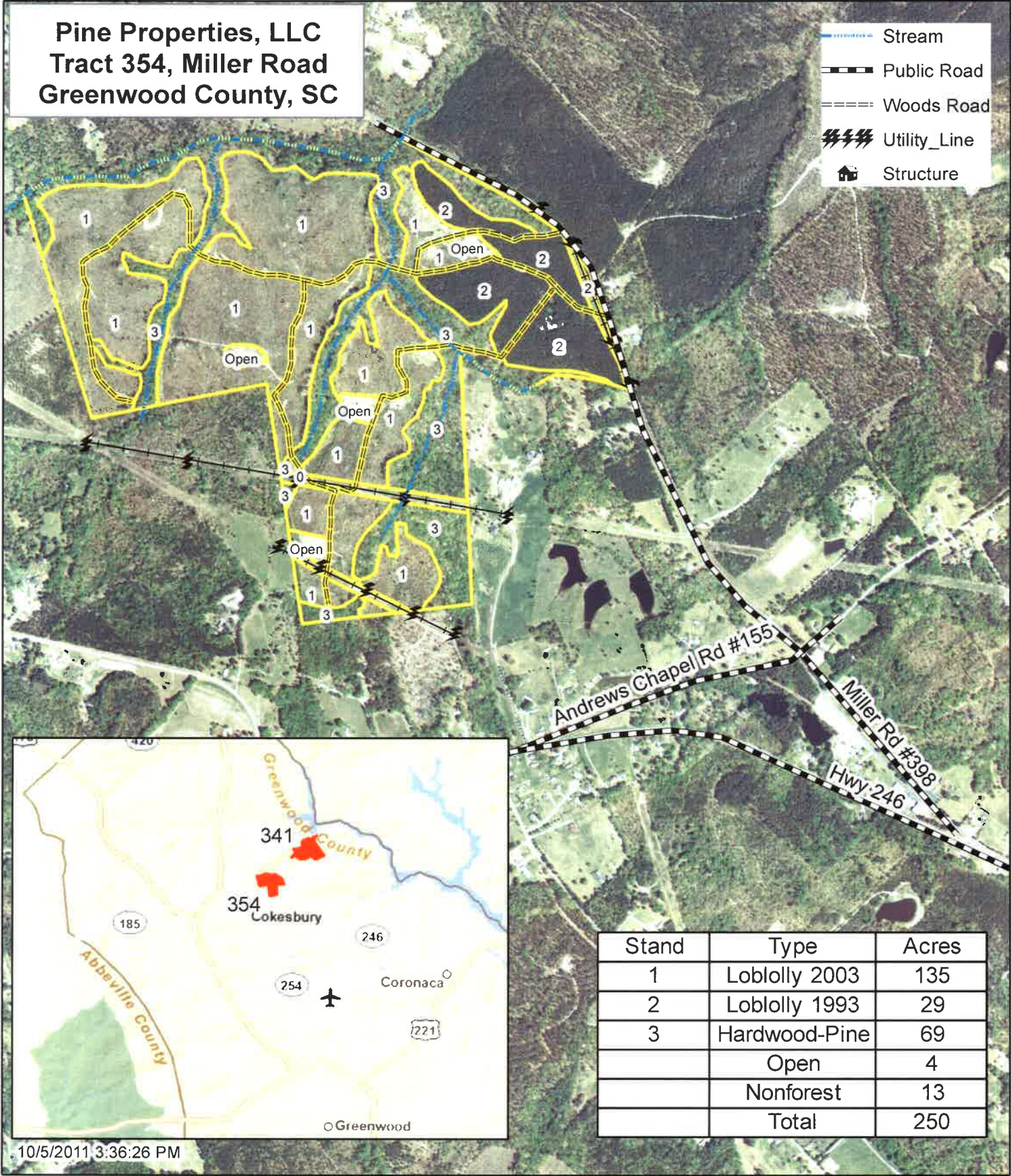
Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
Pine	12,378	8.50	105,213.00
Hardwood	2,932	7.00	20,524.00
PULPWOOD TOTAL:	15,310		125,737.00

Total Timber Value \$ 196,153.00  
 Pre-merchantable Pine \$ \_\_\_\_\_  
 Pre-merchantable Pine \$ \_\_\_\_\_  
 Pre-merchantable Pine \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 TOTAL VALUE \$ 196,153.00

BY   
 Thomas W. Mason  
 PIEDMONT FORESTRY CONSULTANTS, INC.  
 SC Registered Forester # 673  
 SAF Certified Forester #2104

**Pine Properties, LLC  
Tract 354, Miller Road  
Greenwood County, SC**

-  Stream
-  Public Road
-  Woods Road
-  Utility\_Line
-  Structure



Stand	Type	Acres
1	Loblolly 2003	135
2	Loblolly 1993	29
3	Hardwood-Pine	69
	Open	4
	Nonforest	13
	<b>Total</b>	<b>250</b>

10/5/2011 3:36:26 PM

Lat, Long: 34.3043, -82.1896

1 inch = 990 feet



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TIMBER CRUISE APPRAISAL

Name Compartment # 354 County Greenwood, SC  
 Number of Acres 251 +/- acres Date 9/20/11

SAWTIMBER

Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
PINE:			
PINE CHIP & SAW:			
PINE TOTAL:			
HARDWOOD:	VOLUME (MBF)	DOLLAR VALUE (MBF)	Total
Sweetgum	175,425	125.00	21,928.12
Oak	75,387	230.00	17,339.01
Hickory	46,882	135.00	6,329.07
Poplar	110,974	150.00	16,646.10
HARDWOOD TOTAL:	408,668		62,242.30

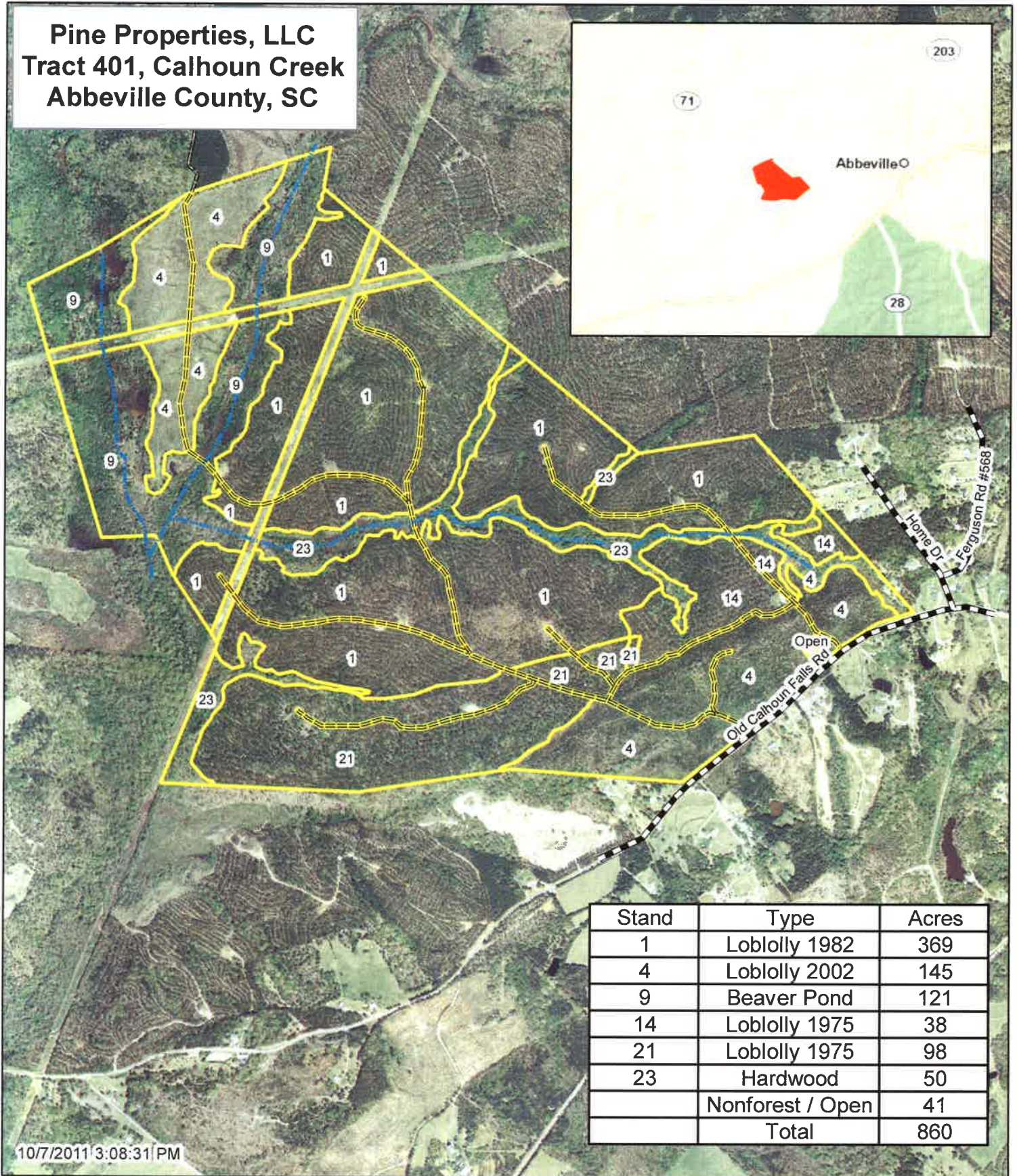
PULPWOOD

Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
Pine	3285	8.50	27,922.50
Hardwood	2405	7.00	16,835.00
PULPWOOD TOTAL:	5690		44,757.50

Total Timber Value	\$ 106,999.80	
Pre-merchantable Pine	\$ 55,941.88	PL (2003 122 +/- acres @ \$458.54
Pre-merchantable Pine	\$	
Pre-merchantable Pine	\$	
	\$	
<b>TOTAL VALUE</b>	<b>\$ 162,941.68</b>	

BY Thomas W. Mason  
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 PIEDMONT FORESTRY CONSULTANTS, INC.  
 SC Registered Forester # 673  
 SAF Certified Forester #2104

**Pine Properties, LLC  
Tract 401, Calhoun Creek  
Abbeville County, SC**



Stand	Type	Acres
1	Loblolly 1982	369
4	Loblolly 2002	145
9	Beaver Pond	121
14	Loblolly 1975	38
21	Loblolly 1975	98
23	Hardwood	50
	Nonforest / Open	41
	<b>Total</b>	<b>860</b>

Lat, Long: 34.1639, -82.4394

1 inch = 1,320 feet



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TIMBER CRUISE APPRAISAL

Name Tract # 401 County Abbeville, S.C.  
 Number of Acres 860 +/- Date 9/20/11

SAWTIMBER

Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
PINE:	10,151	26.00	263,926.00
PINE CHIP & SAW:	8,397	16.00	134,352.00
PINE TOTAL:	18,548		398,278.00
HARDWOOD:	VOLUME (MBF)	DOLLAR VALUE (MBF)	Total
HARDWOOD TOTAL:			

PULPWOOD

Species	VOLUME (TONS)	DOLLAR VALUE (TONS)	Total
Pine	7455	8.25	61,503.75
Hardwood	494	7.00	3,458.00
PULPWOOD TOTAL:	7949		64,961.75

Total Timber Value	\$	463,239.75	
Pre-merchantable Pine	\$	25,036.65	PL (2004) 59 +/- acres @ \$424.35
Pre-merchantable Pine	\$	49,378.56	PL (2000) 88 +/- acres @ \$561.12
Pre-merchantable Pine	\$		
	\$		
<b>TOTAL VALUE</b>	\$	<b>537,654.96</b>	

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