

# Highway 38/917 Tract

Sellers, South Carolina 29565  
Dillon County



## Property Information

Address:	West of the Intersection of SC Highways 38 and 917
City:	Sellers
State:	South Carolina
Zip:	29565
County:	Dillon
Municipality:	City
Latitude and Longitude:	34.336071740, -79.51507610

## Brokerage Details

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Tax Map ID: 102-00-00-070  
Minimum Price Per Acre: \$20,000  
Maximum Price Per Acre: \$25,000

## Building Information

## Site Information

Total Acres: 33  
Minimum Divisible Acreage: Not Subdividable  
Developable Acres: 33  
Zoning: Agriculture  
Surrounding Land Use - North: Undeveloped Land  
Surrounding Land Use - South: Undeveloped Land  
Surrounding Land Use - East: Undeveloped Land  
Surrounding Land Use - West: Undeveloped Land  
Site Condition: forested  
Elevation (Min): 111'  
Elevation (Max): 114'  
Soil Type: Loam  
Wetlands Delineation Map, Phase I  
Environmental Site Assessment, Protected  
Species Report, Cultural Resources Survey  
Phase I, Preliminary Geotechnical  
Assessment, Topographic Survey, Boundary  
Survey

Due Diligence Performed:

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### Utilities Information

Primary Electric Provider:	Duke Energy Progress
Natural Gas Provider:	Dominion Energy
Natural Gas Type:	Distribution
Gas Main Size:	4"
Distance to Nearest Gas Line:	3 miles
Telecommunications Provider:	AT&T
Water Provider:	Trico Water Company
Water Main Diameter:	8"
Water Service Distance:	On Site
Wastewater Provider:	Town of Latta
Wastewater Type:	Force
Wastewater Line Diameter:	6"
Wastewater Main Distance:	On Site

### Proximity Information

Nearest Airport:	Florence Regional (20)
Nearest Interstate:	I-95 (1.2 miles)
Nearest Port:	Inland Port Dillon (10 miles)