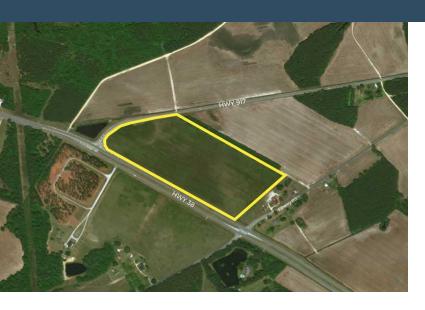
# HIGHWAY 38/917 TRACTIES AS

Sellers, South Carolina 29565 Latitude and Longitude: 34.336071740, -79.51507610





### **LOCATION INFORMATION**

City	Sellers
State	South Carolina
Zip	29565
County	Dillon
Date Available	10/14/2022
Municipality	City
Latitude and Longitude	34.336071740, -79.51507610

## HIGHWAY 38/917 TRACT



#### **UTILITIES INFORMATION**

Primary Electric Provider	Duke Energy Progress
Tilliary Electron Total	Dane Energy in egress

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"

Distance to Water Main On Site

Wastewater Provider Town of Latta

Wastewater Type Force

Wastewater Line Diameter 6

Wastewater Main Distance On Site

#### **BROKERAGE DETAILS**

Minimum Price Per Acre	\$20,000
MILLION PICE PELACIE	カノししい

Maximum Price Per Acre \$25,000

#### SITE INFORMATION

Total Acres	•	33
TOLAL ACTES		$\sim$

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)	יווו
Elevation (Max)	114'
Soil Type	Loam
Due Diligence Performed	Wetlands Delineation Map, Phase I
	Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey
Has Restrictive Covenants	Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment,

# HIGHWAY 38/917 TRACT



## PROXIMITY INFORMATION

Nearest Airport Florence Regional

Nearest Interstate I-95

Nearest Port Inland Port Dillon

