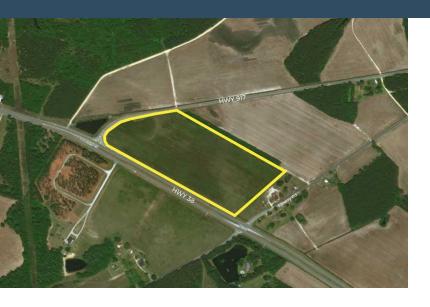
HIGHWAY 38/917 TRACT

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
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
Maximum Price Per Acre	\$25,000
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 Surrounding Land Use - West	Undeveloped Land 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	No
Freeway Proximity is Favorable	Т

HIGHWAY 38/917 TRACT



PROXIMITY INFORMATION

Nearest Airport

Nearest Interstate

Nearest Port

Florence Regional

1-95

Inland Port Dillon

