

HIGHWAY 38/917 TRACT NESA

SOUTH CAROLINA'S BUSINESS CORNER

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

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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"
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	Undeveloped Land
Surrounding Land Use - West	Undeveloped Land
Site Condition	forested
Elevation (Min)	111'
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	T

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PROXIMITY INFORMATION

Nearest Airport	Florence Regional
Nearest Interstate	I-95
Nearest Port	Inland Port Dillon

