

FOR SALE

0 IVENIA BROWN ROAD

SITE OFF OF ACE BASIN PKWY
/ HWY 17 - LIKELY FOUR+/-
MOBILE HOME LOT RENT
PADS

Green Pond, SC 29446

PRESENTED BY:

GILBERT BRADHAM

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Building Site

or Hunting Cabin, etc.

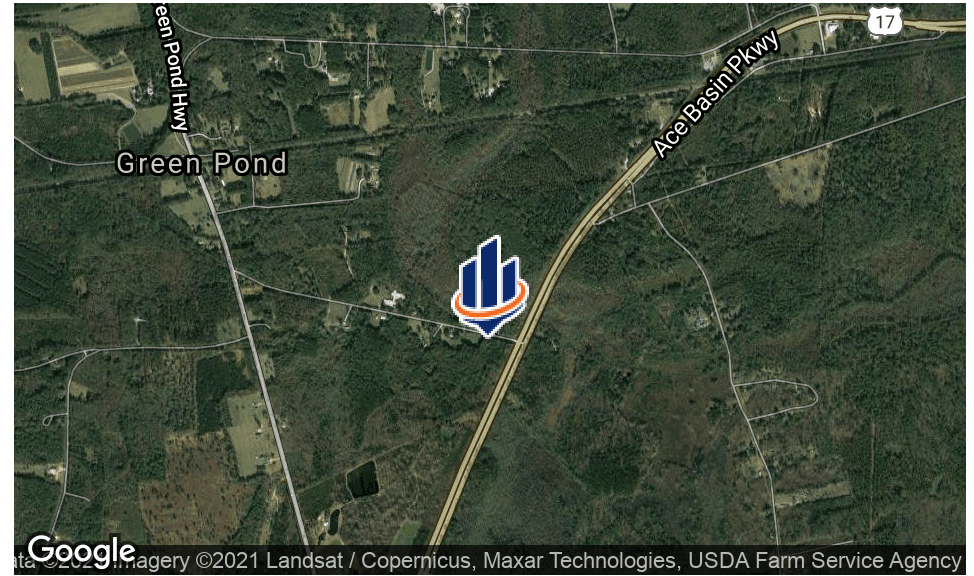
Legend



Small Site - Off of Ace Basin



Small Site - Off of Ace Basin Pa



OFFERING SUMMARY

SALE PRICE:	\$8,975
LOT SIZE:	0.4 Acres
PRICE / ACRE:	\$22,438
ZONING:	Vacant Residential
MARKET:	Colleton County
SUBMARKET:	Ace Basin Area
APN:	272-10-00-004.000

PROPERTY OVERVIEW

This is an excellent parcel at a reasonable price well suited for a Manufactured Housing - Land Sale Package. There could possibly be some cost offset achieved by selling the timber that is on the property. Additionally, this property is located within the Ace Basin Area and is just off of the Ace Basin Parkway. Alternatively one could look at a stick-built dwelling or other use allowable by zoning determined by buyer's due diligence. The Owner will hold a first mortgage position on owner financing if requested with 60% cash upfront at closing. This site would be a reasonable purchase for a hunting club looking to build or construct a bunkhouse for visiting guests to go hunting or fishing within the Ace Basin and all its tributaries and surrounding Plantation Properties. This lot is the fifth lot in on the left after turning onto Ivenia Brown Road. If this is used by a Corporate Entity to visit the area for Hunting and Fishing including watching Alligators it is possible with a consultation with a CPA to mark the purchase off as a business tax deduction. Purchased at a Tax Sale thus no warranty as to Title. All aspects solely purchaser due diligence. NOTE: COMMISSION IS FLAT FEE AND BASED ON A FULL PRICE OFFER SHALL BE \$1,000.00 TO COOPERATING REALTORS. SHOULD THE OFFER BE ACCEPTED APPRECIABLY LOWER SELLER RESERVES THE RIGHT TO DECREASE COMMISSION. IN ANY INSTANCE THE TOTAL COMMISSION SHALL BE SPLIT 50/50. COMMISSION % DELINEATED ONLINE IS WRONG AND ONLY BECAUSE THE SYSTEM WOULD NOT WORK WITHOUT A PERCENTAGE LISTED.

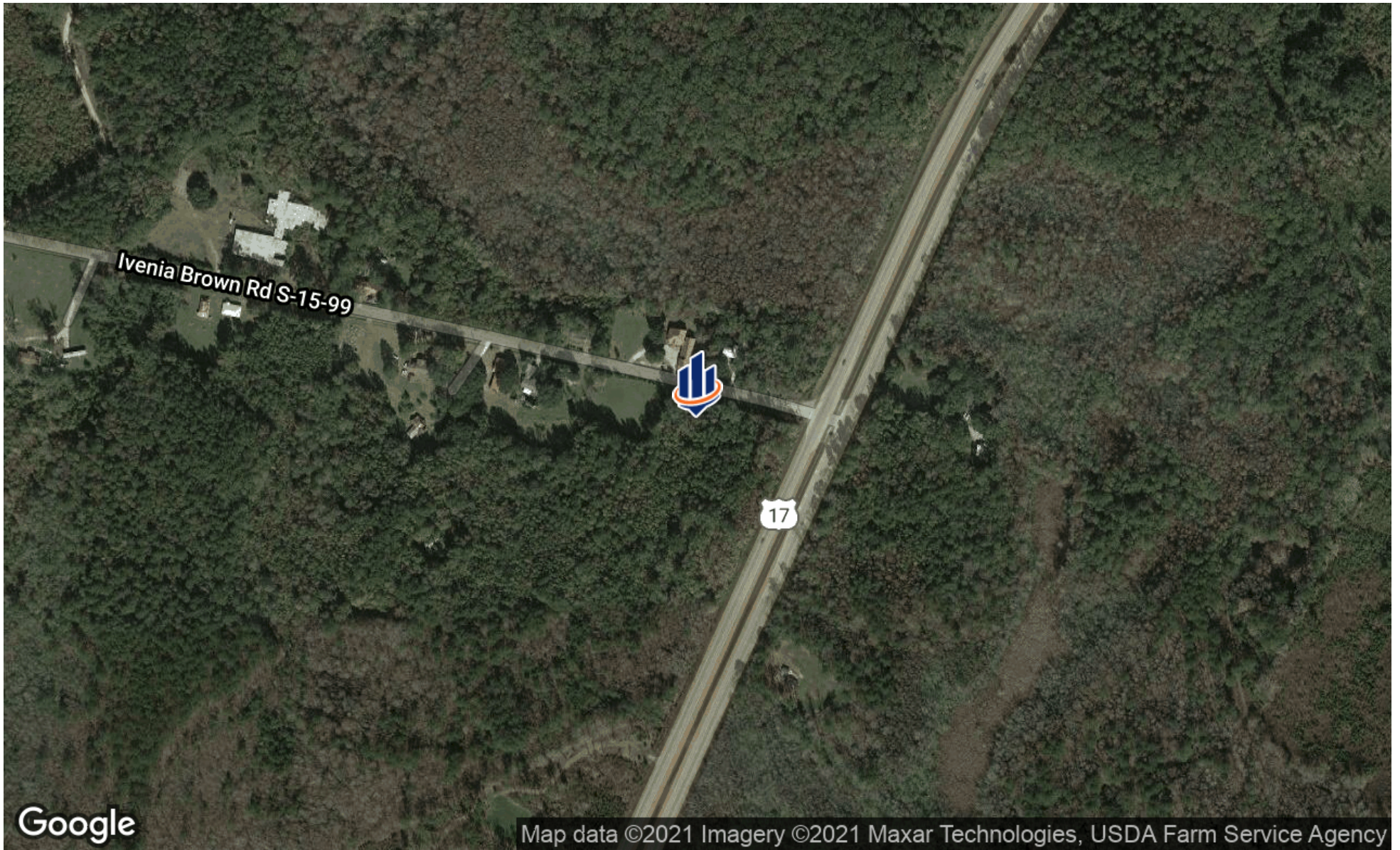
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Parcel ID	Alternate ID	Class	Owner Address	Last Sales Date	Price	Grantor	Grantee	Qual
272-10-00-004.000	30923	VACANT	BRUNSON CATHERINE A 593 BRUNSON LN WALTERBORO, SC 29488	2/2/2015		STEWART MARTHA BROWN JAMES M	BRUNSON CATHERINE A STEWART MARTHA	U
District: n/a Brief: Lot 12 Tract S-99 SE GREEN POND Map Plat B 11 Map Plat P55								



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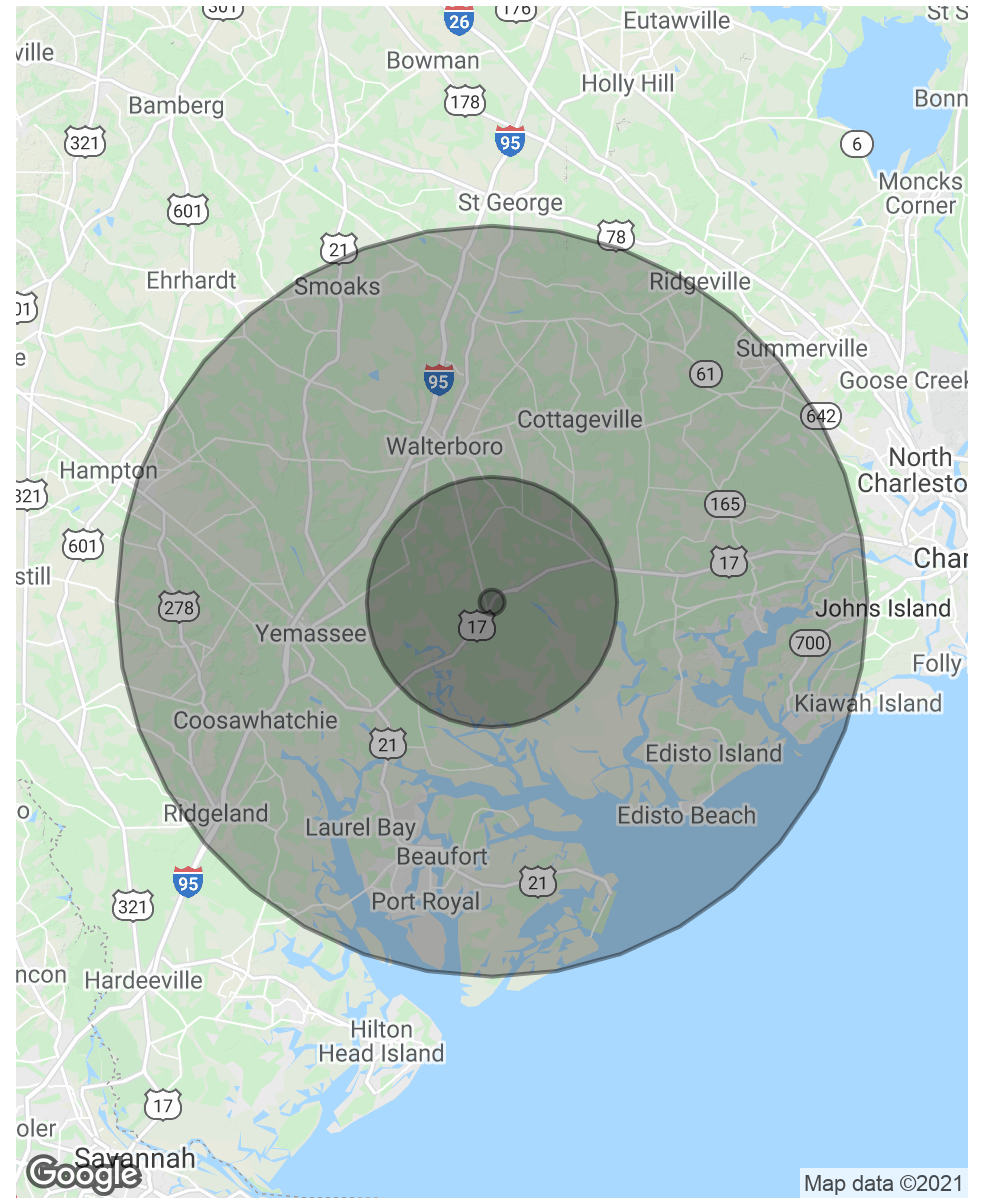
POPULATION

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	24	9,246	179,106
AVERAGE AGE	53.7	37.4	37.6
AVERAGE AGE (MALE)	53.6	36.4	36.5
AVERAGE AGE (FEMALE)	53.8	39.3	38.8

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	10	3,507	67,084
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$75,339	\$45,152	\$55,674
AVERAGE HOUSE VALUE	\$436,837	\$185,088	\$228,018

* Demographic data derived from 2010 US Census



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