THE MOSER GROUP, INC.

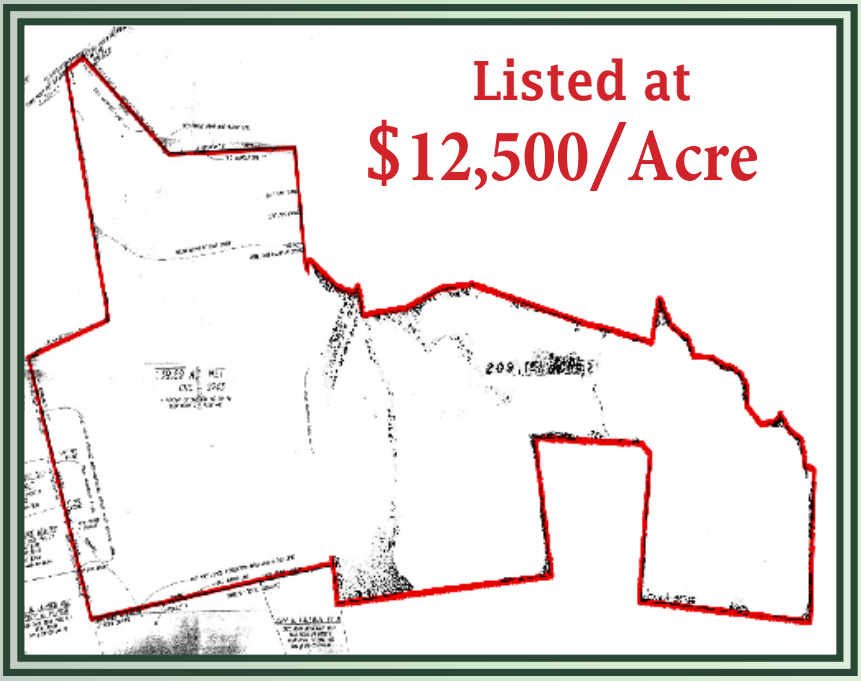
COMMERCIAL REAL ESTATE

CAMP CREEK PROPERTY
+/- 350 ACRES

CAMP CREEK ROAD & OLD SULLIVAN ROAD
LANCASTER COUNTY, SC 29720

AVAILABLE VACANT LAND

Parcel ID: 0051-00-070.01 & 0052-00-0089.00



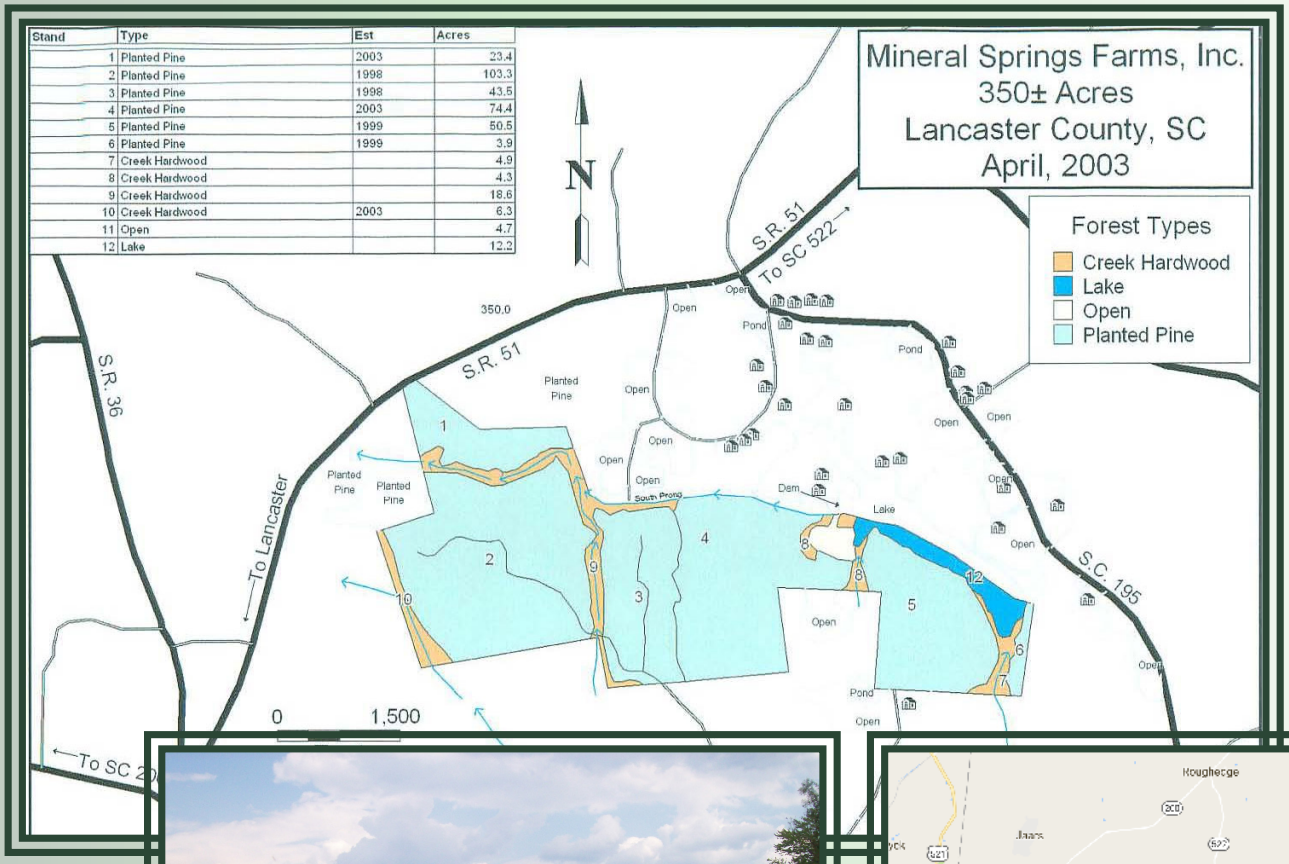
PROPERTY HIGHLIGHTS:

- Easy access to Hwy 521, Hwy 522, Hwy 200, and Hwy 9.
- Located along the northern border of South Carolina just off N. Rocky River Road near Buford High School.
- Includes two entrances: west entrance off Camp Creek Road and a south entrance off Old Sullivan Rd.
- Zoning: R-45B
- Large Lake +/- 40 Acres
- +/- 3,250 ft of water frontage on Camp Creek Watershed Site 16 (44 Acre lake)
- Driving Time: Approx. 20 minutes from Lancaster, SC, 40 minutes from Monroe, NC and 1 hour from downtown Charlotte, NC.
- Great property for sportsman. Property is great for white tail deer, turkey, large mouth bass, crappie and bream.
- There is dense timber (pine) on property. Was last partially harvested in July of 2011.
- Seller Financing Available

231 Post Office Drive, B-8
Indian Trail, NC 28079
TheMoserGroupInc.com
704-882-1700

THE MOSER GROUP, INC.

COMMERCIAL REAL ESTATE



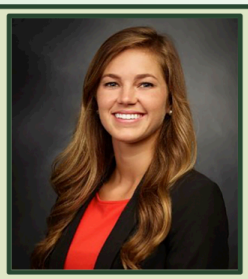
Stand	Type	Est	Acres
1	Planted Pine	2003	23.4
2	Planted Pine	1998	103.3
3	Planted Pine	1998	43.5
4	Planted Pine	2003	74.4
5	Planted Pine	1999	50.5
6	Planted Pine	1999	3.9
7	Creek Hardwood		4.9
8	Creek Hardwood		4.3
9	Creek Hardwood		18.6
10	Creek Hardwood	2003	6.3
11	Open		4.7
12	Lake		12.2

The information contained herein is believed to be accurate, but is not guaranteed and may change or be updated without notice. * Owner/Broker Property

For More Information
Please Contact:

Dennis Moser
President/Broker
704.882.1700 x 211
704.201.6333
dmoser@themosergroupinc.com

For More Information
Please Contact:



Mackenzie Moser
Broker
704.882.1700 x 224
704.280.4649
mmoser@themosergroupinc.com

CAMP CREEK ROAD & OLD SULLIVAN ROAD
LANCASTER, SC 29720

231 Post Office Drive, B-8
Indian Trail, NC 28079
TheMoserGroupInc.com
704-882-1700