

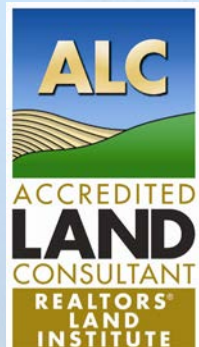
114± Acre Working Farm
Spartanburg County, SC

Metcalf Land Company, Inc.
The Upstate's Land Broker



1078 Boiling Springs Road
Spartanburg, SC 29303
864-585-0444

MetcalfLand.com



*Timberland * Farms * Acreage*

Acreage: January 23, 2007 plat indicates 114.06 total acres.

Price: \$495,000 or \$4,340 per acre

Location: The property is located in Spartanburg County near the town of Woodruff on Kilgore Bridge Road. It is 3.5 miles from Interstate 26.

Tax Map #: 4-41-00-072.00

Road Frontage: 1800± feet on Kilgore Bridge Road

Soil Types: 47% Cecil Sandy Loam (CcB, CeB2), 32% Cecil Clay Loam (CeC2, CfC3), 9% Cecil-Bethlehem Complex (CmE2), 13% Toccoa Fine Sandy Loam (ToA), 5% Pacolet Sandy Clay Loam (PcD2)

Property Description: Nice 114 acre farm with approximately 56 acres currently in cultivation. Also includes a small, recently remodeled farm house that is currently rented and an older double-wide mobile home in need of repair. This farm is located about 3 1/2 miles off I-26 and about 17 miles south of Spartanburg. Large creek along southern boundary. Also has an approximate 3 acre farm pond. Public water is available. Excellent value.

All information presented is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and submitted subject to errors, omissions and other conditions without notice.



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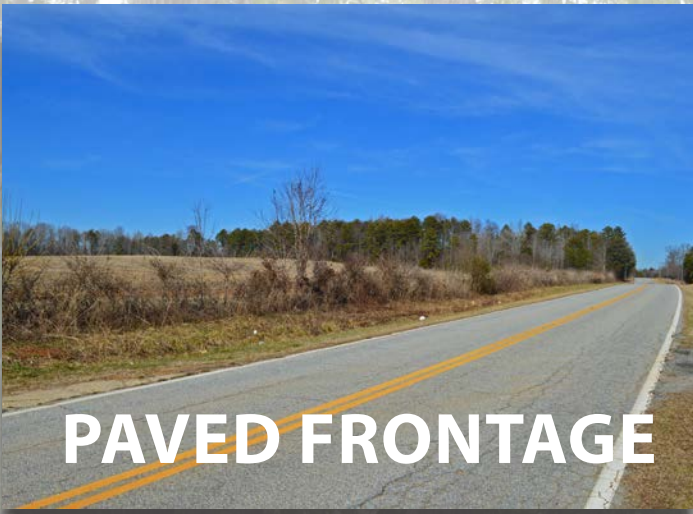
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CULTIVATED FIELD



POND



PAVED FRONTAGE



FARM HOUSE



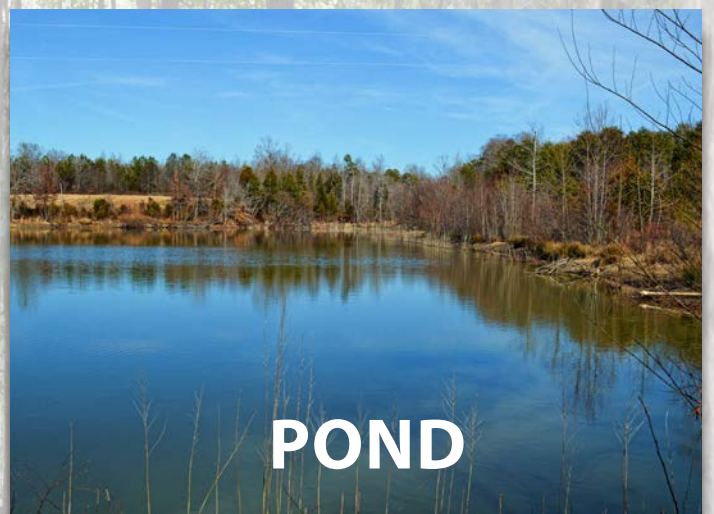
STREAM



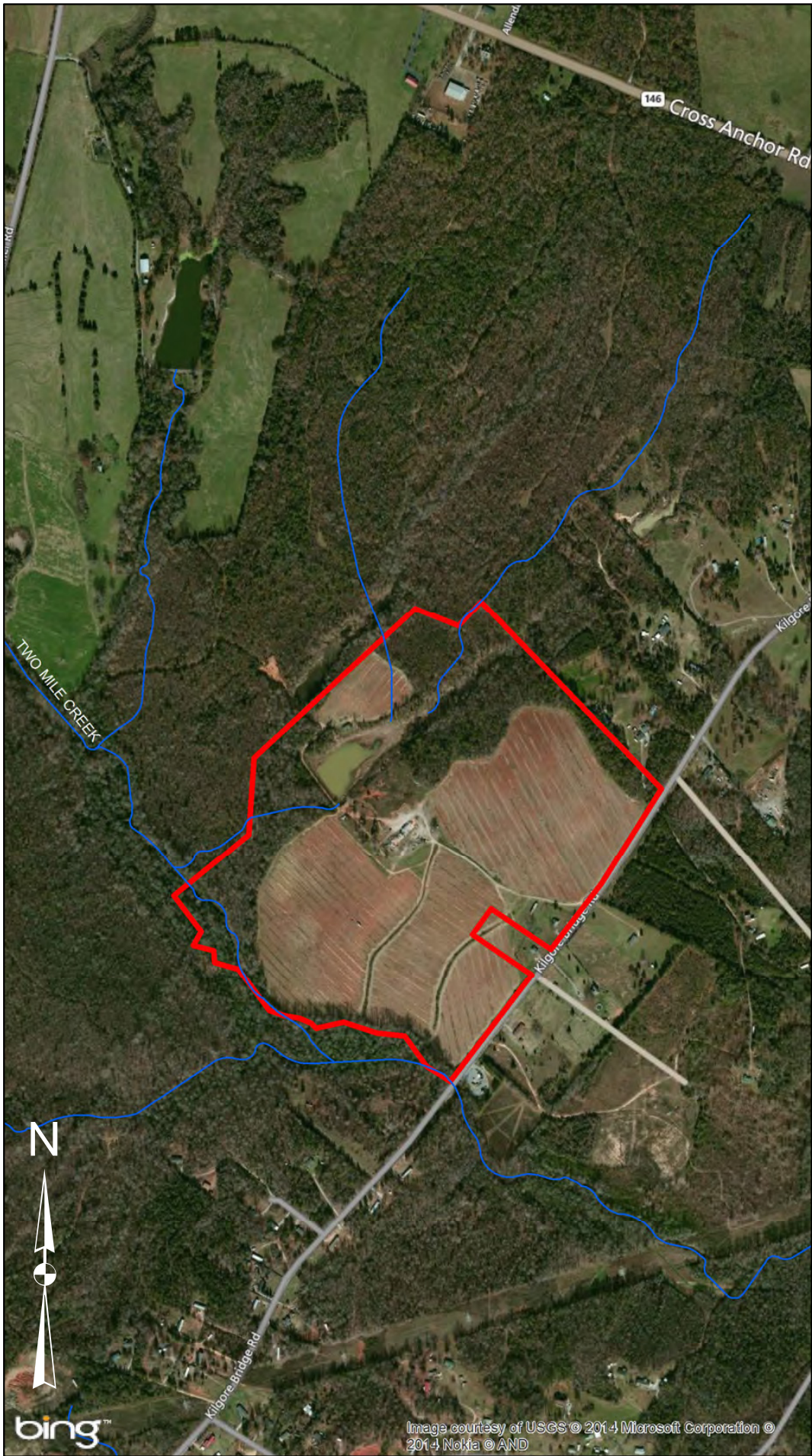
CULTIVATED FIELD



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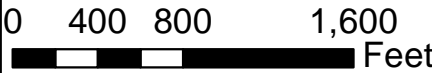


Palacios Tract

113.9+/- Acres

**Kilgore Bridge Road
Woodruff, SC**

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