

# LAND FOR SALE

## LAND FOR SALE ON THE EDGE OF THE CITY OF MANNING

LOCATION: CLARENDON COUNTY

ADDRESS: SUMTER HIGHWAY

TAX MAP #186-03-03-001 (15.63 +/- acs), and TMS# 186-03-03-006-00 (2.00 +/- acs).

SIZE: DEEDED 17.63 +/- ACRES,

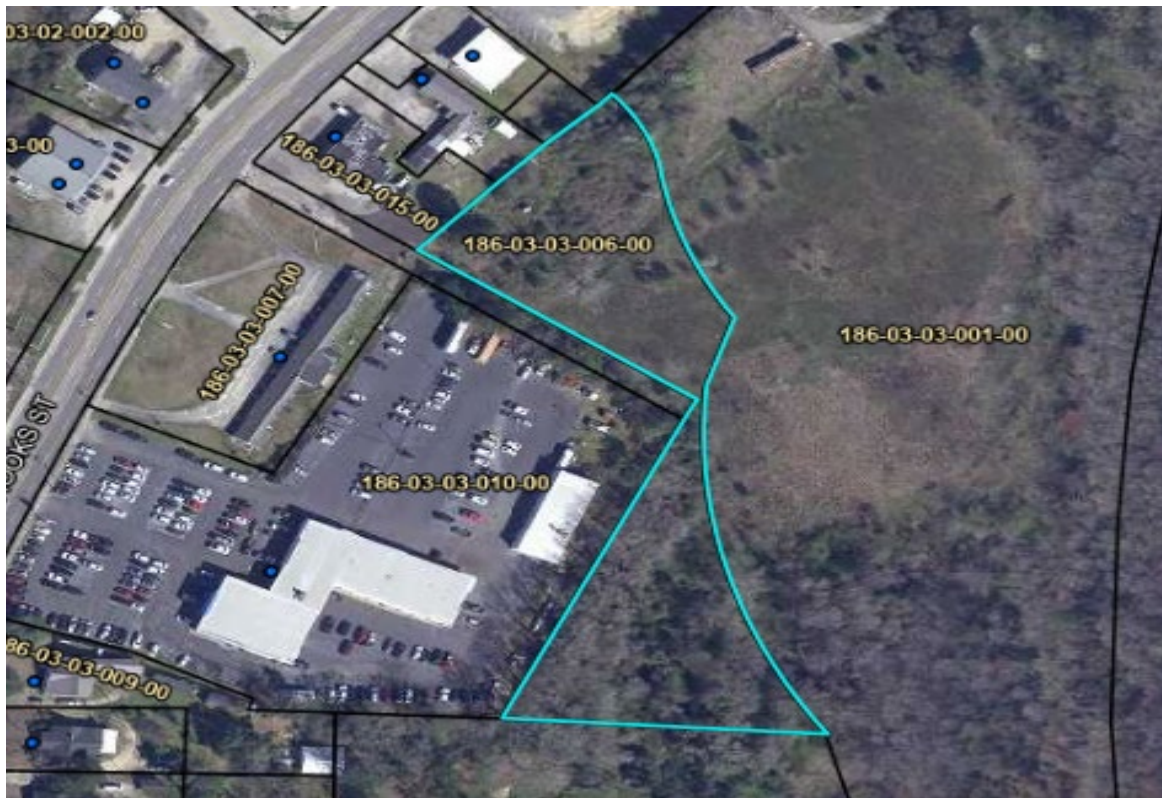
ZONING: 15.63 ACS. IS (GC) GENERAL COMMERCIAL (COUNTY) AND THE 2.00 ACS. IS COMMERCIAL (CITY)

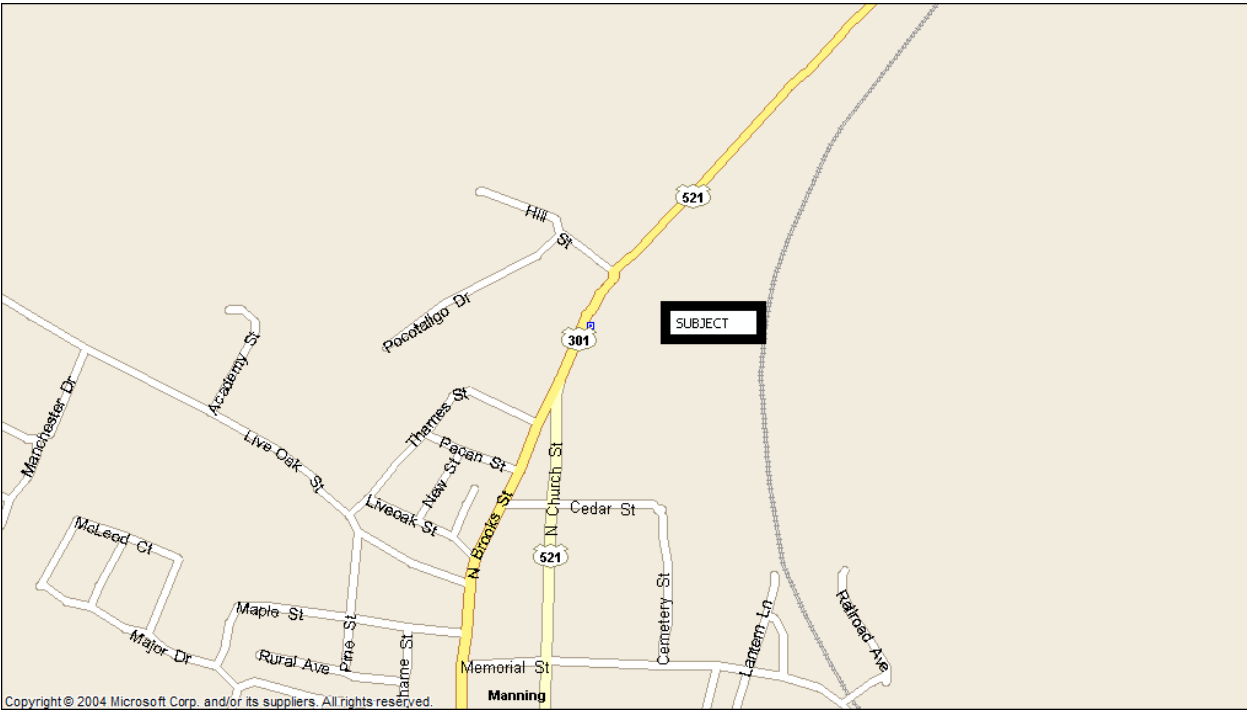
FINANCIAL TERMS: Cash at Closing

SALES PRICE: \$259,000

**COMMENTS:** PROPERTY IS LOCATED ON THE EDGE OF THE CITY OF MANNING ALONG US 521 (SUMTER HIGHWAY). THE SUBJECT HAS APPROX. 350' ALONG US 521 AND ADDITIONAL ACCESS FROM PUBLIC ROAD NEXT TO THE MANNING RESTURANT. THE SUBJECT IS LOCATED PARTIAL IN A FLOOD ZONE. THERE IS AN OUTDOOR ADVERTISEMENT SIGN LOCATED ON PROPERTY THAT RENTS \$600.00 PER YEAR WITH 5 YEAR CONTRACT. SUBJECT WOULD MAKE A GOOD LOCATION FOR CONVENIENCE STORE OR FAMILY BUSINESS.

**DISCLAIMER:** The above information is considered correct but is not guaranteed. Acreage information was taken from existing plats and tax assessor's records. Buyer should have a routine title examination performed by an attorney. Kevin Ross, K.Ross & Associates, LLC is a licensed real estate broker representing the seller.





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