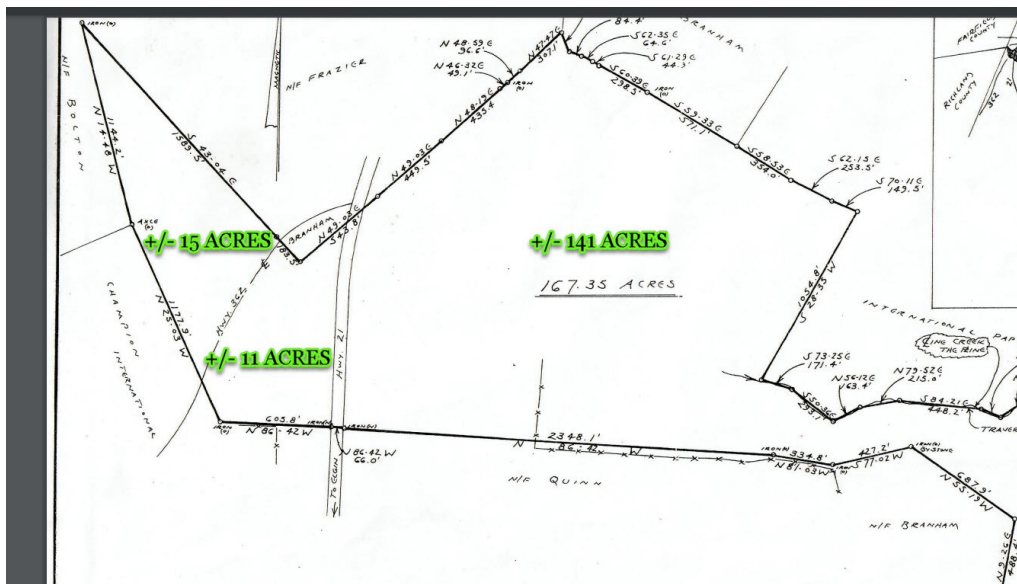


GLOBAL REACH

James Wally Gantt
Agent
Cell: 803-351-1122
Office: 803-403-9069 X 2
Wally@FuzionBusiness.com
or:
James D. Spangler
Broker in Charge
Cell: 803-331-0352
Office: 803-403-9069 X 1
James@FuzionBusiness.com



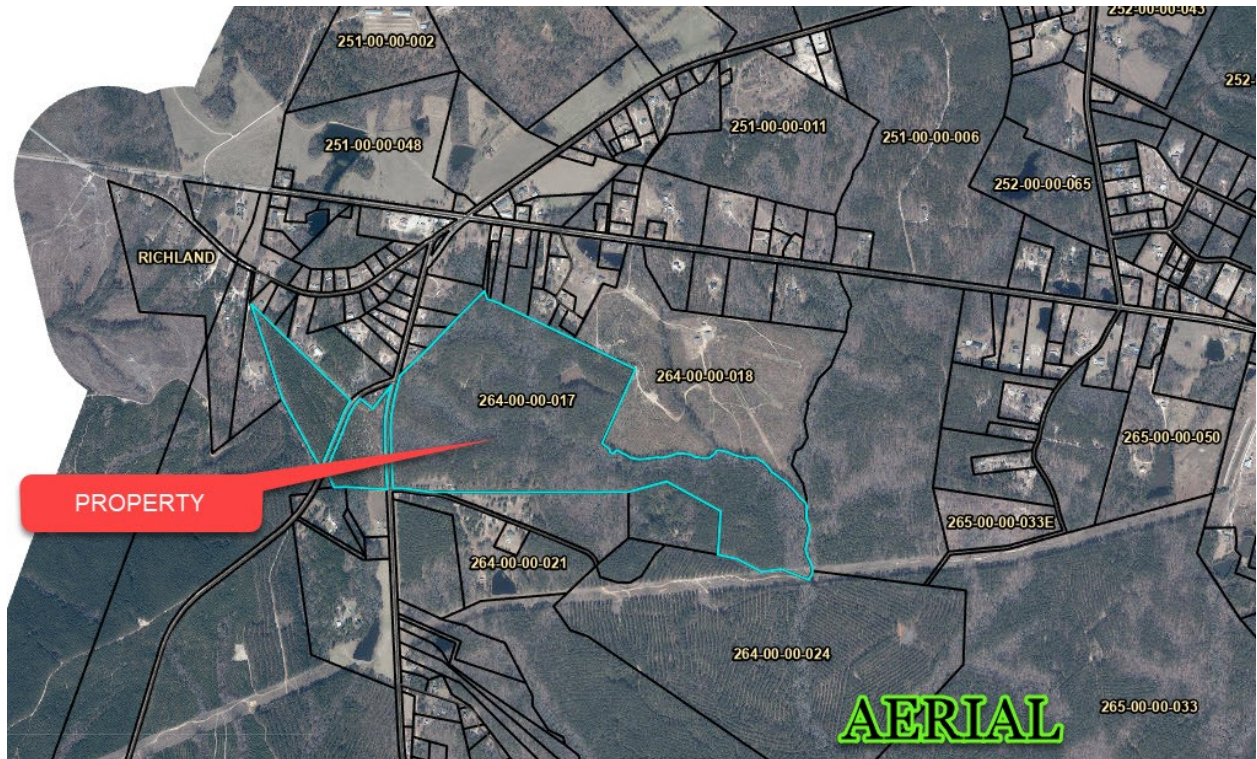
NARRATIVE

126 SMYRNA ROAD

OFFERED FOR SALE AT \$1,300,000

- ♦ 126 New Smyrna Road Property consists of one complete parcel of land divided into three tracts by the existing roads of Smyrna and Smyrna Church.
 - ♦ Total Parcel TMS 264-00-00-017
 - ♦ +/-167.4 Acres
 - ♦ Tract 1 TMS 264-00-00-017 East of Smyrna Road
 - ♦ +/- 141 Acres
 - ♦ Tract 2 TMS 264-00-00-017 West of Smyrna Road and East of Smyrna Church Rd
 - ♦ +/- 11 Acres
 - ♦ Tract TMS 264-00-00-017 West of Smyrna Church Rd
 - ♦ +/- 15 Acres
- ♦ This property is poised perfectly for the current market and to reap the benefits of future growth to the area including the new Scout Plant under construction.
- ♦ Tranquil setting within minutes of Lugoff, Elgin, Blythewood, I-77 and I-20.
- ♦ Strong and growing demographic.

PROPERTY DETAILS



Property Description

- ◆ Address: 126 Smyrna Road Elgin, SC 29045.
- ◆ TMS: Kershaw County TMS 264-00-00-017 and
- ◆ Location: Approximately one half mile south of Highway 34 between Ridgeway and Lugoff along Smyrna Road and Smyrna Church Road.
- ◆ Size: Approximately 167.4 Acres
- ◆ Zoning: Kershaw County RD-2
- ◆ Frontage: Approximately 1,300 feet along Smyrna Road and approximately 900 feet along Smyrna Church Road.
- ◆ Topography: Gently rolling

LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

Kershaw County Information

KERSHAW COUNTY PARCEL INFORMATION

Kershaw County Treasurer
P.O. Box 622
Camden, South Carolina 29021

1 57 RETURN SERVICE REQUESTED 00019562



*****ALL FOR AADC 290

SHERELYN KAY LILES
4218 BLOSSOM ST
COLUMBIA, SC 29205-2851



	PERSONAL ASSESSMENT	REAL ASSESSMENT	TAX LEVY	PROPERTY TAX
COUNTY		2,750	334.800	920.70

NO. ACRES	NO. LOTS		TOTAL APPRAISAL		TOTAL ASSESSMENT
167.40			51,800		2,750
PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			17,600	4%	700
MAP NUMBER			10,000	6%	600
264-00-00-017			BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
PRIOR YEAR TAXES		\$1,043.97	24,200	6%	1,450

PROPERTY / LOCATION DESCRIPTION				
126 SMYRNA RD				

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
FM	FARM	17600	4%	700
MV	MARKET VALUE	416000		0
RG	REGULAR	34200	6%	2050

RETURN THE STUB BELOW WITH PAYMENT

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE	PROPERTY / LOCATION DESCRIPTION
021795-24-3	280		REAL	126 SMYRNA RD
PAY THIS AMOUNT BY January 15, 2025			MAP NUMBER	
			264-00-00-017	

\$1,044.03

After January 15, 2025 Plus 3%	\$1,069.26
After February 3, 2025 Plus 10%	\$1,128.13
After March 17, 2025 Plus 15%	\$1,170.18

HOOK GARY MARTIN & JULIA R
%SHERELYN KAY LILES
4218 BLOSSOM STREET
COLUMBIA SC 29205

PAY ONLINE: kershawcounty.qpaybill.com

PAY BY PHONE: 803-784-3573

THERE IS A FEE TO PAY ONLINE

If your mortgage company is responsible for paying your taxes, this statement is for your information only.

Please remit payment to:

PLEASE DO NOT STAPLE, CLIP, TAPE, FOLD, OR MUTILATE

IF PAYING IN PERSON, PLEASE BRING ALL TAX BILLS WITH YOU, TO 515 WALNUT STREET, CAMDEN.

IF PAYING BY MAIL, PLEASE RETURN ALL TAX BILLS WITH YOUR PAYMENT. THIS ACTION WILL HELP EVERYONE'S RECORD KEEPING. **THANK YOU!**

Taxes are based on property ownership as of 12-31-2023



RANDY ROBERTS
KERSHAW COUNTY TREASURER

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
021795-24-3	280		REAL

COUNTY TAX DOLLARS DISTRIBUTION			
Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
School Tax	.16290	48.64%	447.97
School Bonds	.06420	19.18%	176.55
County Tax	.05920	17.68%	162.80
Fire District	.01170	3.50%	32.18
Emergency Med Service	.01020	3.05%	28.05
Central Carolina Tech	.00200	.60%	5.50
Sheriff Office	.02460	7.35%	67.65

COUNTY TAXES	CITY TAXES	TOTAL TAXES
\$920.70	\$.00	\$920.70

	COUNTY	CITY
TOTAL TAX	920.70	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
LESS LOST CREDIT	79.67	
PLUS SOLID WASTE FEE	123.00	
PLUS LUGOFF FIRE FEE	80.00	
PLUS COUNTY FIRE FEE		
PAY THIS AMOUNT BY January 15, 2025	\$1,044.03	
After January 15, 2025 Plus 3%		\$1,069.26
After February 3, 2025 Plus 10%		\$1,128.13
After March 17, 2025 Plus 15%		\$1,170.18

NOTE

- Tax notices for real property are issued to the owner of record as of December 31, 2023.
- If you have transferred ownership of this property, the new owner may currently be liable for this charge depending on the agreements that were made between the buyer and seller at the time of sale. Kershaw County does not prorate or divide taxes on Real Property. This charge becomes a lien on the property until taxes are paid.
- Payment of taxes made by check that fail to clear the bank will be considered null and void.

LOCAL COMPANY

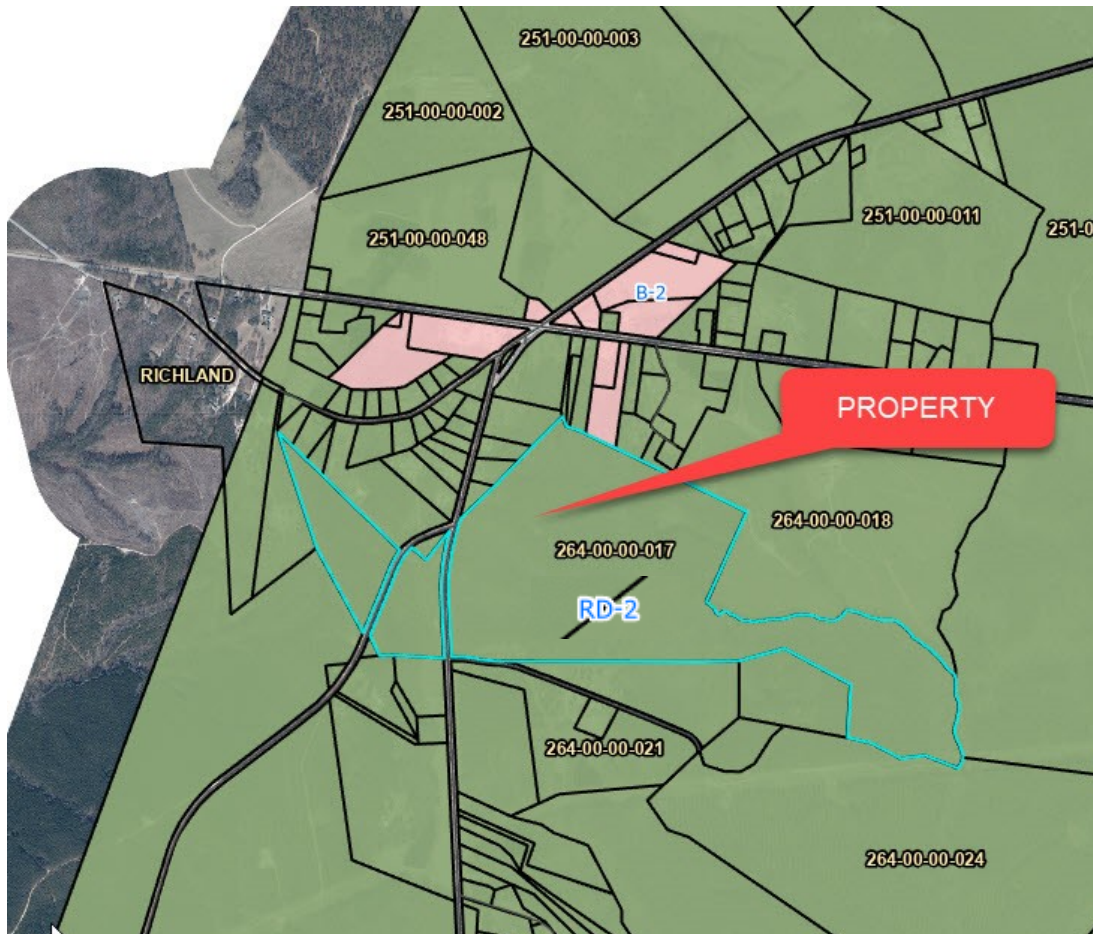
NATIONAL PRESENCE

GLOBAL REACH

ZONING

KERSHAW COUNTY

RD-2

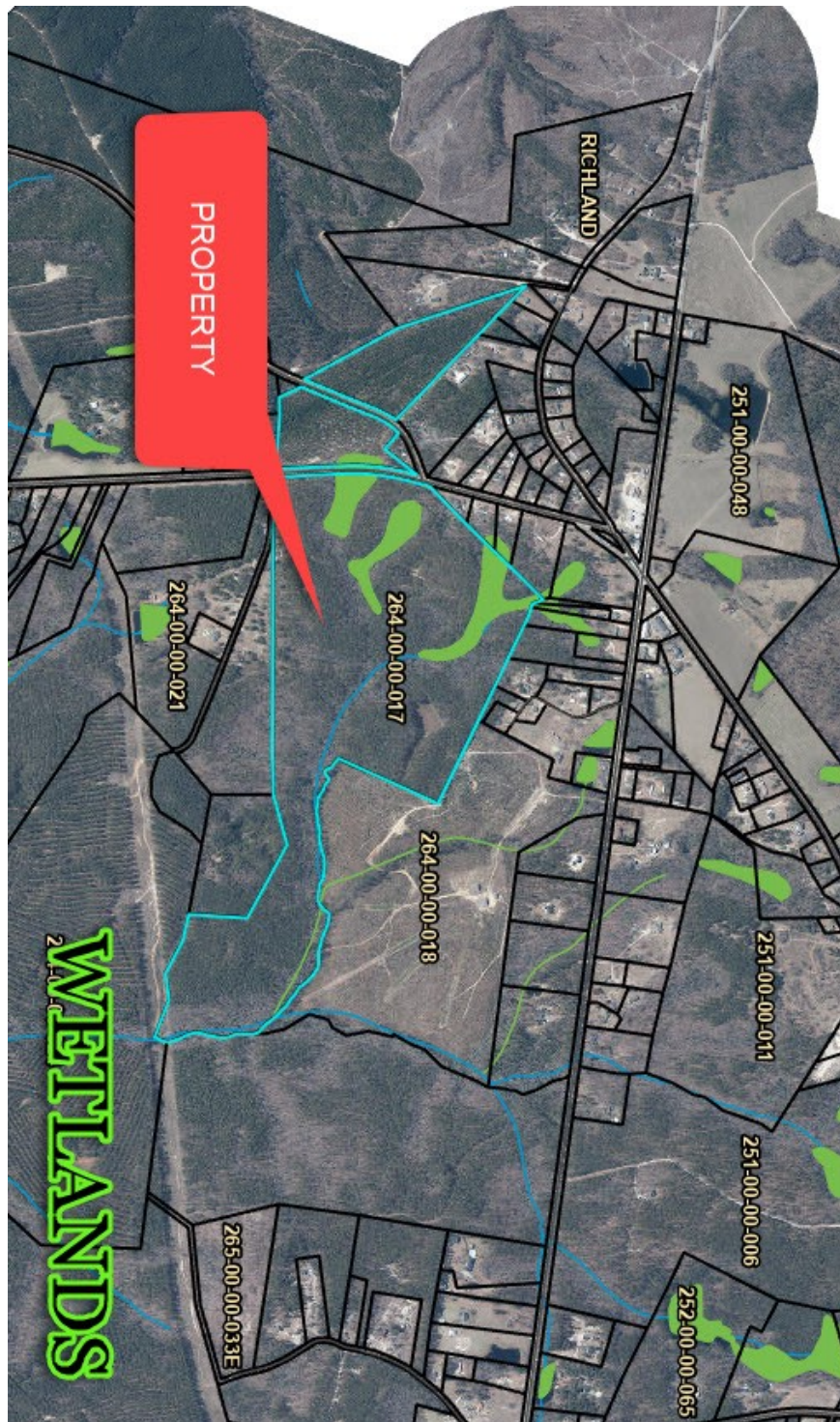


LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

WETLANDS



LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

STREAMS

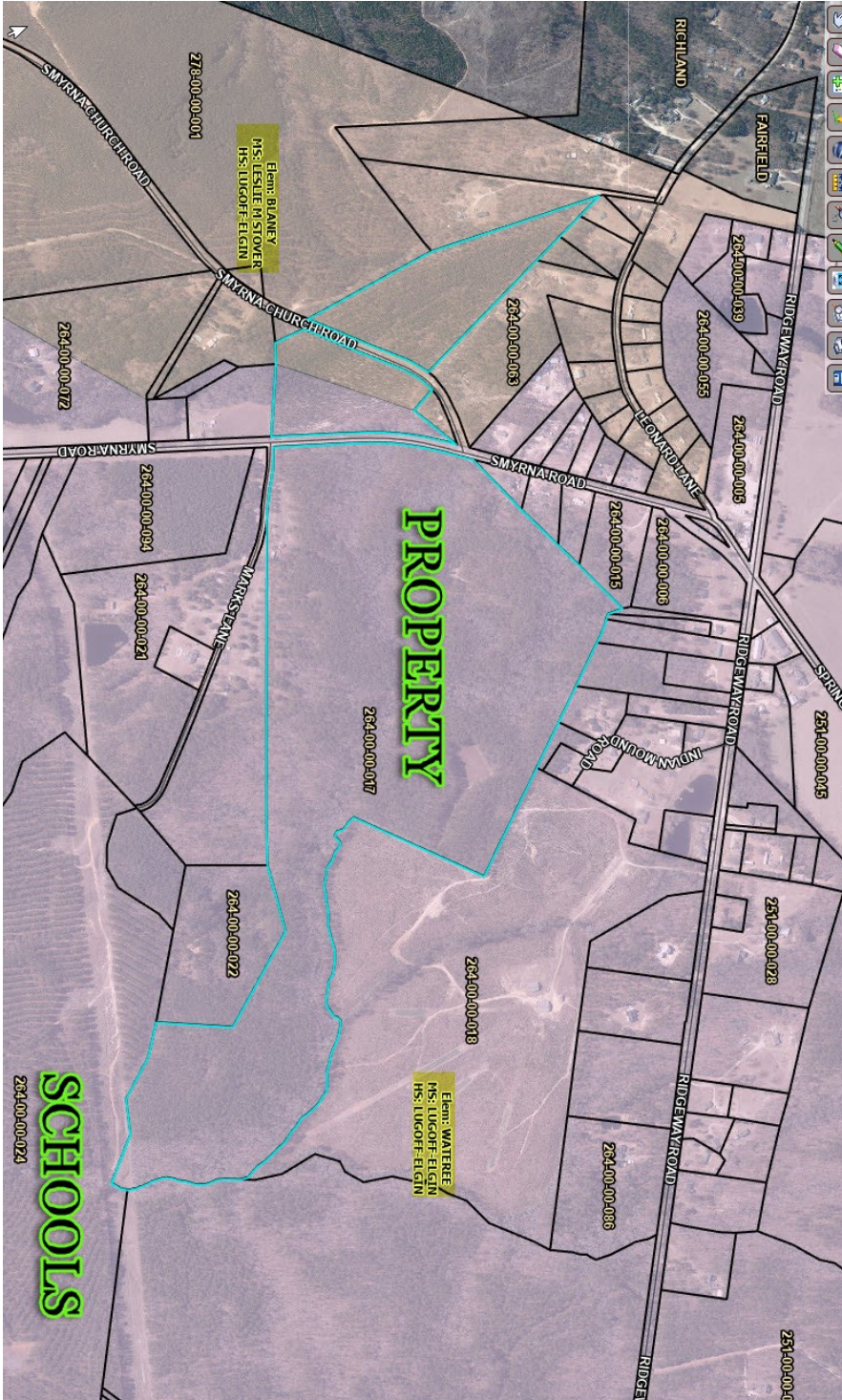


LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

SCHOOLS



LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

PLAT



LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH