

Land News

August 2011

Volume 1, Issue 1



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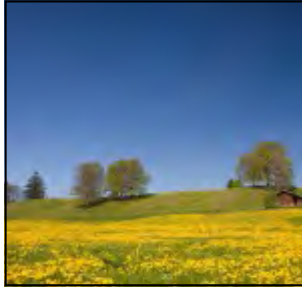
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What to Consider When Buying SC Land

When contemplating making an investment in North or South Carolina land, it is important that you evaluate your reason for buying the land and what you intend to do with it once it is your own. While one of your top priorities may be to make sure that you get the most value out of what you pay for the property, you must first determine the elements that are important to you about the land.

First, think about how much acreage you would want to purchase to meet your needs. This is one of the major factors that contributes to the cost of the land. After determining the size that you need, you will want to consider where you want the land to be located. Remember that if you choose land that is more rural and away from necessities, such as schools and shopping, chances are that it will be cheaper.

Do you want Carolina timber land or are you more interested in land for farming? If you are buying farm land, your location decision may change depending on what type of weather would be most suitable for your crops. Your purpose for your investment land will also prompt you to look for a particular type of soil when visiting prospective pieces of land. Make sure that the topography is also suitable for your intended land use.

It is important to think about what utilities you would need for your land. Land without amenities, such as electricity, cable, and septic tanks, tend to be less expensive. If you think that you would need these features, in addition to a water source, you should consider buying land that already possesses them because installation can be expensive. Also, once you begin your search, you should make sure that the water quality has not been affected by any sources of contamination that may be located near the land.

Lastly, determine what zoning would be most appropriate for your land use and whether or not it will be necessary your land to be easily accessible with paved roads. While there may be many other things that you will need to think about before investing in land, once you have evaluated the aspects above, you will be equipped with the basis to begin searching for your ideal piece of investment property. Carolina Land Realty would be happy to help you find that perfect property for you, just call 864-331-1600 today!

Announcing Our New Offices

We have two new offices to serve you in Georgetown, SC and Manning, SC.



Georgetown Office:

Managed by Tripp Love
212 North Fraser Street
Georgetown, SC 29440
843.252.0196



Manning Office:

Managed by Robbie Richburg
411 N Brooks Street
Manning, SC 29102
803.816.0307

Visit CarolinaLandRealty.com To Begin Your Land Search Today!

South Carolina Wildfire Prevention: What You Can Do

With the recent smoke traveling through South Carolina from a large wildfire in Georgia, it has become apparent that residents need to take action in order to prevent such a disaster from occurring in South Carolina. Although the Georgia wildfire was caused by a lightning strike, the cause of many forest fires is man-related. So what can you do to prevent forest fires and protect your land from being destroyed?



The following tips can help safeguard your property:

- Maintain your property by clearing leaves and removing any dry brush that would fuel a fire. It is also a good idea to remove tree branches that are closer to the ground in order to prevent a fire from climbing up into the tree canopy as well as make it less likely for a crown fire to sustain.
- In order to reduce the chance of fuel leaking and starting a forest fire, do not park your car next to trees and near dry areas of your property.
- Avoid setting off fireworks yourself, but if you do choose to set them off, do it in an area that is away from trees, buildings, and cars so that the sparks do not cause anything to ignite.
- Prior to burning any debris, check local regulations to see if a permit is required. Sometimes, there are also regulations in place in order to reduce the risk of wildfire that you may not know about.
- When using wood stoves, barbecue grills, and fireplaces, dispose of ashes by placing them in a metal container and wetting them so that they are no longer hot. Also, remember to never leave a fire unattended for any amount of time.
- If you decide to have a campfire in the woods, make sure that you keep alcohol away from the fire and that you properly extinguish the fire after you are finished.
- When smoking a cigarette in the forest, make sure that it is entirely extinguished and do not dispose of it near trees.

Overall, being responsible can help prevent wildfires from destroying the land that you work so hard to maintain.

SC Events: August

For more information visit: www.sciway.net/calendar/august.html

August 13 & 14

- Ocean Expo and Surf Off - PDF - Surfside Beach - sailboat regatta, surfing events, demonstrations

August 20

- Flight of the Dove - Clinton - cycling event - choose from 4 distances including leisure/family ride
- William Wilson Memorial 5K Run and Walk - Columbia - benefits Palmetto Cycling Coalition and William Wilson Scholarship Fund

August 25-27

- Spittoono - Clemson - live music festival benefiting local charities - presented by the Redneck Performing Arts Association

August 26-28

- Upstate Women's Show - Greenville - featuring three days of shopping, fashion, cooking and FUN for Upstate women!
- Williamston Spring Water Festival - 2-day event includes music, kids' activities, rides, 5K run, 1-mile fun run, antique car show

August 27

- Main Street Latin Festival - Columbia - Latin and Caribbean music, authentic food, kids' activities
- Race for the ARK - Summerville - 5K run, 1-mile fun run - benefits ARK (Adult Respite Kare)
- Sooi'e't Relief BBQ Benefit - Greer - BBQ, street fair, competition cooking, "Little Piggies Kid Zone" - fundraiser for Greer Relief
- Summerfest - Historic York - art, crafts, food, car show, sporting events, kids' activities

Low Country: State of Affairs **By: Jason Walter, President**



The Low Country land market is very strong and up considerably from last year. The market has steadily increased since May 2010, but exploded over the past 3 months. Berkeley leads the market in activity but Dorchester, Clarendon, and Williamsburg have all produced nice transactions in the past couple of months. In regards to future recreational/timber tracts we anticipate a strong shift in inventory from the Charleston Tri-County area to Williamsburg, Clarendon, and Georgetown counties. The driving force behind this is the fact that we have sold the majority of tracts owned by large timber companies in the tri-county area and that only leaves MeadWestvaco as the sole large timber company with holdings in this area. MeadWestvaco seems to be holding their tracts off of the market in the tri-county area as they are developing a lot of this land themselves. Currently there is only one MeadWestvaco tract on the market in the tri-county area and we recently brokered a deal for one of our clients that put half of this tract under contract.

As a result of this inventory shift to Williamsburg, Clarendon, and Georgetown counties, Carolina Land Realty has assigned Tripp Love and Robbie Richburg the responsibility of covering these areas for our clients. Tripp, a native of Kingstree will be based in Georgetown and Robbie will be working out of his hometown of Manning. Both have a long history of land brokerage and are looking forward to working in their home counties.

Midlands Land Report **By: Jason Burbage, Chief Operating Officer**

The land market has continued to make drastic improvements from the low point of 2008-2009. Land values have stabilized and land transactions are occurring on a regular basis. Buyers are feeling confident that land prices have adjusted as low as they are going to get and as a result people are spending money. Ag South Farm Credit has been providing great options for purchasers looking to finance their transactions and we have been able to put together some nice seller financed deals as well. Most of the interest has been from buyers looking for recreational or hunting tracts as well as timber tracts. Farmland is in high demand as the farm commodity returns have been very strong as of late. Farmers are looking to acquire as much farmland as they can to capitalize on this. If you own any farmland, contact us today. We have buyers!



Business has been incredibly strong for Carolina Land Realty in the Midlands. As a result, Jim Taylor has joined the team to assist BIC, Jason Burbage, with the new recreational timberland tracts we are listing as well as focus on assisting clients in Fairfield and Newberry Counties. With high amount of inventory that is currently on the market, it is critical to employ the use of a land specialist to help with the sale or acquisition of land. Land is selling and now is the time to act! Contact us today and we will be happy to assist you.

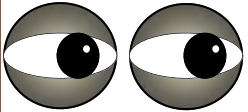
Upstate Land Outlook **By: Jason Burbage, Chief Operating Officer**



The land outlook in Upstate, SC is looking up! We have all felt the effects of the economy over the past few years. In 2009-2010 the Upstate saw a decline in activity and an oversupply of inventory. This was due to a very tight financing market and a general uneasy feeling about where the economy was headed. Also, many of the quality tracts were pulled off of the market due to the sudden drop in values.

This year, the Upstate market has begun to brighten up and come back to life. Financing options are increasing. Many land owners have decided to tackle the issue themselves by offering owner financing with fair terms. In addition, Ag-South Farm Credit, has been a big help with assisting buyers in their land purchases. The Carolina Land Realty website (www.carolinalandrealty.com) has seen a significant increase in traffic over the past year with a majority of the interest focusing on land in the Upstate. Another sign of improvement in our market is our beloved "half-backs" from Florida. This group made up a large segment of our market during the real estate boom, but since 2008 these Floridians have been completely off the radar. In the past few months we have welcomed potential land buyers from the state of Florida back to the Upstate. As the market continues to improve we would welcome the opportunity to assist you in the selling of your land or the purchase of additional land. Call our office today for a free evaluation: 864-331-1600!

A Look Inside



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Fishing Tour Giveaway: Congratulations to Mike Gilbert of Florence, SC!

SHE CRAB SOUP

INGREDIENTS

- 1 cup white crab meat
- 2 tablespoons butter
- 1 small onion, grated
- Salt and pepper to taste
- ¼ teaspoon mace
- 3 ribs celery, grated
- 2 cups milk
- ½ cup cream

- ½ teaspoon Worcestershire
- 2 teaspoons flour
- 1 tablespoon water
- 3 tablespoons sherry

INSTRUCTIONS

Put crab in double boiler; add butter, onion, salt, pepper, mace and celery. Let simmer for five minutes. Heat milk and add to crab mixture. Stir, add cream and Worcestershire sauce. Thicken with paste made of flour and water. Add sherry. Cook over low heat for ½ hour. Serves 4