

YOUR BUYER'S GUIDE:

Sand Hills Edition

Tips for Purchasing Land to Make Your IRA Account Work for You and Much More!

Photo provided by South Carolina Parks Recreation and Tourism

WELCOME!

Land has an intrinsic ability t o inspire us, provide serenity and foster dreams. We are proud to help you, our client, in discovering the benefits of owning land by finding the piece of property that fits your lifestyle, vision, and budget.

We are committed to careful environmental stewardship, high integrity, and most of all, making the process of purchasing land smooth and seamless. Our g oal is to make your dream of living surrounded by natural beauty, a reality!

We hope the following information provided in our Land Buyer's Guide will help you make an informed and condent decision when purchasing land from us. If you have any questions, please contact your Land Consultant who will be happy to help you.

You may have noticed that we use the word family. When it comes to our customers, we consider you to be family. We look forward to helping you nd your dream property and welcome to a new level of service!

Sincerely,

"Your Land Ranch Manager!"

Meet Your Land Consultants

Our company, located near Charlotte, North Carolina, is a team of highly specialized and experienced professionals, ready to serve our customer's needs in the residential and recreational property markets. We take pride in our vast real estate knowledge and exceptional customer service. In addition, our company provides many local job opportunities while making improvements to landscaping, roads, and architectural structures. It gives us great pride to know that residents are happy to see their neighborhood revitalized.

Our 25 plus years of combined experience has earned us a solid reputation of offering the best tracts of land at the lowest possible prices. In addition to our current projects, we have been involved in over 50 projects primarily focused on lakes, rivers, coastal, and mountain lands spanning across South Carolina, North Carolina, Georgia, Kentucky, and Virginia.



Using Your IRA or 401K

IRA:

Since the passing of the Employment Retirement Income Security Act (ERISA) in 1974, IRA and 401(k) plans have given and afforded investors the ability to purchase real estate while diversifying their portfolio and retirement wealth. When you tap into these plans, there is no penalty and you get to invest in what you know. This gives you the leverage to see real gains and be your own wealth advocate!

FINANCING:

Conventional financing is the easiest way to purchase property. We work with several banks/institutions to make the process painless for you. There are many options available to help pay for a new land purchase. With today's great interest rates and longer terms, conventional financing is the simplest and most common way to get the property you want!

HOME EQUITY LOAN (HELOC):

While interest rates are at historic lows, a HELOC and/or Home Equity Loan can add liquidity to your investment or retirement portfolio. This option enables you to make a timely purchase and take advantage of the aformentioned low interest rates. With the combination of interest rates as low as 3.25% and low property prices, you will be eligible to take an interest tax deduction on an HELOC to utilize part of your home equity when purchasing land.

For more information, contact your Land Consultant to help you get started.

Now is the Time!



"Most people think that land investment is only for real estate developers who buy big parcels of land for commercial or residential development. But actually, investing in land is one of the greatest investment strategies available for everybody who wants to build wealth! As the supply shrinks and the demand increases, the value goes up. The supply and demand equation is the essence of our free market economy."

-Forbes Magazine

Have You Considered...

Regardless of high or low real-estate prices, it is always a great time to pick up a second property for vacation, retirement, or additional rent income. However, you may face the hassles of maintenance or dealing with renters, on top of the cost of owning a housing property. **There's a better alternative: buying raw land.** *By doing this, you would have your own spot "nailed down," and the opportunity to build anything you would like at anytime.* **Plus, by having less money tied up, you could finance construction by selling your current home later.**

Find Your Freedom



Sand Hills State Forest consists of 46,000 acres located between the piedmont and the coastal plain. The sand deposits in the forest area are from a prehistoric sea. Within the forest, you will find Sugar Loaf Mountain, or "The Mountain," as called by the locals. "The Mountain" is a geological phenomenon that towers above the surrounding terrain. There are 60 miles of hiking, nature, and horseback riding trails with plenty of areas for birding. There are many quiet, shady, secluded, rustic stone, and timber picnic shelters. In addition, there are 13 stocked fishing ponds and plenty of camping areas available. The Sand Hills State Forest with Sugar Loaf Mountain is one of the most popular recreation areas in the sand hills region.

Walk out your back door an EXPLORE THE SANDHILLS!

- Stock Car Racing
- Golfing
- Hunting
- ATV Rentals
- Fishing
- Horseback Riding
- Camping
- Family Water Park
- Motor cross-training
- And so much more! All with sand from the beach and the feel of the mountains!Truly a unique sportsman's paradise.

Minutes to:

Towns:

- Darlington SC ***35 Minutes***
- Columbina SC ***59 Minutes***
- Charlotte NC ***1hr 18 Minutes*** -
- Hartsville SC ***19 Minutes***
- Cheraw SC **37 Minutes**

Beaches:

- Myrtle Beach SC ***1hr 45 Minutes***
- Charleston, SC ***2hr 22 Minutes***
- Wilmington, NC ***2hr 19 Minutes***
- Ocean Isle NC ***2hr 19 Minutes***
- Jacksonville, FL ***5hr 8 Minutes***
- Tampa FL ***8hr 14 Minutes***

Recreation Area:

- Mebee Wildlife Managment **27 Minutes**
- Cheraw State Park ***23 Minutes***
- Sand Hills State Frorst ***0 Minutes***
- Sugar Loaf Mountain ***6 Mintues***
- H.Cooper Black Memorial Field ***24 Minutes***
- Haile Gold Mine ***39 Mintues***

Be an Educated Land Buyer!

Why Purchase Land?

Owning land is more enjoyable than owning stocks on any day. There is a reason reason that "real" is included in the term, "real estate. When you own land, you have a foundation for building your dream when the time is right.

Why Purchase Directly from a Developer?

Buying directly from a developer saves you money. It is important to eliminate any possible future development costs and surprises. When you buy from a land developer, the cost of infrastructure and modern amenities is part of the package. Take advantage of developer pricing to save you thousands of dollars.

What Should You Look For?

You should look to purchase land in the path of growth. Owning land near prime, up and coming markets means that your property has a greater chance of increasing in value at a faster rate. In addition, look for high quality land at the best price. Natural beauty is universally attractive. The presence of trees, creeks or streams, hills, and picturesque views often yield higher values over time.

Purchasing land may appear to be risky, but for the astute investor, this is more than a sound investment. With our expertise, you will know where to look, how to look, and what to look for throughout the process.

What Will You Need?

Planning is the most important secret to acquiring your dream property. You will need to plan for securing a 10% down payment for the day of the land sale. By having your down payment prepared, you will be able to secure your dream land the same day you look at it. By doing this, your offer will be put ahead of other competitive buyers who are also considering the same property.

What Should You Do Before Sale Day?

Being a successful land buyer means being prepared to act. You need to be prepared to make a decision about property on the day that you view it. Before Sale Day, do investigative work on the land prior to your visit. Additionally, be prepared to use that knowledge in order to maximize your financial leverage. When you find your dream property, you cannot waste time making a decision because someone else could beat you to owning your dream.

What About Financing?

When a land developer has established relationships with well-known banks and mortgage companies, it is another indication that they are a reputable company that you can trust. It is a sign for concern if the developer simply sells you the property without any guidance in finding options for financing," instead here. We have the best financing available, offering several different payment options and terms. Your land consultant will help you on the day of the land sale in selecting the best possible option.

Your Peace of Mind!

We provide the following assurances so that you can feel confident when making your purchase with us:

- Value Priced Property
- Vital Information Statement with All Relevant County Contacts for Utility and County Resources
- No Bidding - One Price System
- Only 10% Down Required to Take Property Off the Market
- Pre-Arranged Financing on Approved Credit
- Easy and Quick Closing Process

In addition, your property comes with each of the following:

- State Certified Survey
- Guaranteed Build-able
- General Warranty Deed that Assures a Free and Clear Title



Enjoy the Surrounding Area & Attractions

If you are looking for freedom, you found the right place. **The Sandhill Region of South Carolina** is not only a place with mind-blowing geological phenomena, but also a prime location that offers everything that an outdoor enthusiast dreams of. In this beautiful region, you can even view beautiful wildlife from your land at the **South Carolina Sand Hills National Wildlife Refuge**. You can admire red-cockaded woodpeckers, a variety of magnificent butterflies, dragonflies, and even see an Eastern Fox Squirrel.





The H. Cooper Black Recantation Memorial Field Trail and Recreation Area is a 7,000 acre park that hosts national-level field trail and retreiver competitions. The park is the most equestrian-friendly place in South Carolina. There are several equestrian facilities, stables, kennels, corrals, and arenas available. Also, 27 camping sites, complete with water and electrical hookups for an RV are present. Additionally, primitive cam ping is available.

Cheraw State Park is the home to an 18-hole Championship Cheraw State Park Golf Course. This park is perfect for the whole family. You can golf, explore the Cypress wetlands by kayak or canoe on Lake Juniper, go fishing from the boardwalk, explore the park's extensive biking and hiking trails. Cabins and campsites are available.



Enjoy the Surrounding Area & Attractions



The **McBee Wildlife Management Area** has many recreational opportunities including, wildlife viewing, quail hunting, and bird watching. The 1,270 acres are composed of beautiful aged hardwoods, longleaf, and loblolly pines. There are over 300 acres of farm fields with planted wildlife food plants.



Lake H B Robinson is a magnificent 2,250-acre recreational lake. There are public boat ramps and fishing piers. If you have an RV, then bring it down to the lake!There are seve ral campgrounds with RV and tent camping available.

** Do not confuse this lake with Lake John Robinson loc ated in Greer. SC.**



Lawton Park on Lake Prestwood Shoreline consists of 3.5 acre s with tennis courts, a boardwalk, a pier, picnic shelters, a playground, and restrooms. The historic Lawton Park Pavilion is often rented for weddings, meetings, and other events. The Colonial Revival structure is listed on the National Register of Historic Places. The facility features a caterer's kitchen, restroom, and a balcony overlooking the lake.

Charleston South Carolina is one of the most beautiful cities in America.With its cobblestone walkways, incredible historic site world-class restaurants and miles of stunning beaches, hundreds of new residents are moving to Charleston, S.C. for very good reason. Charleston has been named Travel & Leisure's top city in the entire U.S. for many years in a row.



Enjoy the Surrounding Area & Attractions



Darlington,South C arolina is home to stock car and truck races at the raceway. The raceway was the first fully paved track in 1950. Many exciting racing events are held hear throughout the year. In addition, As a gateway to the South Carolina beaches, Darlington is home to many tasty restaurants and historical places.



Myrtle Beach, **South Carolina** is home to many golf courses, the won derful restaurants, hotels, resorts, and miles of breathtaking beaches. The nightlife is incredible. If you are looking for live music or a romantic dinner, you will find it here. Myrtle Beach is perfect for all ages. There are numerous attractions for kids, ranging form roller coasters to water p arks and plenty of mini-golf. The beaches in this area are part of The Grand Stand in the Atlantic Ocean. The Grand Stand extends more than 60 miles from Little River, South Carolina to Winyah Bay, South Carolina.

Haile Gold Mine spans across 4,500 acres in Kershaw, South Carolina. This mine has inve sted $660 million into Kershaw and produces 150,000 ounces of gold annually. The y employ approximately 400 workers, 89% of which are hired locally. Mining for gold takes 20-25 years and has the potential to produce $5.7 billion in pure gold.



Stay in Touch

"Most of our business is referred to us by happy customers. If you know someone looking to buy their dream piece of property, please be sure to refer them to Evergreen South."

Give us a call at (843)-595-8711

We are here to help make your dreams of land ownership become a reality!

Notes: _____