

For Sale

±81.4 AC



Greelyville Farm

McMillan Road - Greelyville, South Carolina

NAIColumbia

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Executive Summary

Greelyville Farm - Greelyville, South Carolina

- Approximately ±1,775 feet of McMillan Road paved road frontage
- Approximately ±2,200 feet of railroad frontage (CSX)
- Over 30 acres of Open Tillable Ag Land
- ±6.0 acre duck pond with 4" well and pipe in place (uncertain of ability to hold water)
- Abundant Deer, Turkey, Duck, Dove and Small Game
- Established road system and perimeter trail. Property is also gated.
- Large metal fab building with power and well with plenty of covered areas to park and store equipment
- Small "Borrow Pond"
- 1 hour and 20 minutes to Columbia, SC
- 1 hour to Charleston, SC
- Sale price: \$243,793 or \$2,995 per acre

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Property Pictures

Greelyville Farm - Greelyville, South Carolina



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Property Pictures

Greelyville Farm - Greelyville, South Carolina



Location



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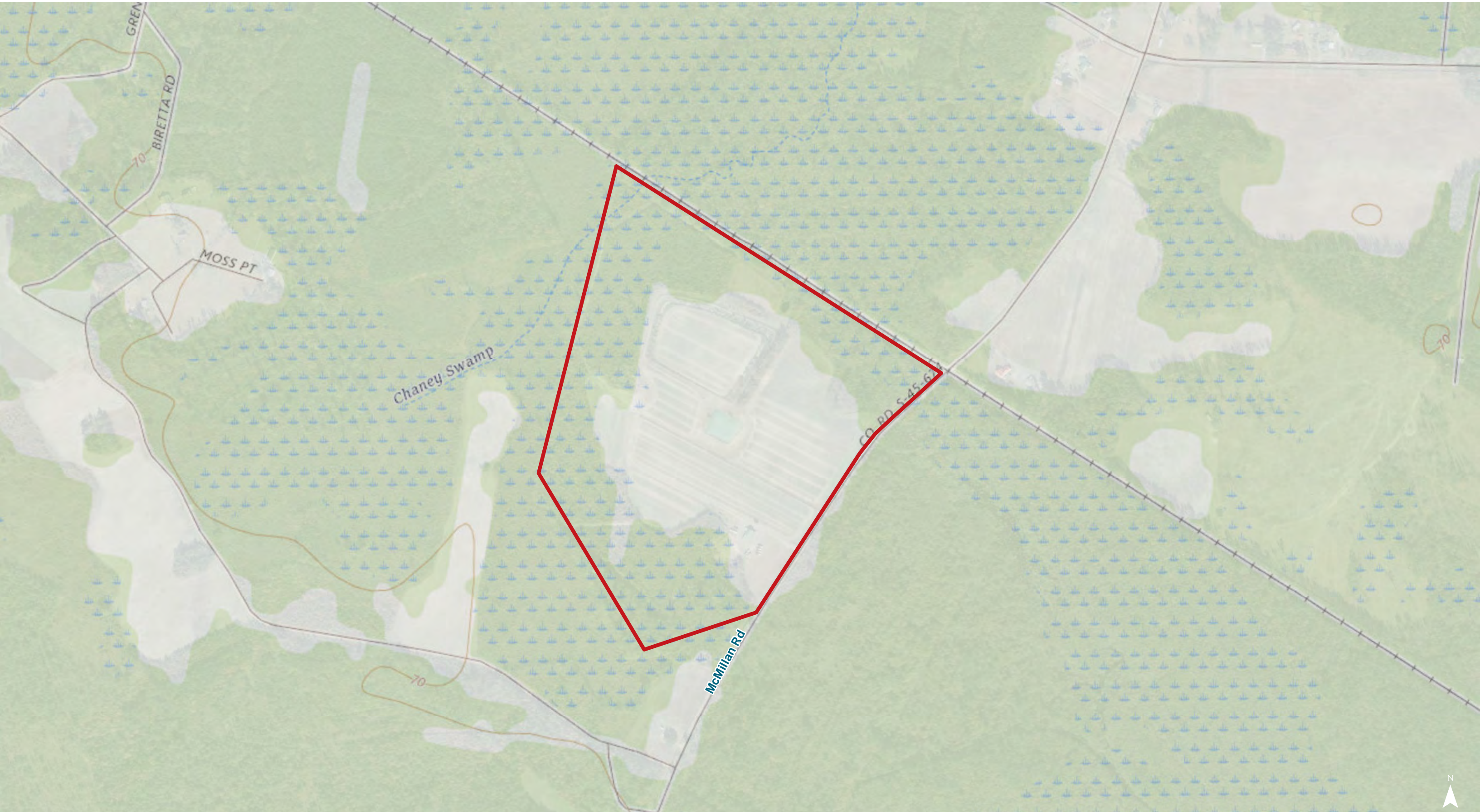




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





Topographical Map



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National Wetlands Inventory

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

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Map Unit Description (Brief, Generated)

Williamsburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: GoA - Goldsboro loamy fine sand, 0 to 2 percent slopes

Component: Goldsboro (95%)

The Goldsboro component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Ln - Lynchburg fine sandy loam

Component: Lynchburg (94%)

The Lynchburg component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: MH - Mouzon and Hobcaw soils, frequently flooded

Component: Mouzon (60%)

The Mouzon component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Component: Hobcaw (40%)

The Hobcaw component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Williamsburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ra - Rains fine sandy loam

Component: Rains (100%)

The Rains component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.