

BUCKSTRAND FARM

±342 ACRES OF RECREATIONAL LAND FOR SALE IN
ORANGEBURG COUNTY, SOUTH CAROLINA

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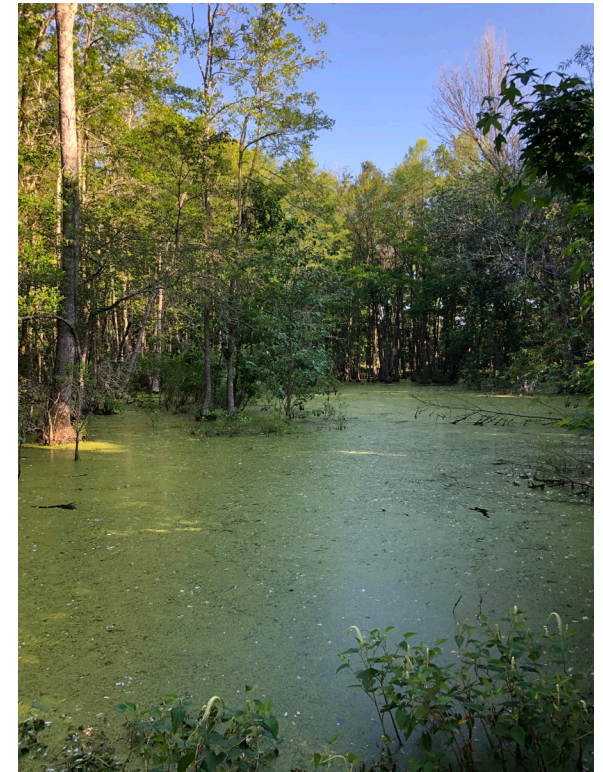
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BUCKSTRAND FARM



Buckstrand Farm is a sportsman's paradise. It consists of ±342 acres of recreational hunting property in Orangeburg County, SC. If you love to hunt, this is the place for you! **Deer, turkey, dove, and duck** all call Buckstrand Farm home. Nice 16 acre dove field with false powerline, two additional ag fields great for hunting turkey and deer, small wood duck hole, powerline between timberlands...**there's nothing missing for the avid hunter.** It boasts of 40 open tillable acres ready to plant, 80 acres of once thinned pines, a lot of mast producing Hardwoods along with some mixed Pine/Hardwood areas as well. A 45 acre cutover provides excellent deer bedding area for the property. Cattle creek bisects the property as well.

Sale Price: \$886,919 or \$2,595 per acre (will also subdivide 133 acres at \$466,515 or \$3,500 per acre)



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Also included in the property, **two sleeping cabins** and a **clubhouse area** for cooking and entertaining. All three structures are furnished, have central HVAC and currently on satellite tv. Three storage units and **16 deer stands** throughout the property. All structures equipped with alarm system. Great set up for entertaining family and friends.



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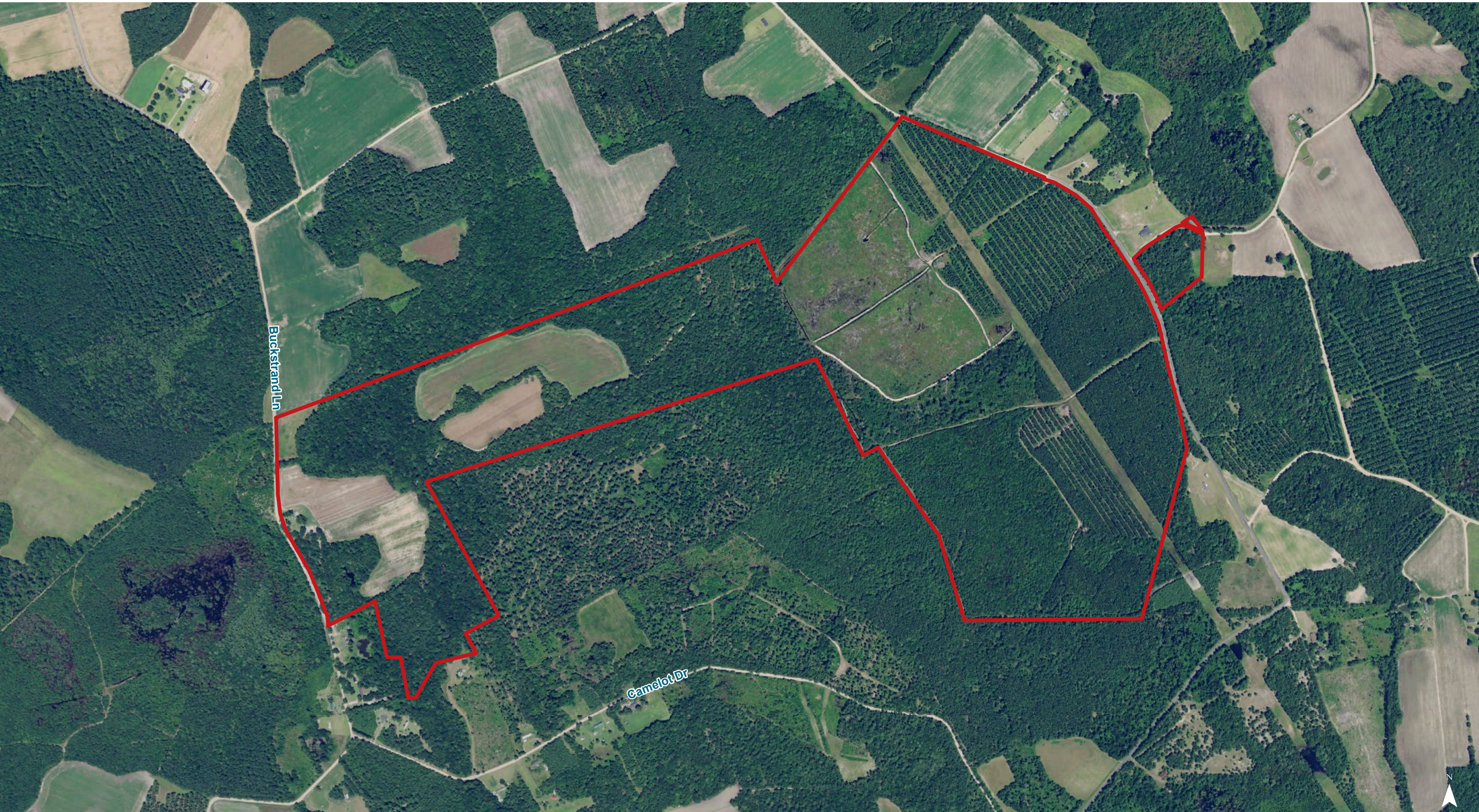
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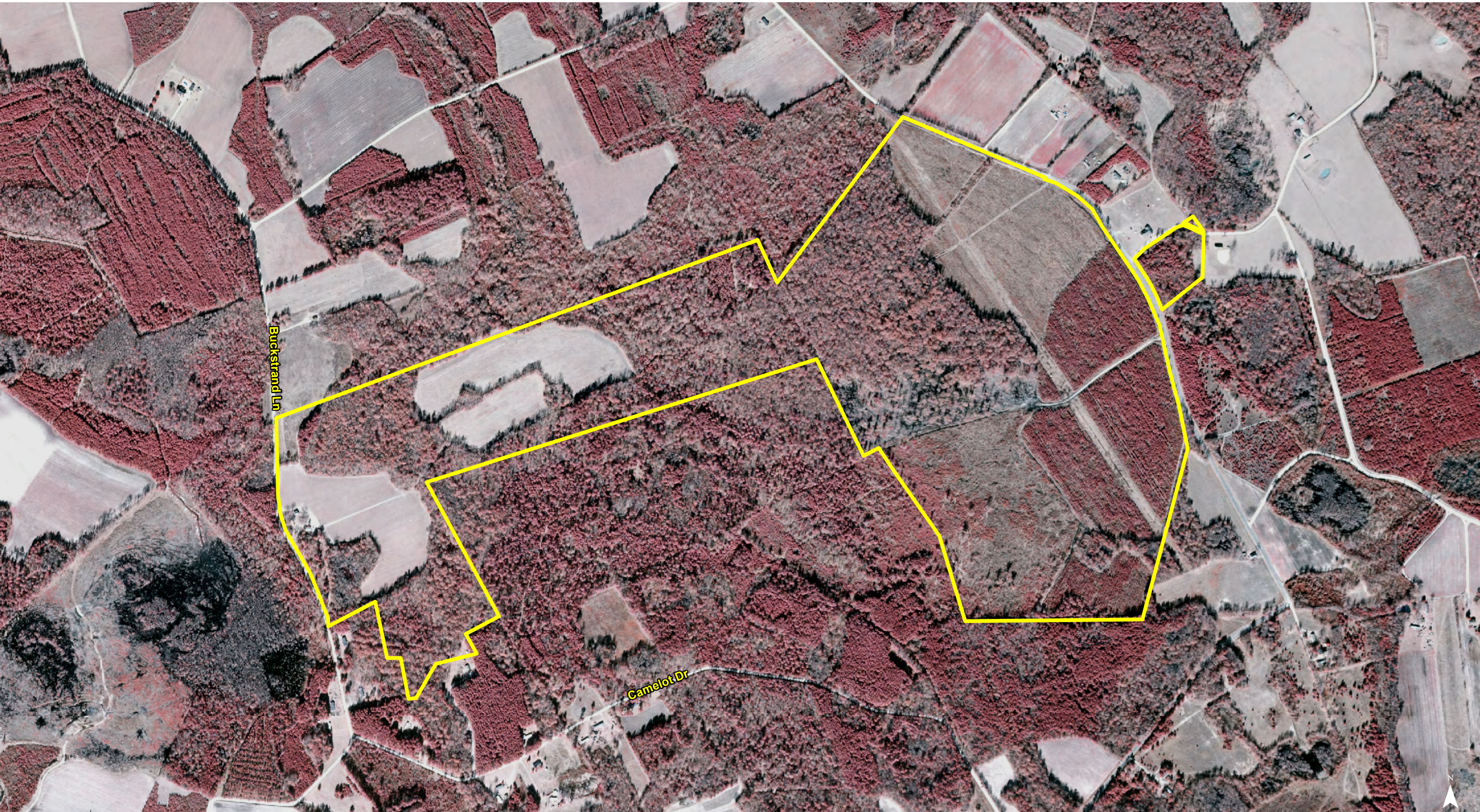
Location



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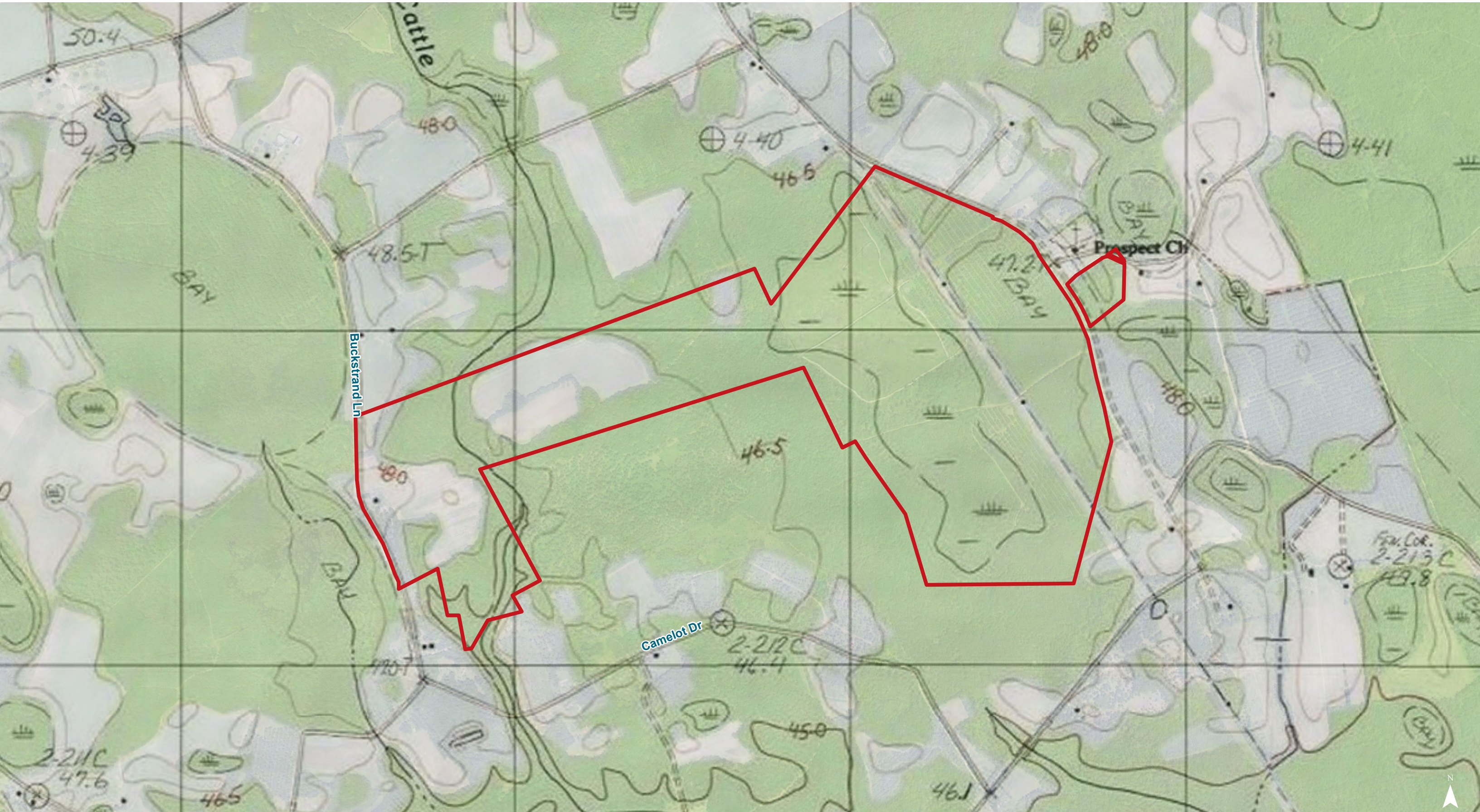


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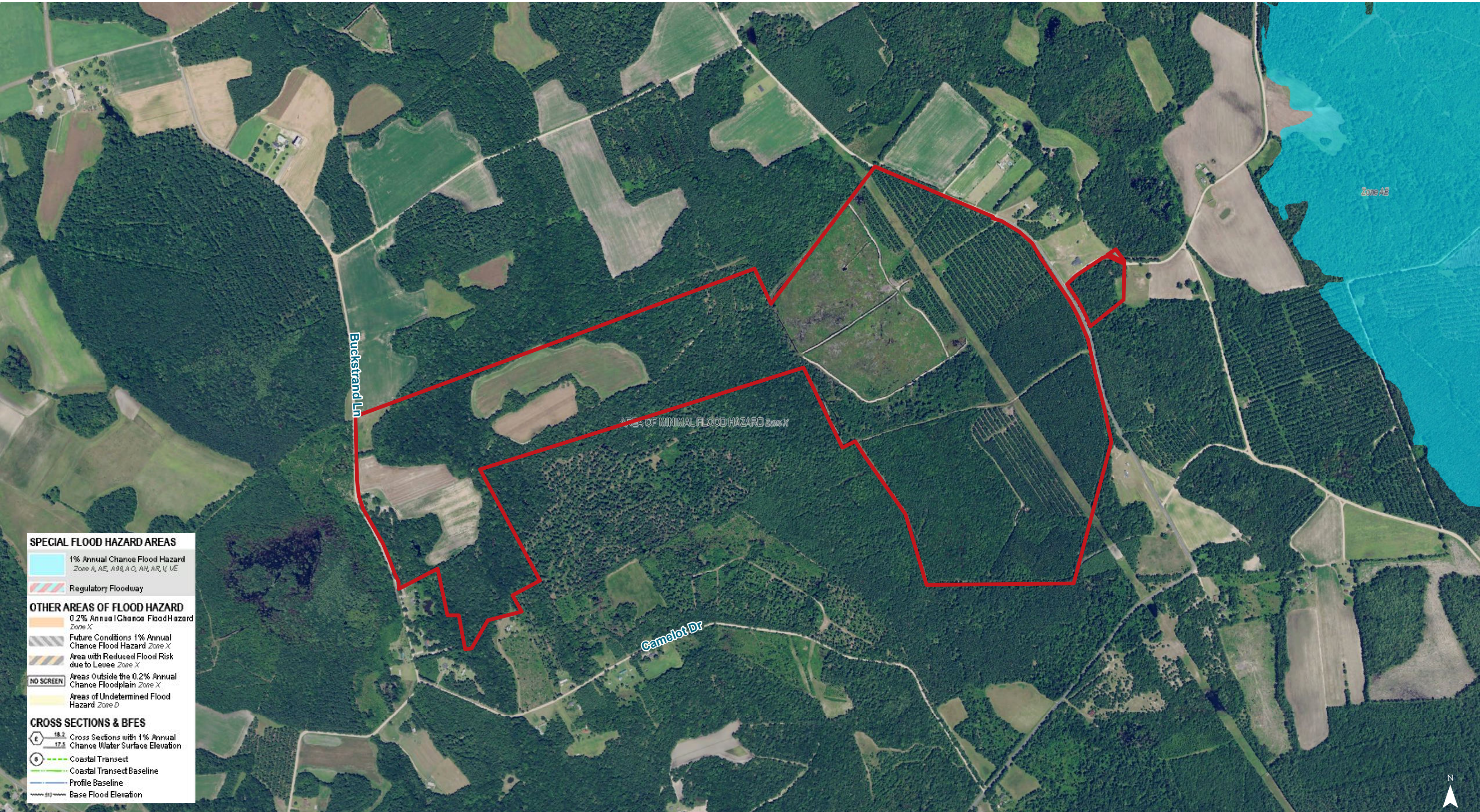


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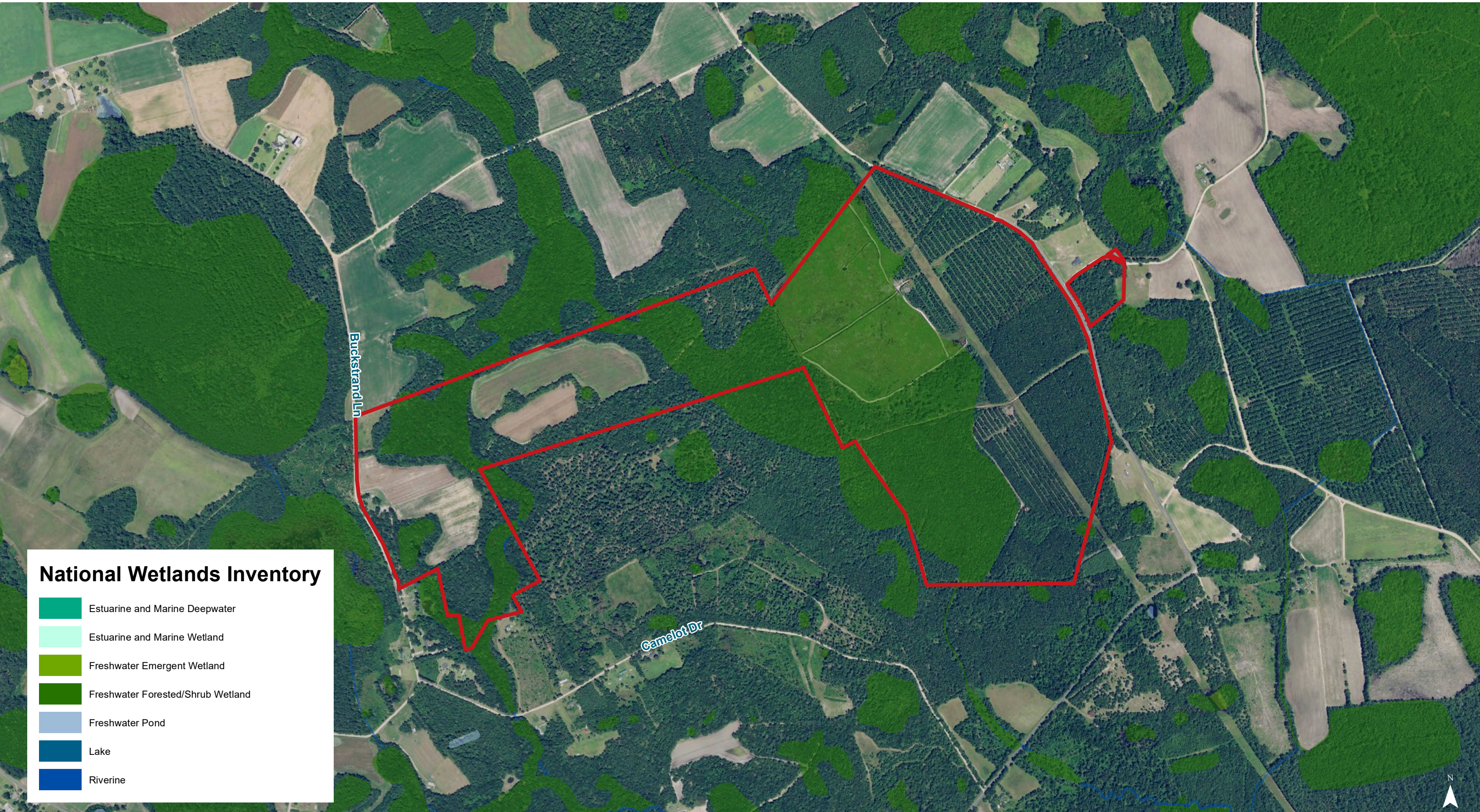
Topographical Map



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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)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AIA - Albany sand, 0 to 2 percent slopes

Component: Albany (90%)

The Albany component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of sandy and/or 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 very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: BIB - Blanton sand, 0 to 6 percent slopes

Component: Blanton (100%)

The Blanton component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of sandy and/or 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 very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: BoB - Bonneau sand, 0 to 4 percent slopes

Component: Bonneau (90%)

The Bonneau component makes up 90 percent of the map unit. Slopes are 0 to 4 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 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 42 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: By - Byars loam

Component: Byars (95%)

The Byars component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions. The parent material consists of clayey marine 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 low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, March, April, April, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville sandy loam

Component: Coxville (95%)

The Coxville component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions. The parent material consists of clayey 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 high. Shrink-swell potential is moderate. 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, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: GoA - Goldsboro sandy loam, 0 to 2 percent slopes

Component: Goldsboro (96%)

The Goldsboro component makes up 96 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 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 24 inches during January, February, March, April, 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: Js - Johnston sandy loam

Component: Johnston (90%)

The Johnston component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: Ly - Lynchburg fine sandy loam

Component: Lynchburg (96%)

The Lynchburg component makes up 96 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 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 6 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 Description (Brief, Generated)

Orangeburg County, South Carolina

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Map unit: Mo - Mouzon fine sandy loam

Component: Mouzon (90%)

The Mouzon component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of clayey 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.

Map unit: NoA - Noboco loamy sand, 0 to 2 percent slopes

Component: Noboco (95%)

The Noboco 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 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 30 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map unit: OcA - Ocilla loamy sand, 0 to 2 percent slopes

Component: Ocilla (97%)

The Ocilla component makes up 97 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 somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: Ph - Pelham loamy sand

Component: Pelham (100%)

The Pelham component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains, depressions. The parent material consists of sandy and/or 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 6 inches during January, February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Ra - Rains 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 depressions, 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, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Sa - Stallings loamy sand

Component: Stallings (96%)

The Stallings component makes up 96 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 12 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.