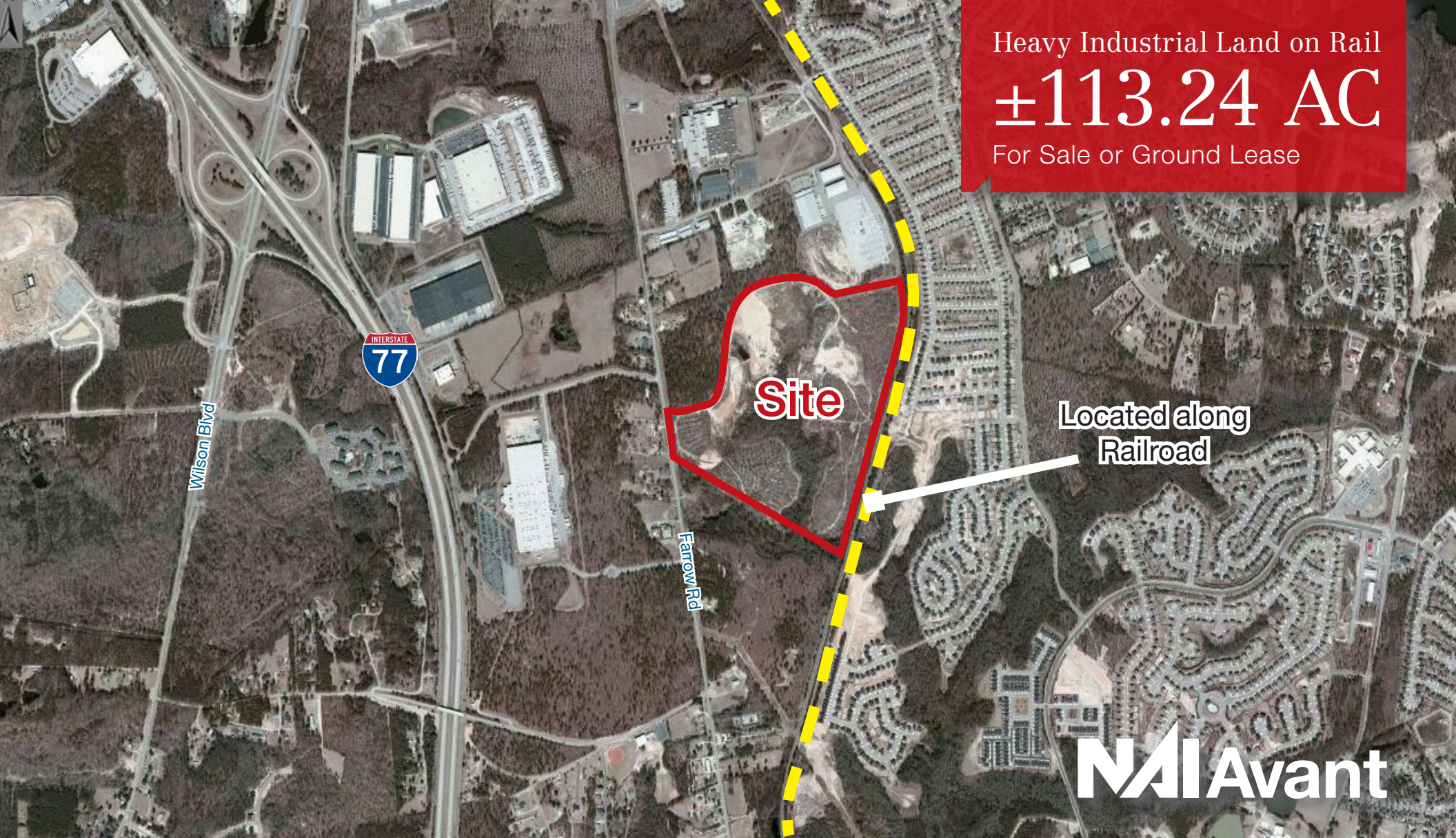


Heavy Industrial Land on Rail

**±113.24 AC**

For Sale or Ground Lease



# Farrow Road

Columbia, South Carolina

**Tombo Milliken**

+1 803 744 9852

[tombo.milliken@naiavant.com](mailto:tombo.milliken@naiavant.com)

**Tom Milliken**

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**NAI Avant**

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807 Gervais Street, Suite 301  
Columbia, South Carolina 29201

+1 803.254.0100

[www.naiavant.com](http://www.naiavant.com)

# Farrow Road

Columbia, South Carolina

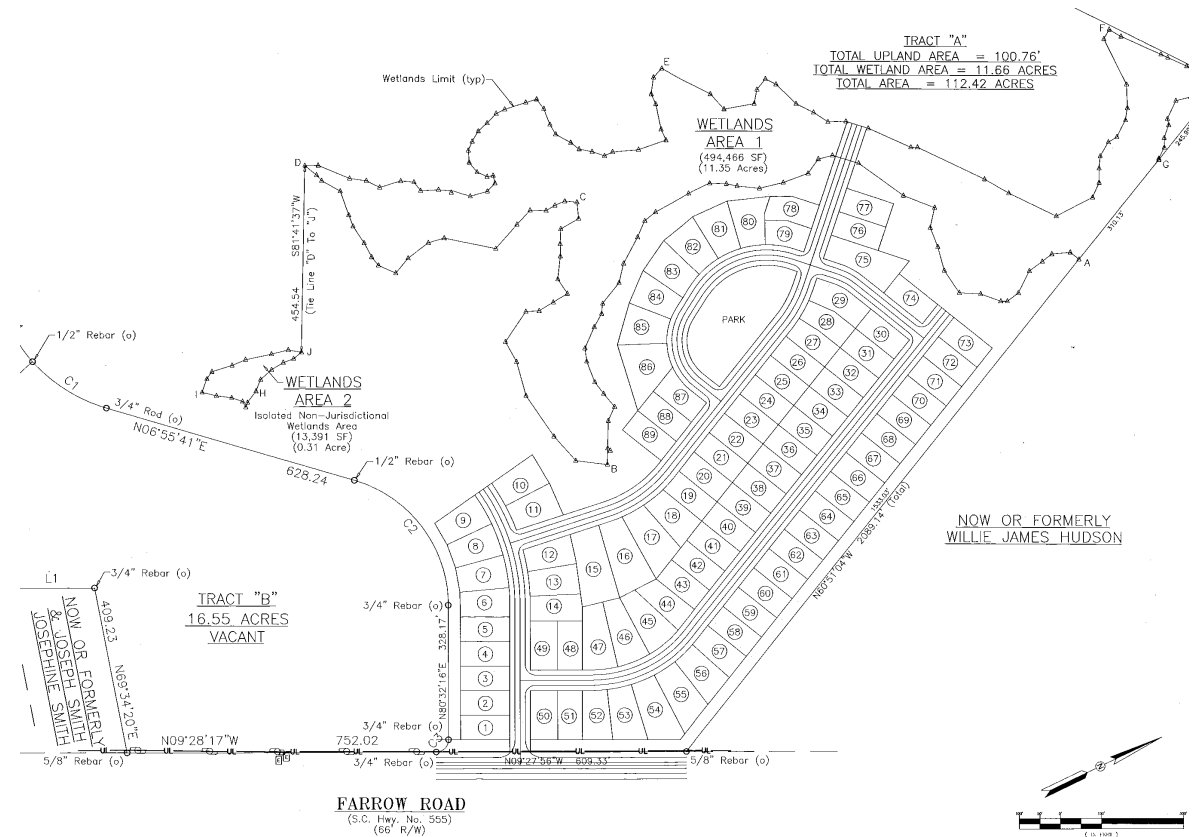
Heavy Industrial Land on Rail

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## Property Features

- For Sale or Ground Lease
- ±113.24 acres on Farrow Road
- Located along railroad
- Good Farrow Road visibility
- All utilities available. It is the responsibility of the purchaser to determine location, availability, and capacity.
- Zoning: Heavy Industrial, Richland County
- Approximately ±12 acres of wetlands
- Sales Price: \$2,831,000 (\$25,000/acre)
- Ground Lease Fee: TBD
- Approximately 609' of Farrow Rd. frontage



# Farrow Road

Columbia, South Carolina

## Wetlands Letter

Heavy Industrial Land on Rail

**±113.24 AC**

For Sale or Ground Lease



DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
1835 ASSEMBLY ST RM 865B-1  
COLUMBIA, SOUTH CAROLINA 29201

FEB 20 2018

**COPY**

Regulatory Division

Mr. Chris Daves  
S&ME, Inc.  
134 Suber Road  
Columbia, South Carolina 29210

Dear Mr. Daves:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-01657) received in our office on October 11, 2017, for a 113.24-acre site located west of Farrow Road in the town of Blythewood, Richland County, South Carolina (Latitude: 34.16491°N, Longitude: 80.95127°W). The site in question is shown on the enclosed map entitled "Exhibit No. 3 Aerial Exhibit Farrow Road Borrow Site +/- 113.24 Acres" and dated October 6, 2017 prepared by your office. An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, LiDAR data, soil survey information, and Wetland Determination Data Form(s), this office has determined that the referenced map accurately reflects the location and boundaries of the aquatic resources found within the site. The site in question contains 12.21 acres of jurisdictional wetlands, and 3,188 linear feet of other waters of the United States that are subject to regulatory jurisdiction under Section 404 of the CWA.

In addition, the site in question also contains 0.33 acres of aquatic resources that are not subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA and, as such, Department of the Army (DA) authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material in these areas.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. You should be aware that a Department of the Army (DA) permit from this office may be required for certain activities in the areas identified as subject to regulatory jurisdiction of the Corps of Engineers, and these areas may be subject to restrictions or requirements of other state or local government entities.

If a permit application is forthcoming as a result of this AJD, a copy of this letter, as well as the map should be submitted as part of the application. Otherwise, a delay could occur in confirming that an AJD was performed for the proposed permit project area. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water, to determine the limits of their jurisdiction.

Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2017-01657. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Adrianna E. Krzywicka, Project Manager, at (864) 609-4325.

Sincerely,

Kristin Andrade  
Watershed Manager

Enclosures:  
Approved Jurisdictional Determination Form  
Notification of Appeal Options  
Exhibit No. 3 Aerial Exhibit Farrow Road Borrow Site +/- 113.24 Acres

Copies Furnished:

Mr. Thomas Larkin  
555 A.Q., LLC  
P.O. Box 3489  
Columbia, South Carolina 29230

South Carolina Department of  
Health and Environmental Control  
Bureau of Water  
2600 Bull Street  
Columbia, South Carolina 29201

# Farrow Road

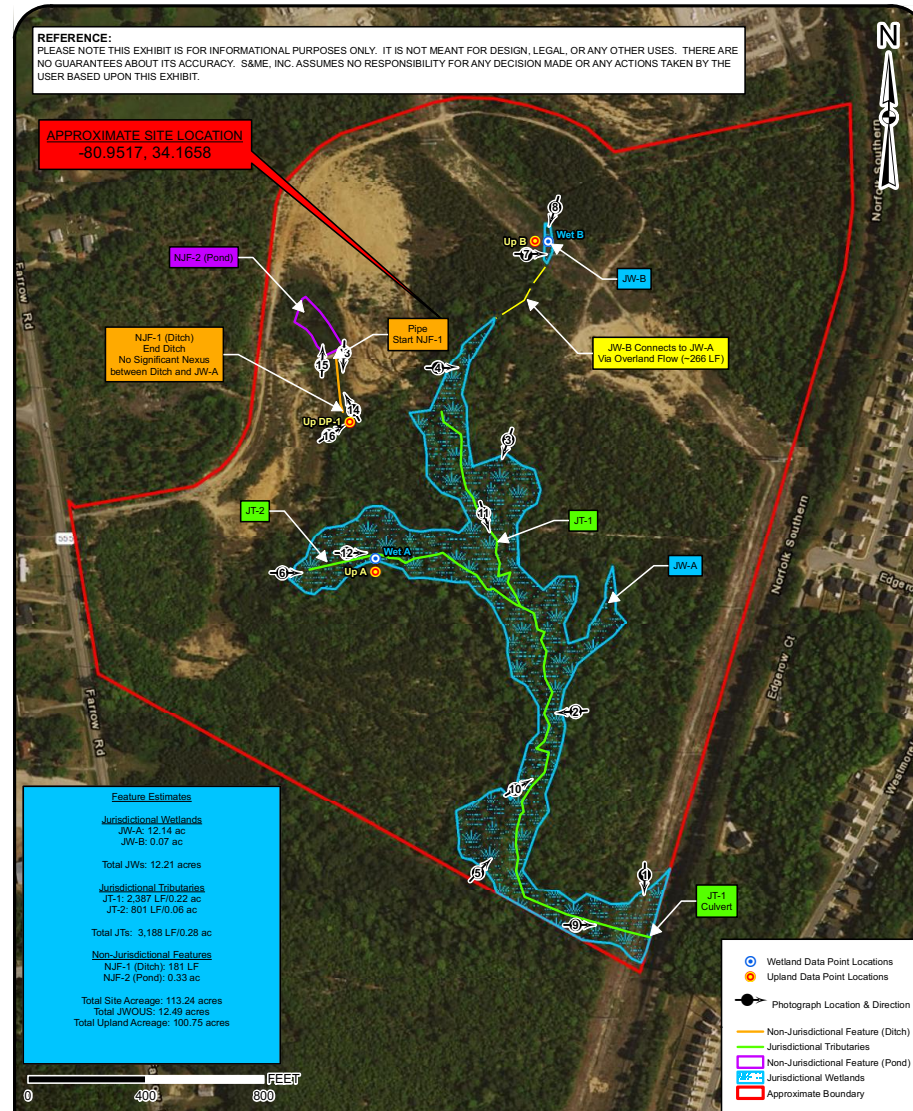
Columbia, South Carolina

## Wetlands Exhibit

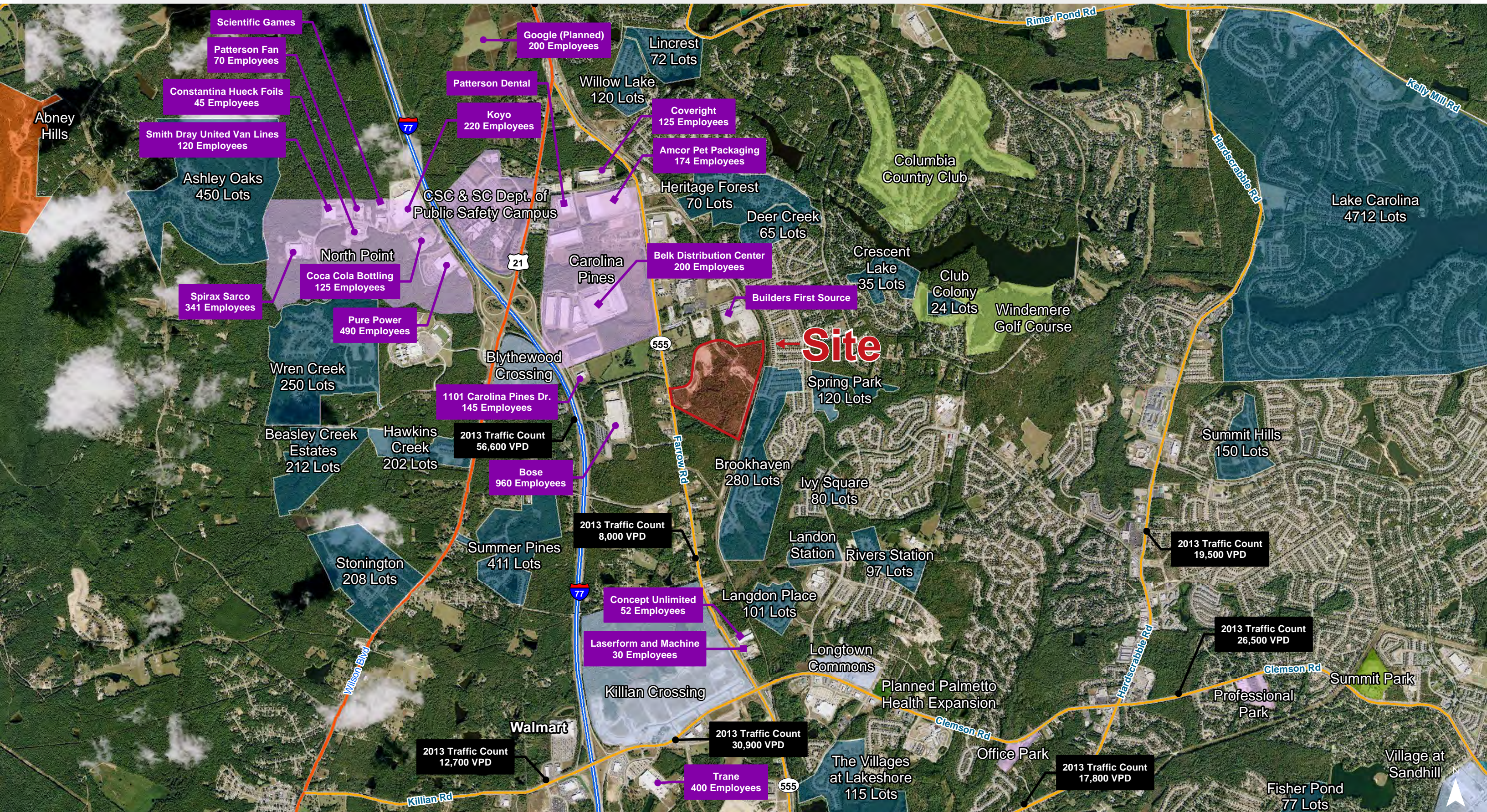
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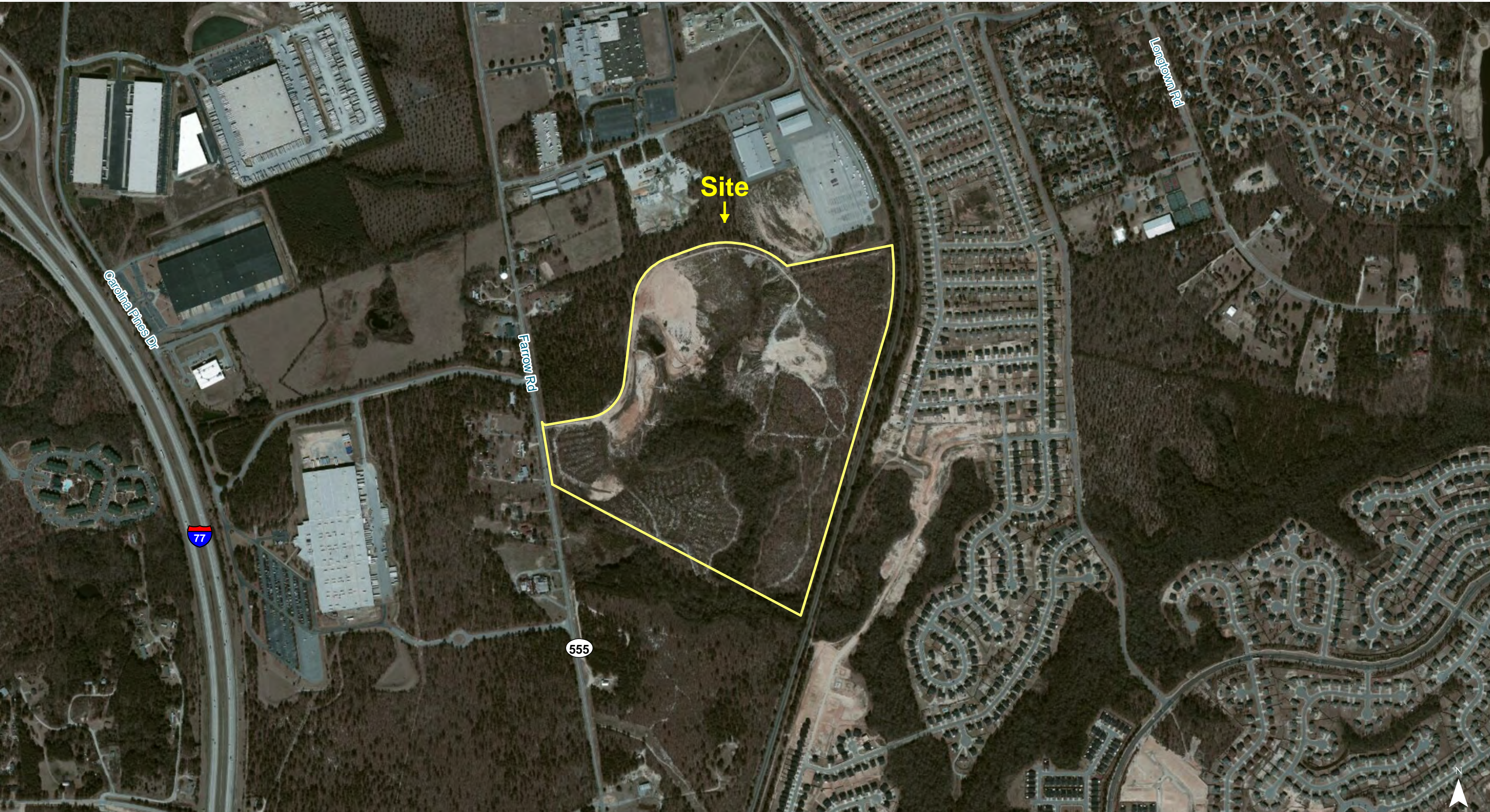
# Points of Interest



Map Updated: Wednesday, August 27, 2014. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

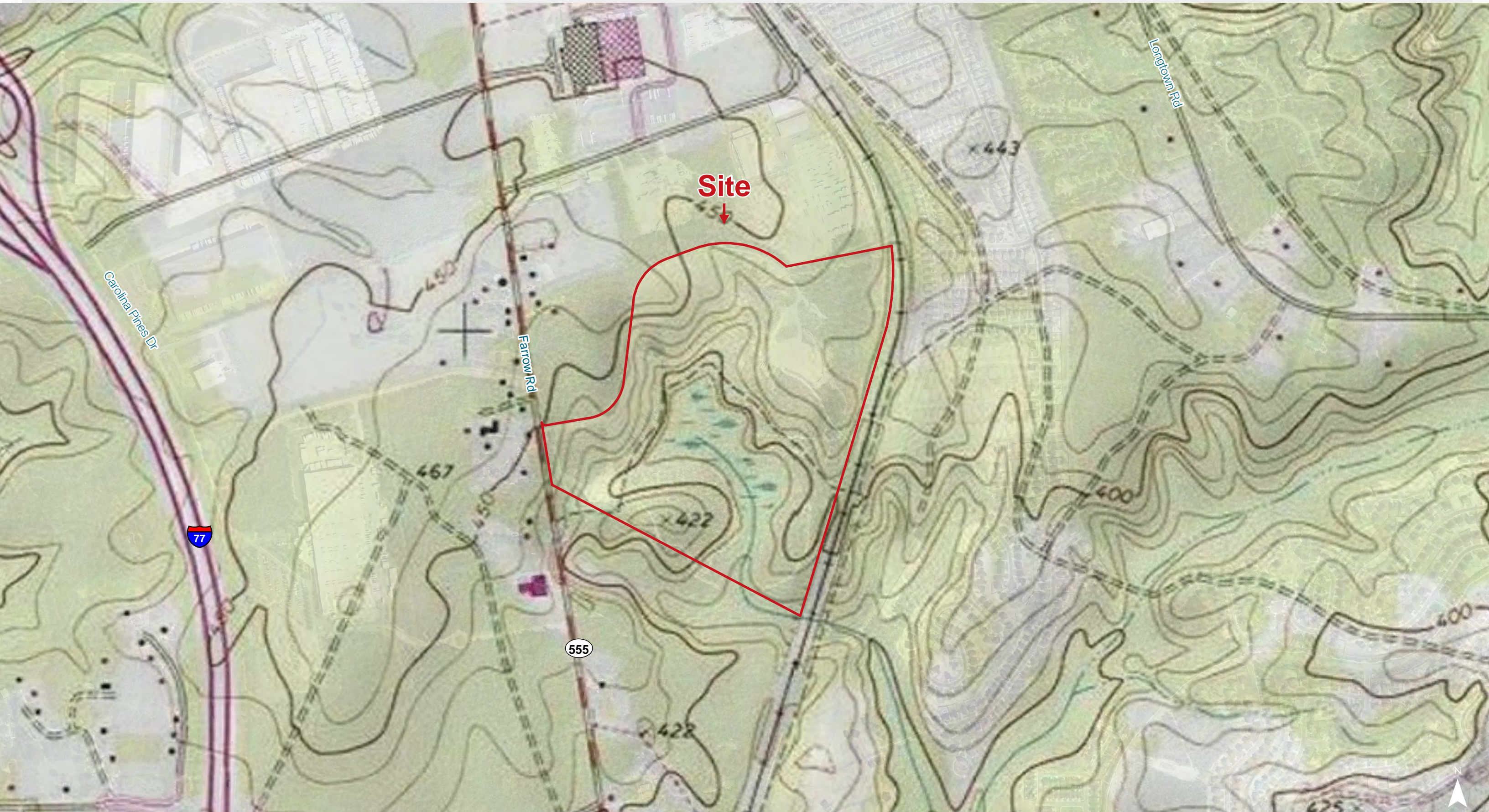


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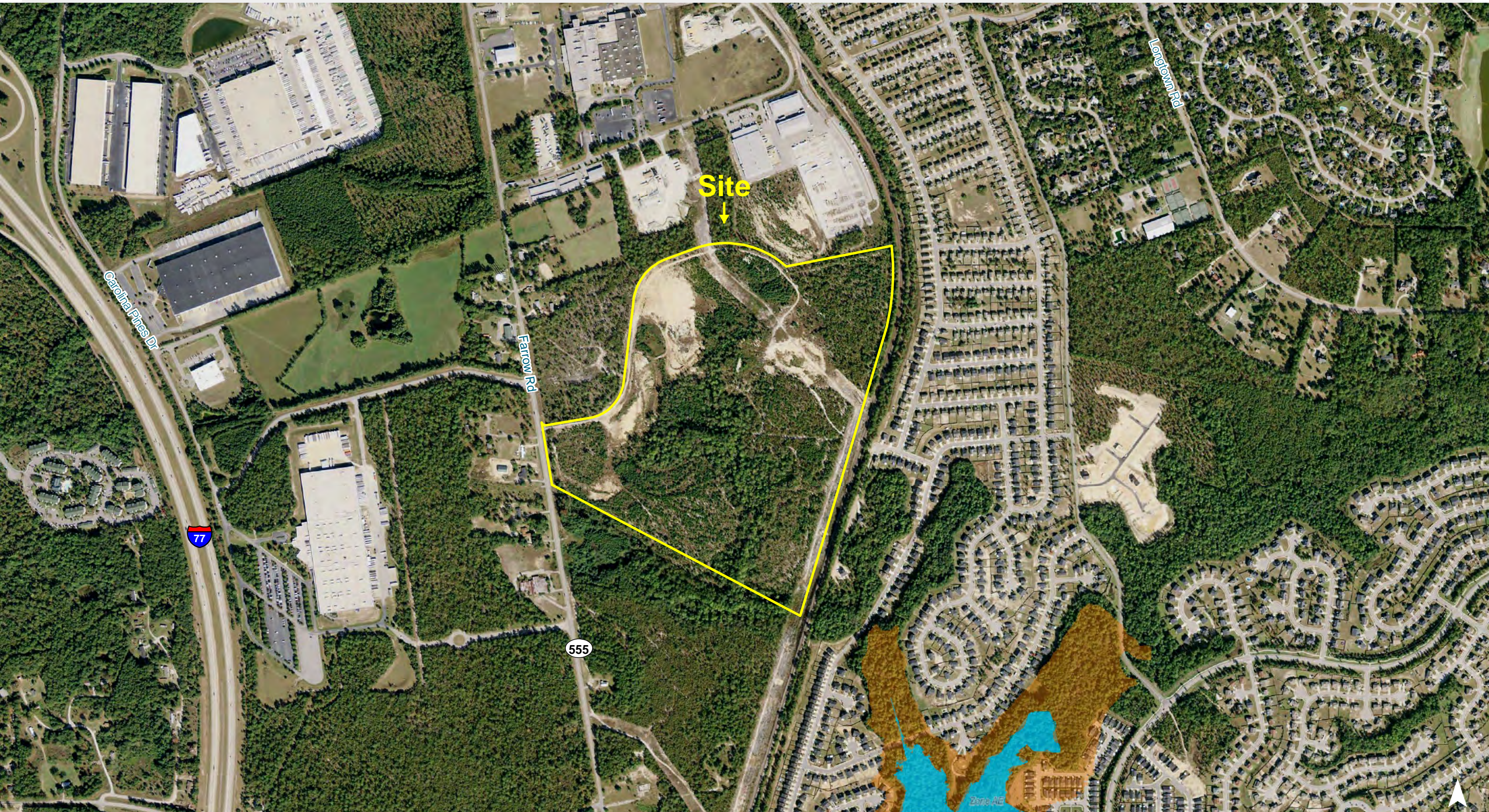
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# Topographical Map



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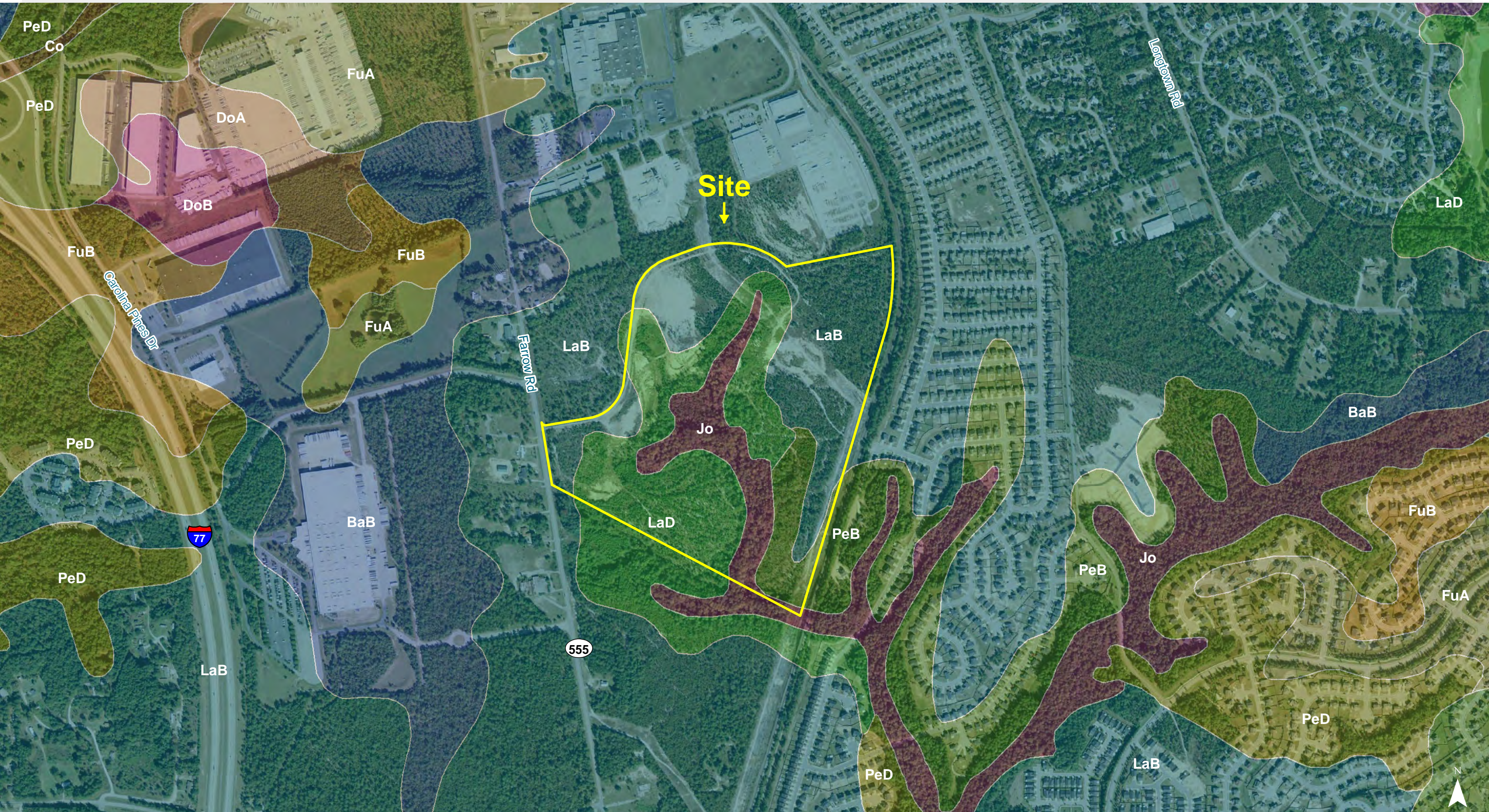
Map Updated: Wednesday, August 27, 2014. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



**National Wetlands Inventory**

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

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# Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** Jo - Johnston loam

**Component:** Johnston (100%)

*The Johnston component makes up 100 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 alluvium. 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, May, June, July, August, September, October, 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:** LaB - Lakeland sand, 2 to 6 percent slopes

**Component:** Lakeland (100%)

*The Lakeland component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is 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. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.*

**Map unit:** LaD - Lakeland sand, 10 to 15 percent slopes

**Component:** Lakeland (100%)

*The Lakeland component makes up 100 percent of the map unit. Slopes are 10 to 15 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is 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. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.*

**Map unit:** PeB - Pelion loamy sand, 2 to 6 percent slopes

**Component:** Pelion (90%)

*The Pelion component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. 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 low. 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, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

## Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.