



For Sale

±62 AC

Timberland/Recreational
Property with Multiple
Homesites

Clearview Drive - ±62 acres

Clearview Drive - Hopkins, South Carolina

NAIColumbia

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Executive Summary

Clearview Drive - Hopkins, South Carolina

- Richland County - TMS#: R24800-02-22 = ±38.10 acres
Portion of R24800-02-01 = ±38.10 acres
- ±62 acres located on Clearview Drive
- 1692' of Paved Clearview Drive road frontage
- Less than 15 minutes from Southeast Columbia
- Large undeveloped tract - multiple homesites to choose from
- City of Columbia water along Clearview Drive
- Elevations up to 430'
- Beautiful sunrise views from the top with minimal clearing
- Several cleared areas for homesites or wildlife openings
- Established road system
- Deer and small game
- **Sale price for ±62 acres: \$263,500 (\$4250 per acre)**
- Owner will consider subdividing - price to be negotiated

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Property Pictures

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UNDER CONTRACT
19 Acres

AVAILABLE
62 Acres

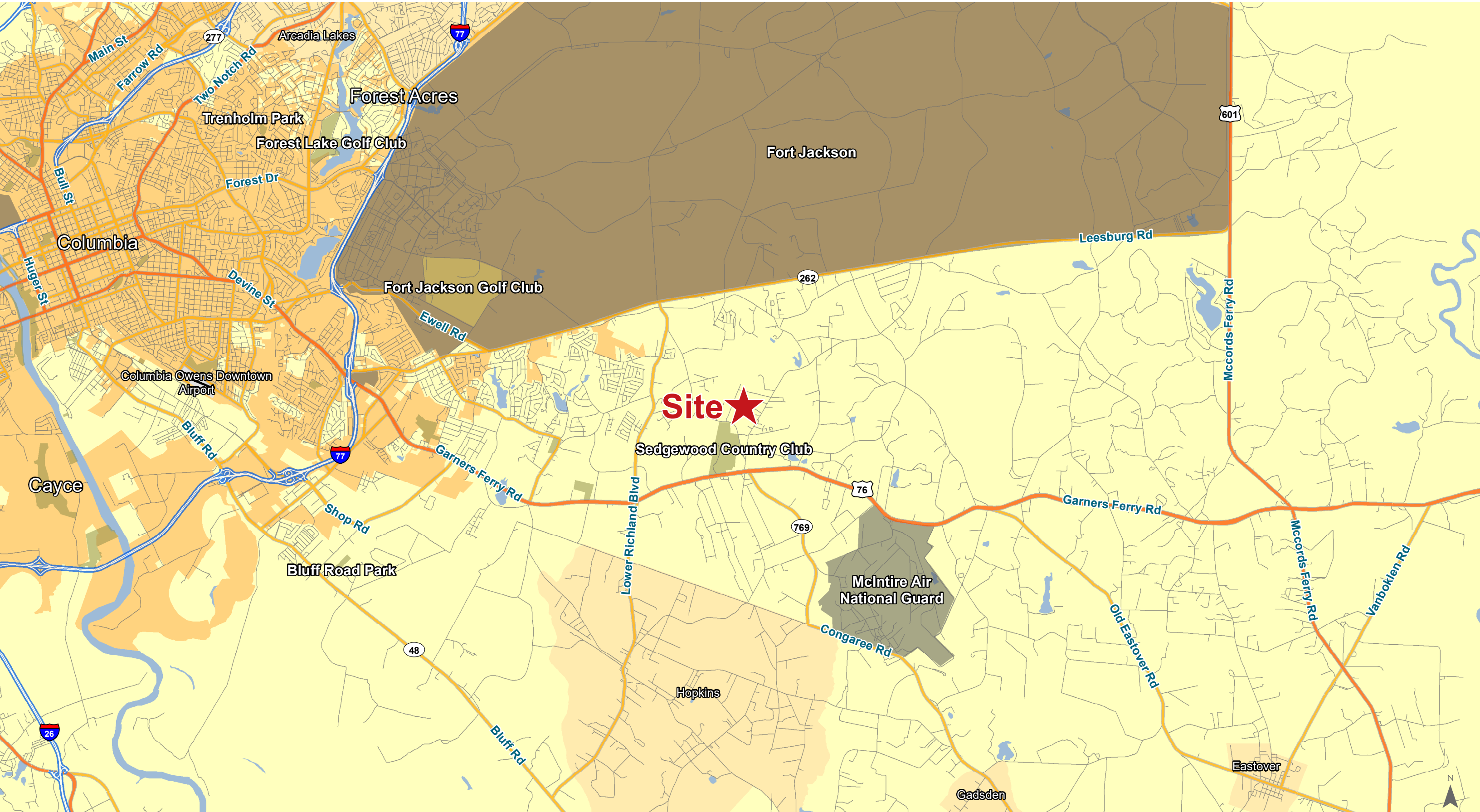
Clearview Dr

Ridge Rd

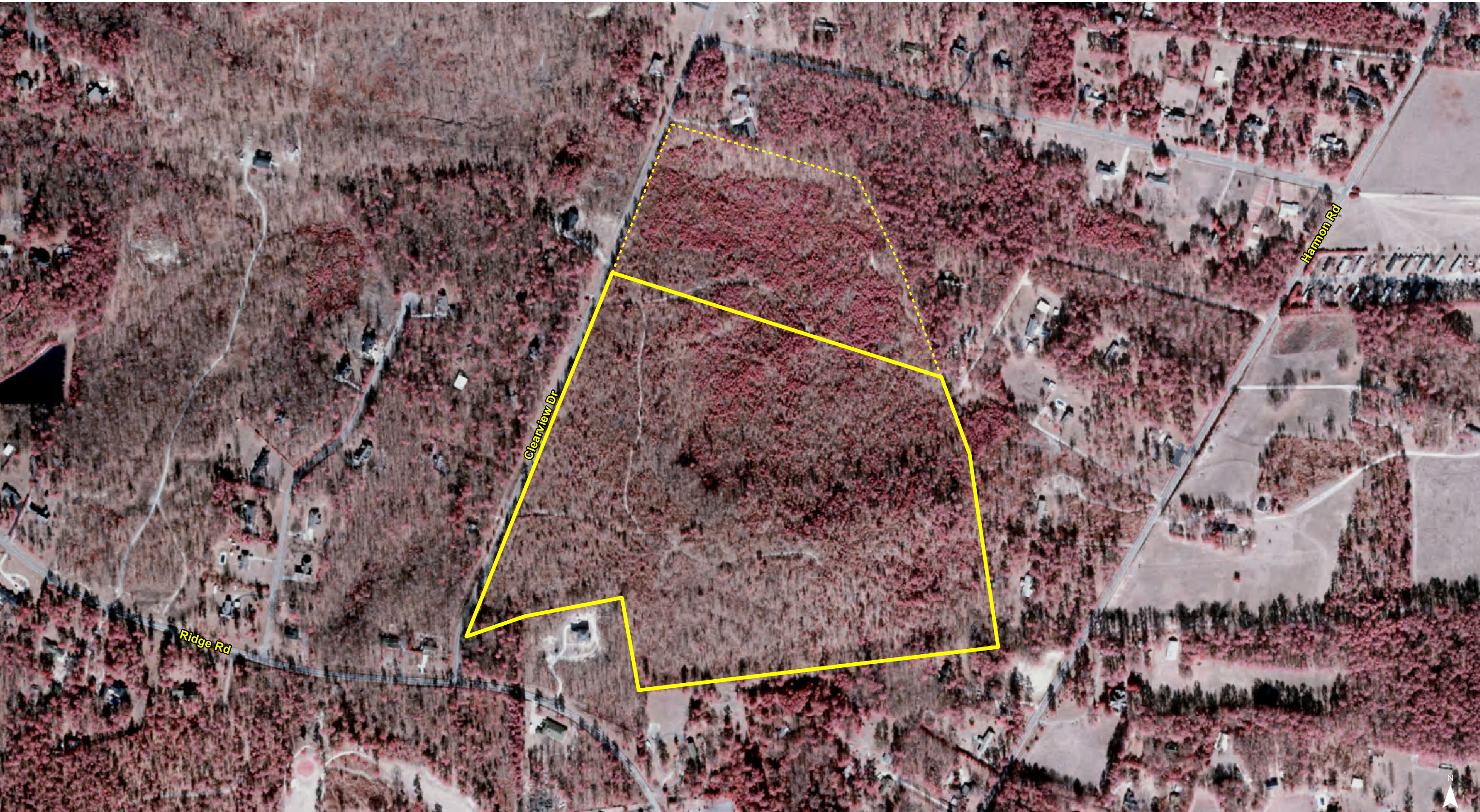
Hamon Rd



Location

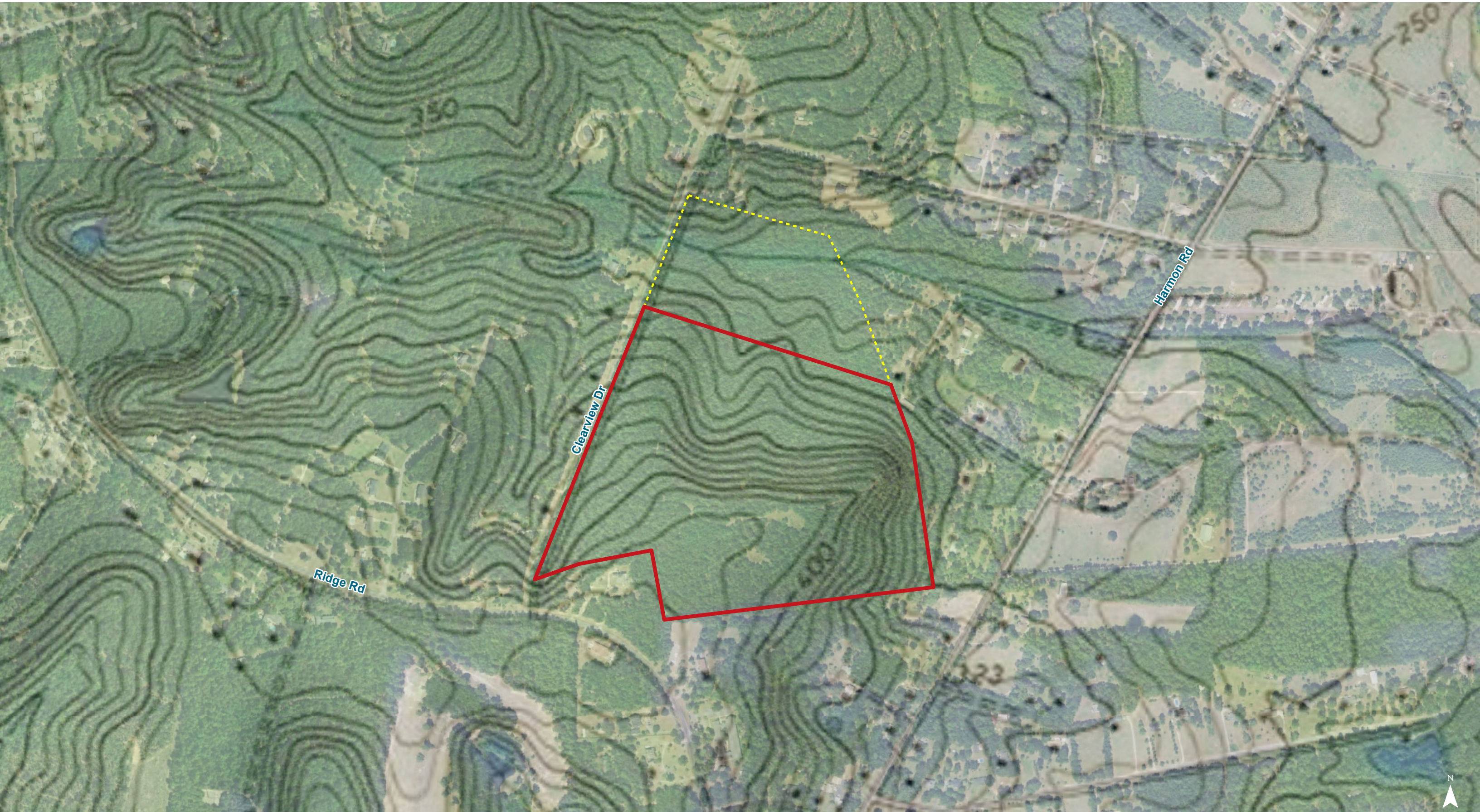


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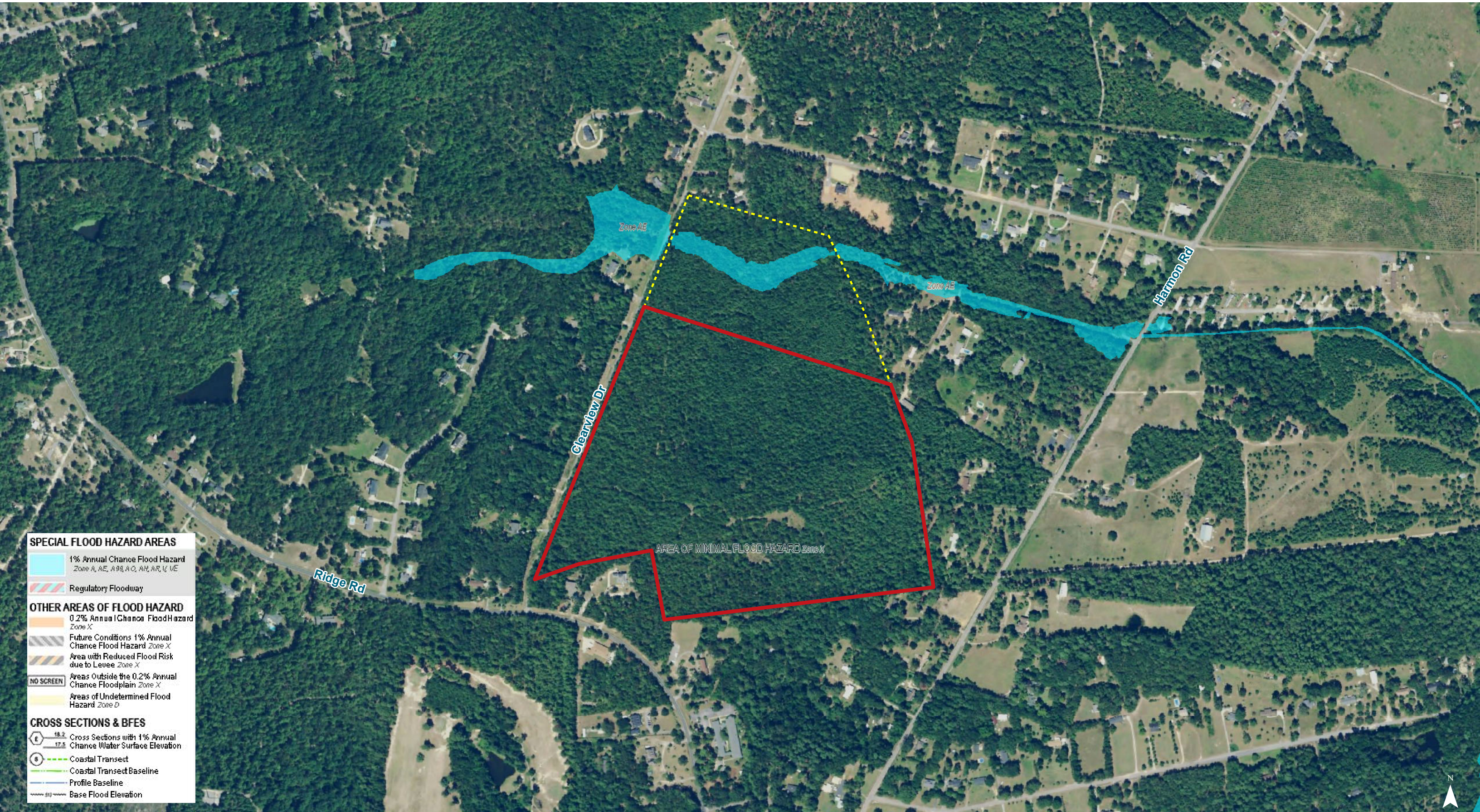


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Topographical Map



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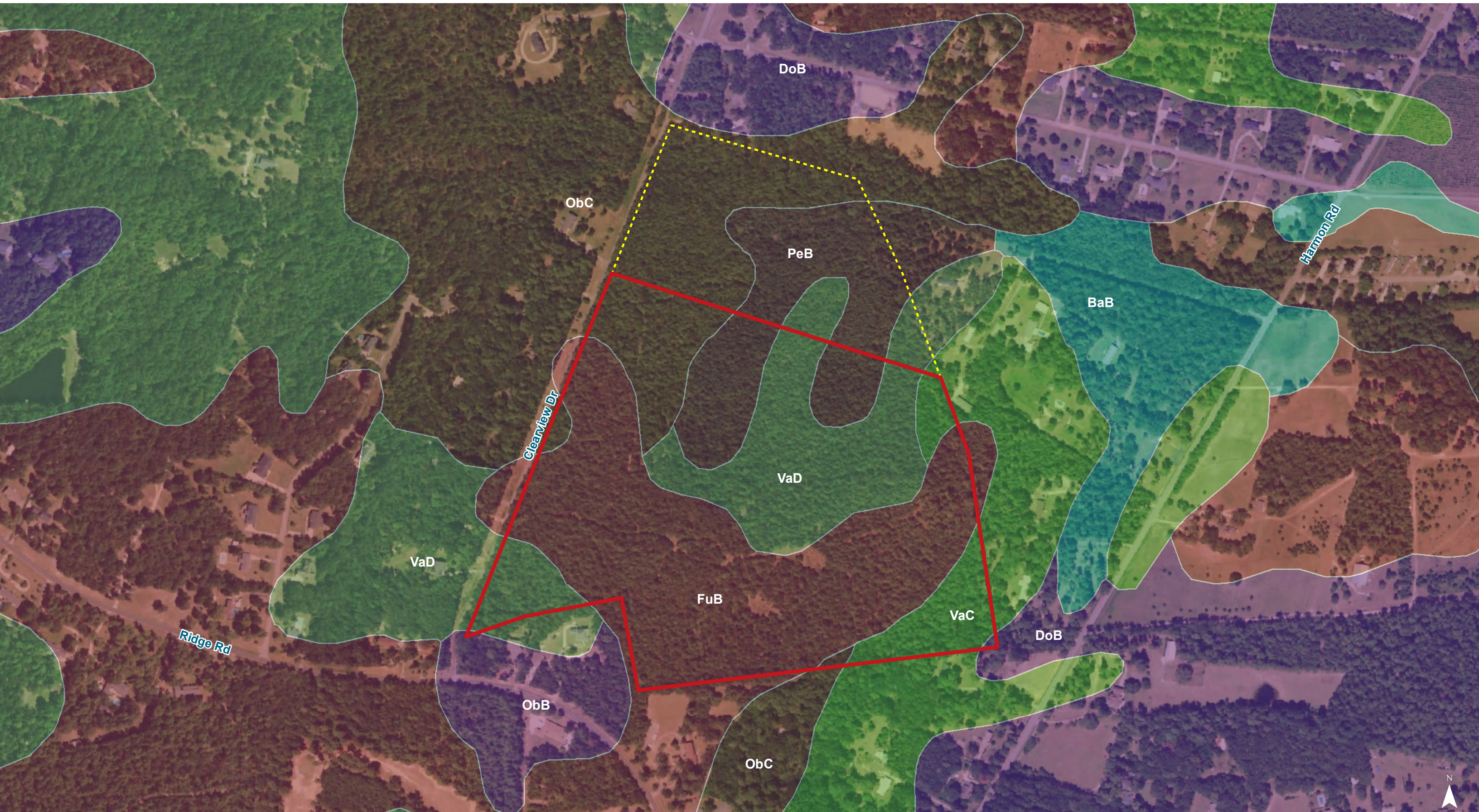
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National Wetlands Inventory

- 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)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: BaB - 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 marine terraces on sandhills. The parent material consists of sandy and 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 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: DoB - Dothan loamy sand, 2 to 6 percent slopes

Component: Dothan (100%)

The Dothan component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. The parent material consists of plinthic 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 36 inches during January, February, March, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: FuB - Fuquay sand, 2 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. The parent material consists of plinthic 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 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 60 inches during January, February, March. 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: ObB - Orangeburg loamy sand, 2 to 6 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on 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. 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 2e. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: ObC - Orangeburg loamy sand, 6 to 10 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces on 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. 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 4e. 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: VaD - Vaucluse loamy sand, 10 to 15 percent slopes

Component: Vaucluse (100%)

The Vaucluse 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 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 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. 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 4e. This soil does not meet hydric criteria.