

For Sale
±39.50 AC
Timberland/Recreational
Property with Homesite(s)



Tract 1 -Old Eastover Road - ±39.50 Acres

Old Eastover Road - Eastover, South Carolina

NAIColumbia

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Executive Summary

Old Eastover Road - Eastover, South Carolina

For Sale

±39.50 AC

Timberland/Recreational
Property with Homesite(s)

- Richland County - Portion of TMS#: R34800-01-05
- ±39.50 acres located on Old Eastover Road
- 1748' of Paved Old Eastover Road Frontage
- Less than 25 minutes from Southeast Columbia
- Several Homesites to choose from
- Power (Tri County Electric Cooperative) on site
- Abundant wildlife - deer and small game
- Excellent soils
- 6 Acre Natural Hardwood Area
- Loblolly Pine Stands - 2004: ±8 Acres
- 2018: ±24 Acres
- Good Road System
- Sale price: \$132,325 (\$3,350 per acre)

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Property Pictures

Old Eastover Road - Eastover, South Carolina

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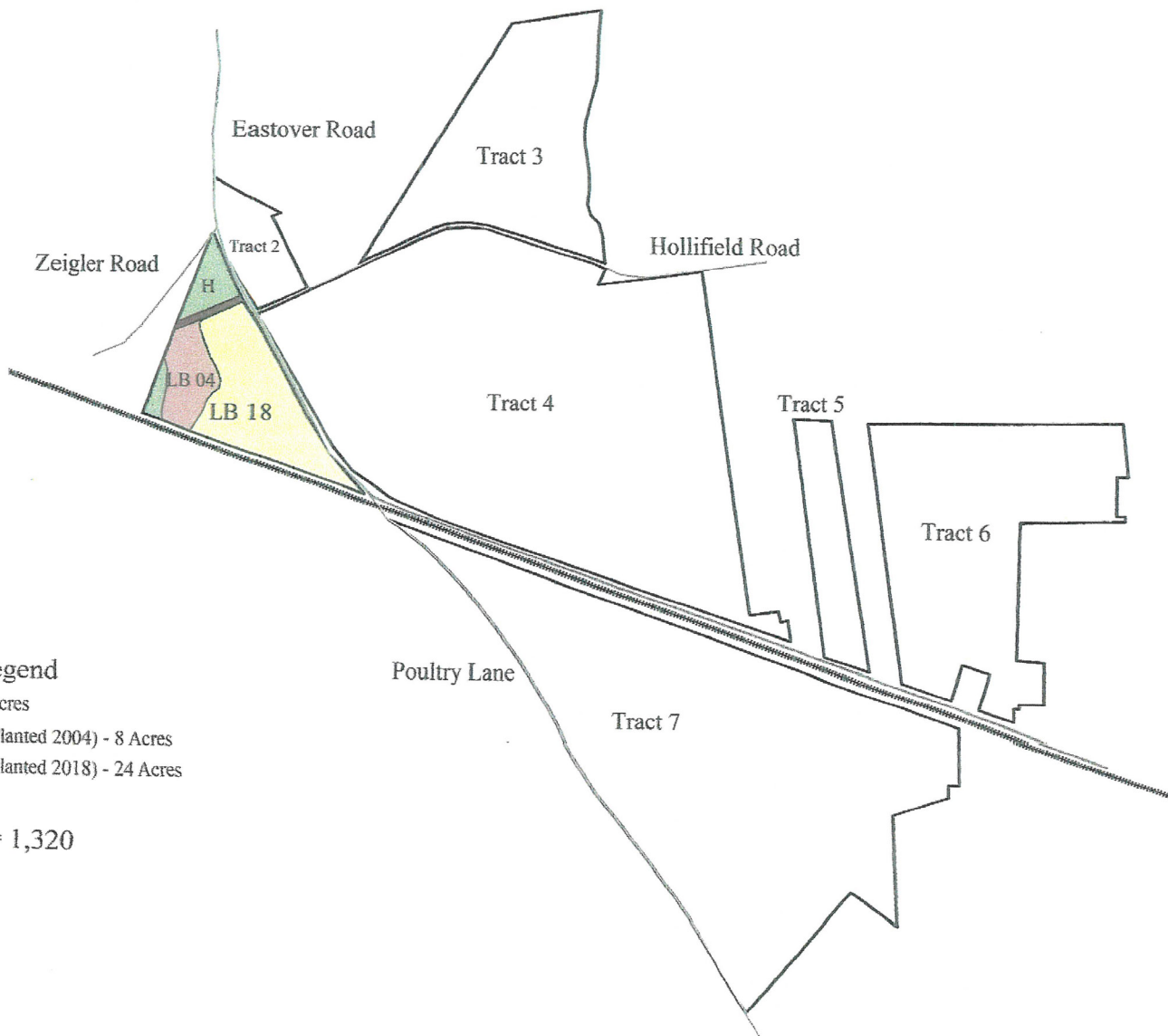


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Tract 1 - Scarborough Tract
Richland County, SC
39.5 Acres

For Sale
±39.50 AC
Timberland/Recreational
Property with Homesite(s)



Legend

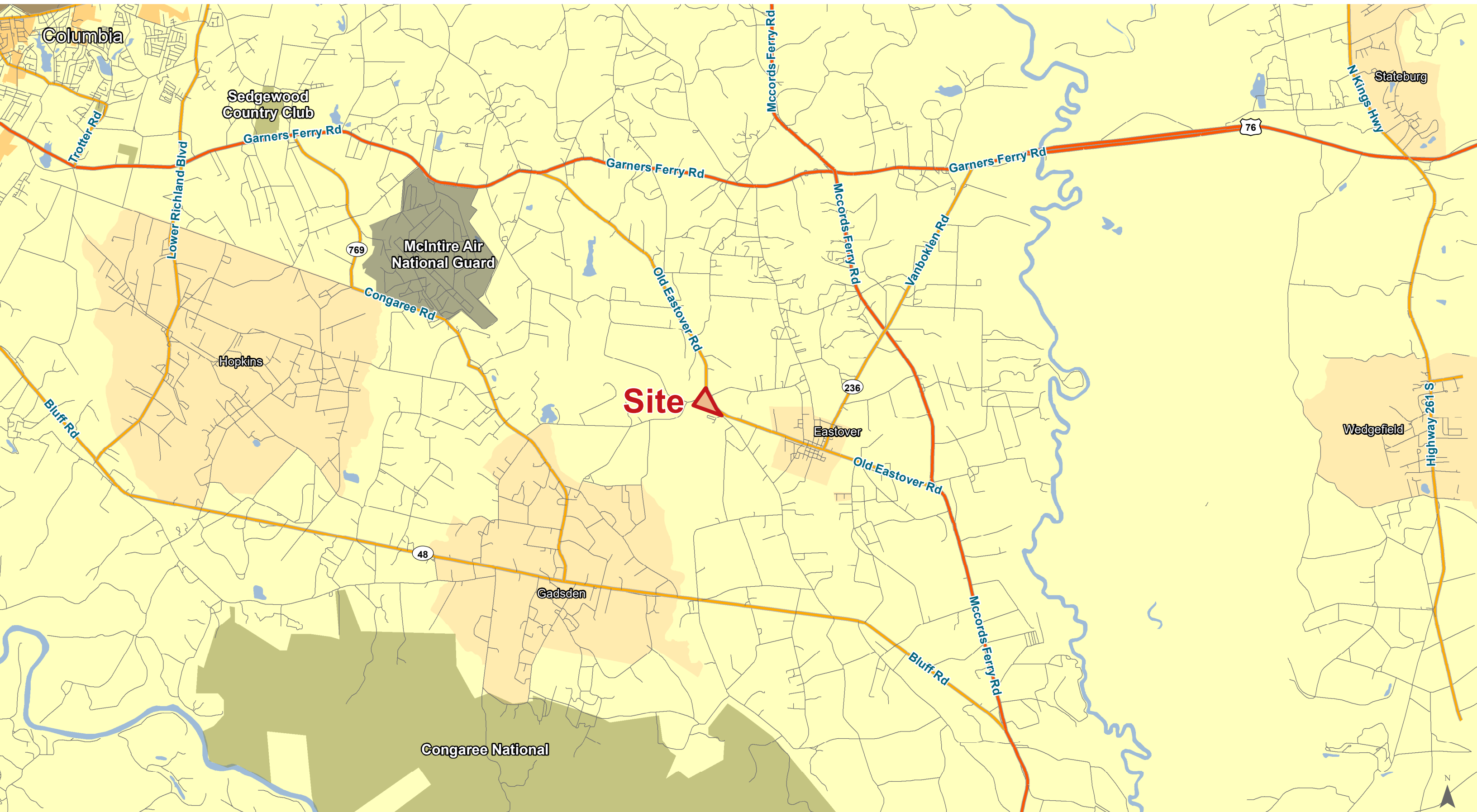
- Hardwood - 6 Acres
- Loblolly Pine (Planted 2004) - 8 Acres
- Loblolly Pine (Planted 2018) - 24 Acres
- Powerline

1" = 1,320

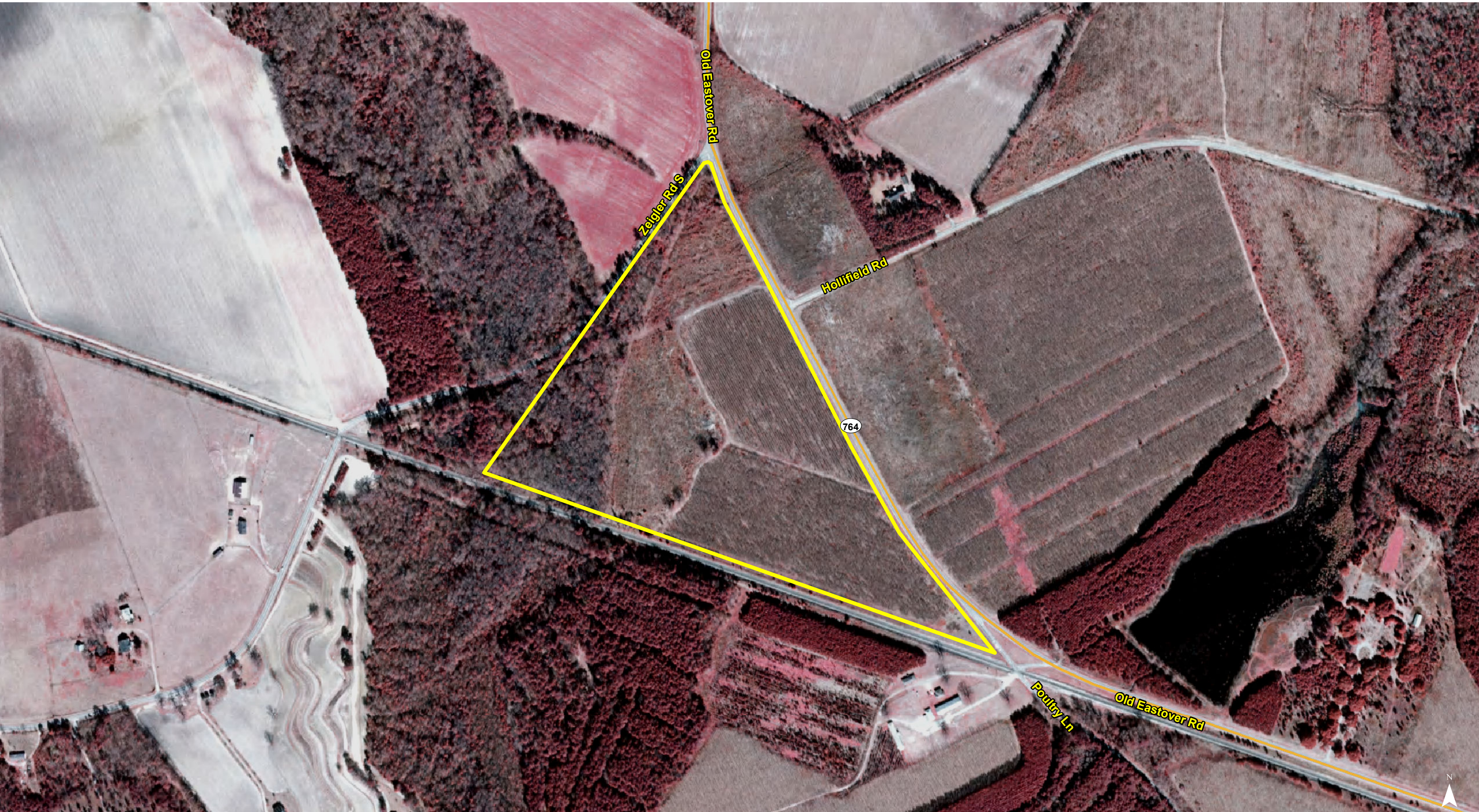
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Location

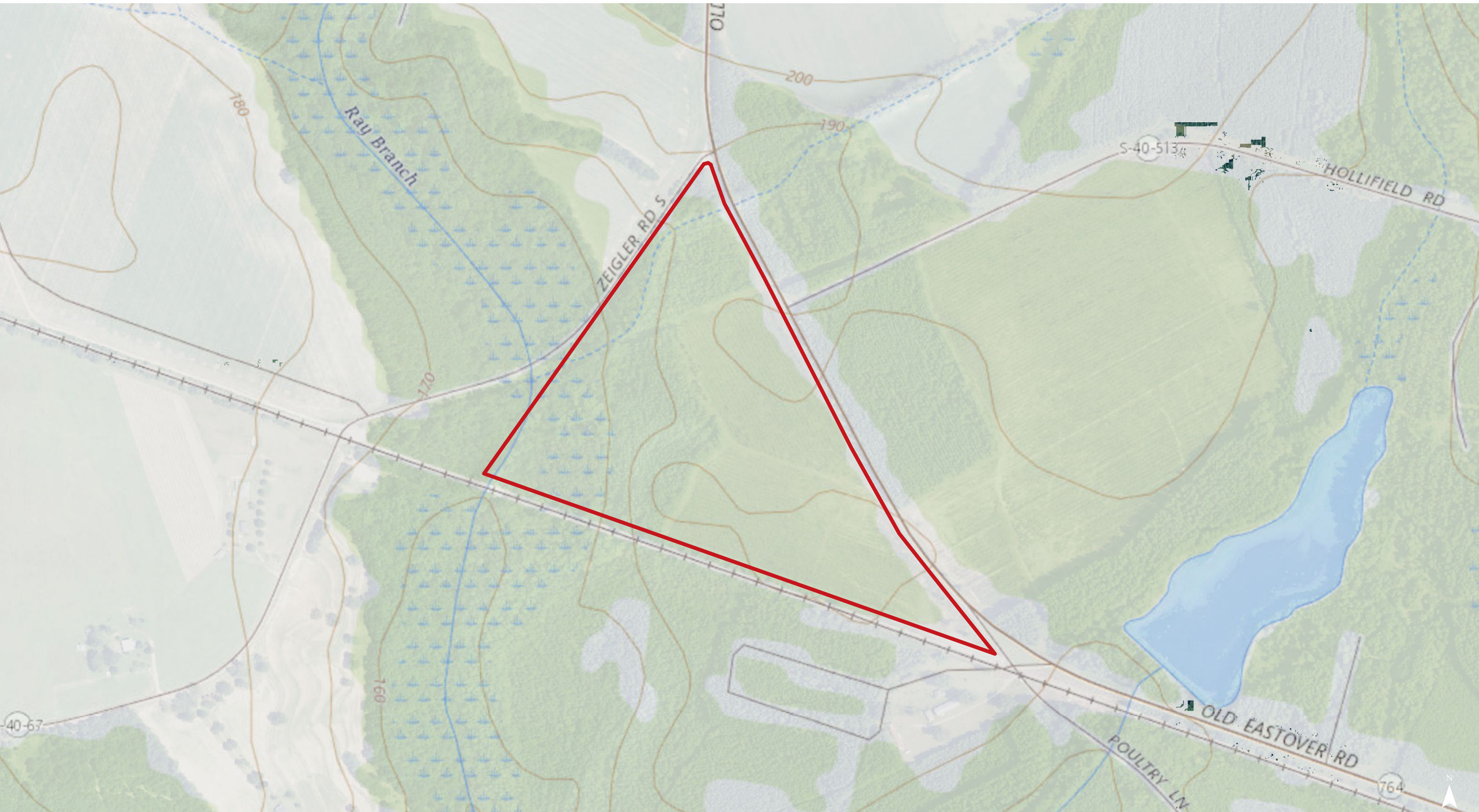


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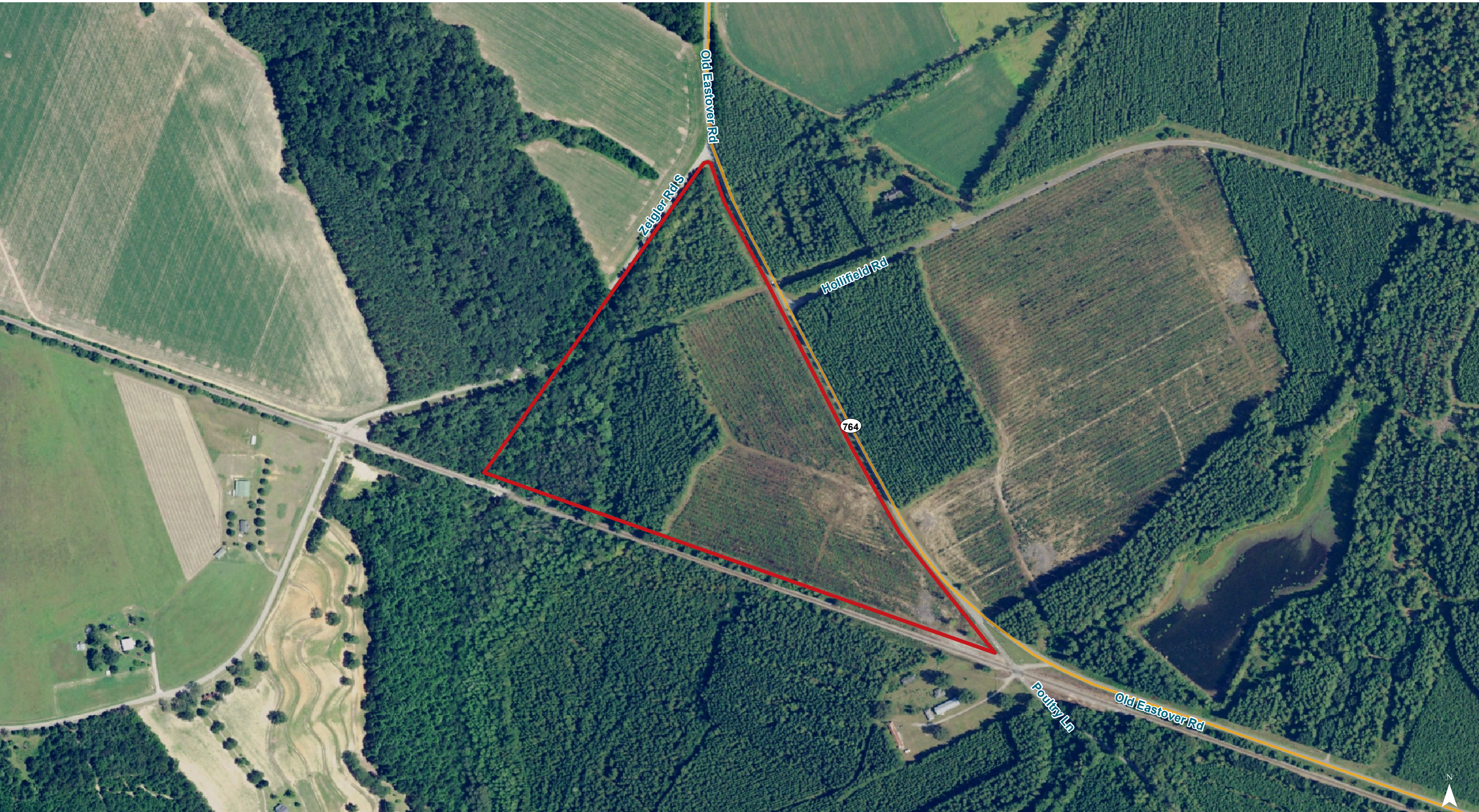


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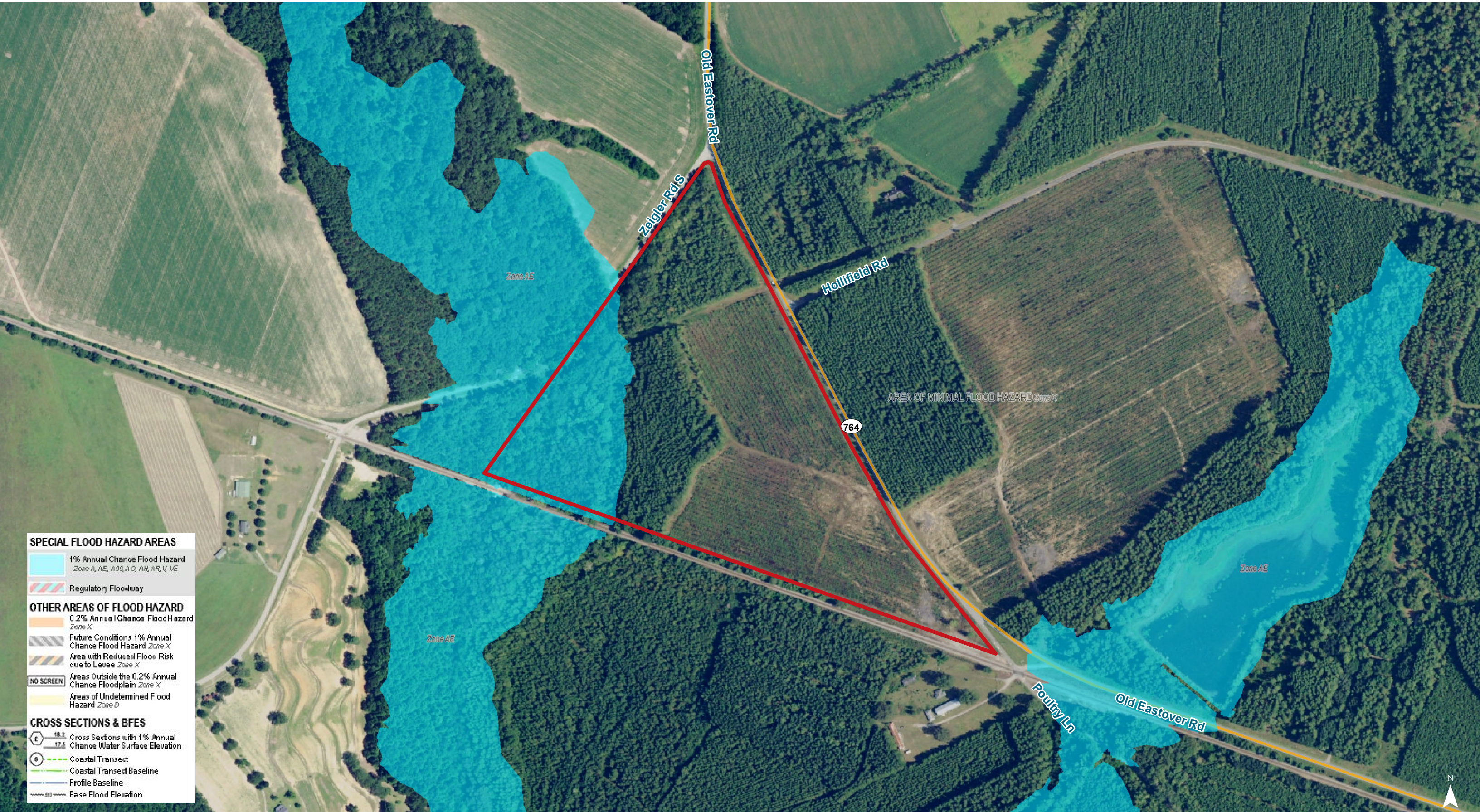
Topographical Map



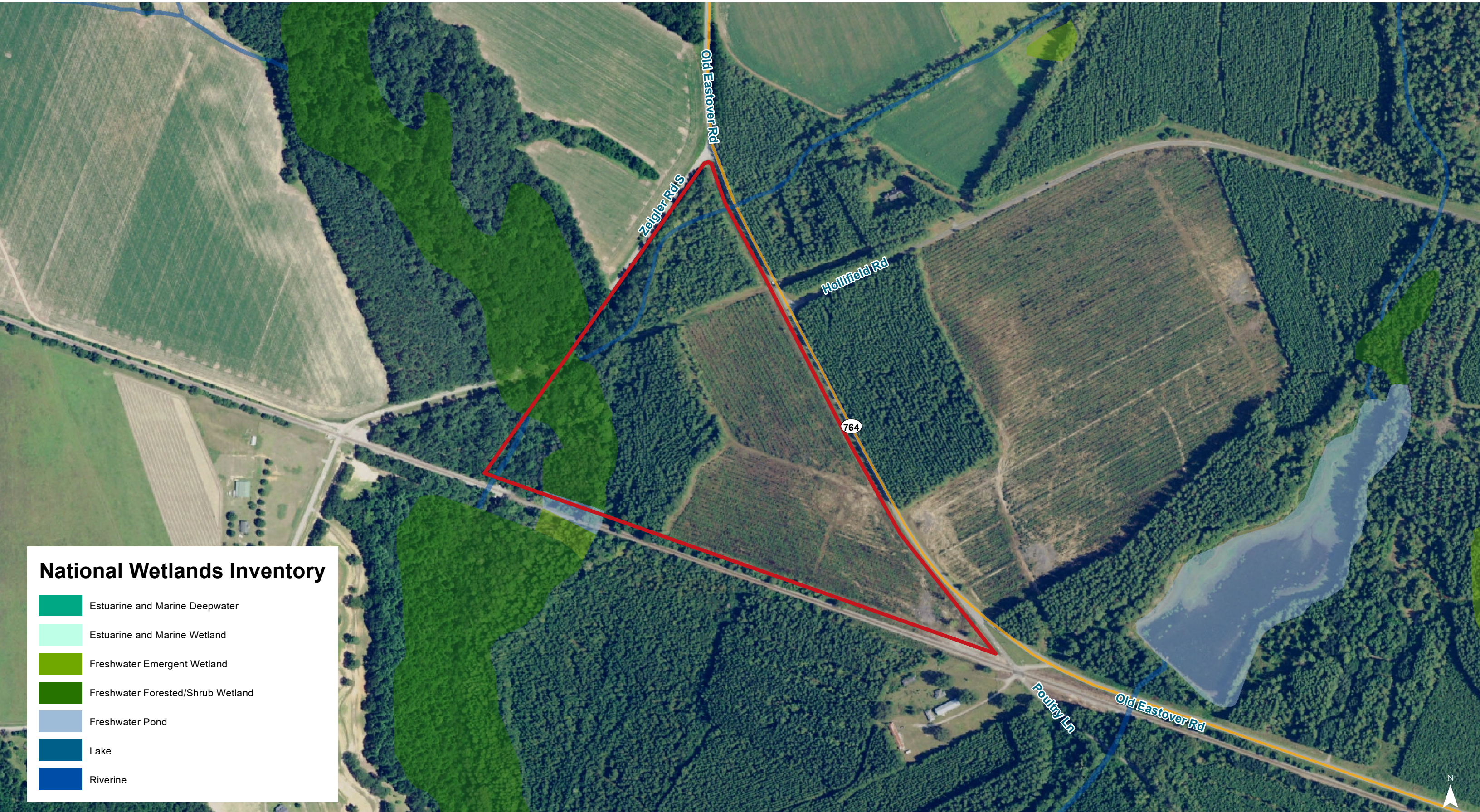
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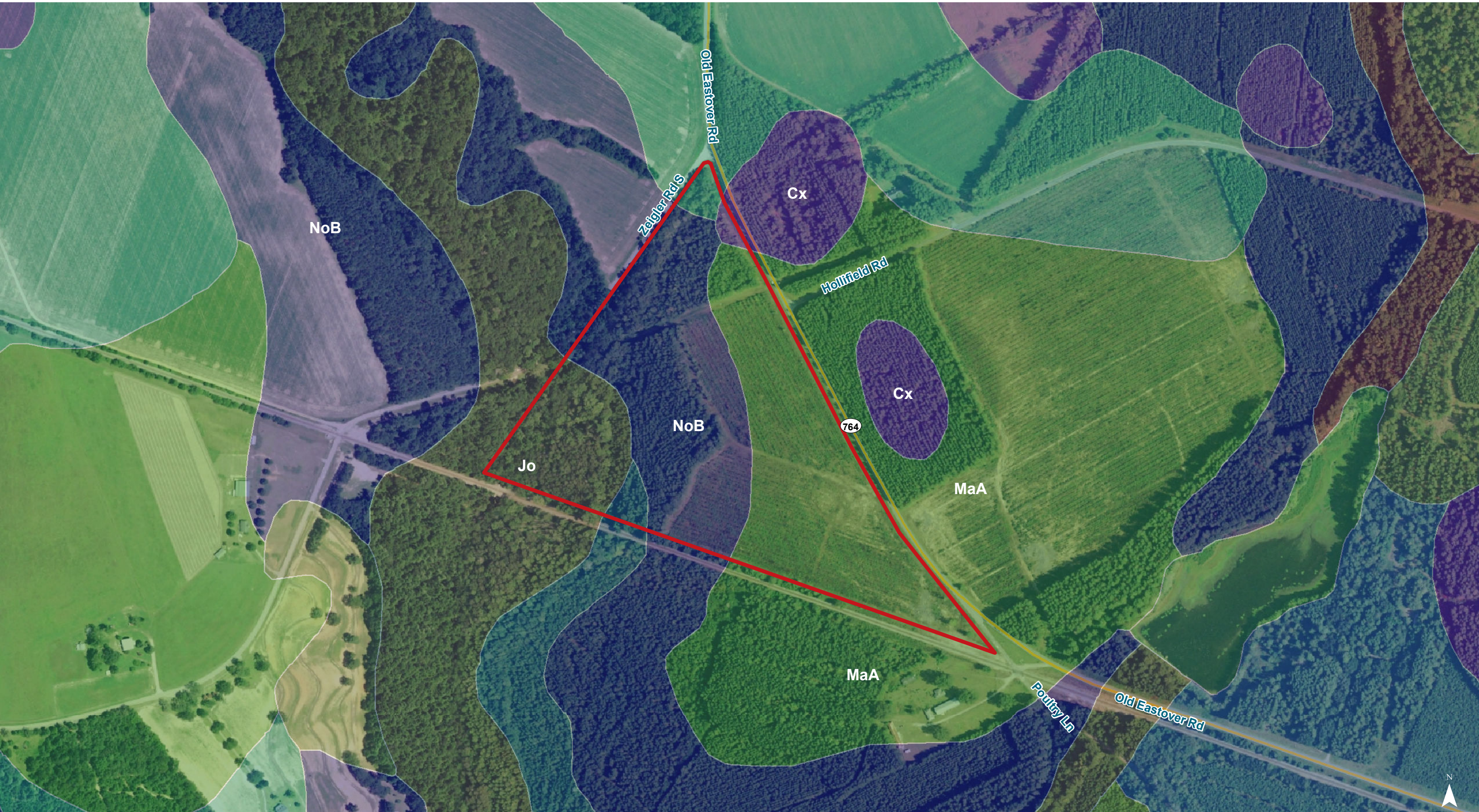
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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville fine sandy loam

Component: Coxville (100%)

The Coxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, flats, marine terraces on coastal plains. 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: 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: MaA - Marlboro sandy loam, 0 to 2 percent slopes

Component: Marlboro (100%)

The Marlboro component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on coastal plains. The parent material consists of clayey 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 high. 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 1. This soil does not meet hydric criteria.

Map unit: NoB - Norfolk loamy sand, 2 to 6 percent slopes

Component: Norfolk (90%)

The Norfolk component makes up 90 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. A seasonal zone of water saturation is at 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.