

**±390 ACRES FOR SALE**  
**FRONTING I-77 IN RIDGEWAY, SOUTH CAROLINA**

For more Information:

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**NAI Columbia**

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## PROPERTY OVERVIEW

- ±390 acres for sale near Peach and Cook Roads in Ridgeway, SC
- Exposure and easy access to I-77
- All utilities on site
- Long frontage on Peach Road and Cook Road
- Two lakes on property: ±33 AC & ±16 AC
- Nice timber
- Zoned Industrial (Fairfield County)
- Located across from the new Fairfield County Industrial Park
- Very gently sloping to Cedar Creek
- Directly off exit 32 (Peach Road) on I-77
- Sale price: \$2,437,500 or \$6,250 per acre

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

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# PROPERTY PICTURES



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# PROPERTY SURVEY



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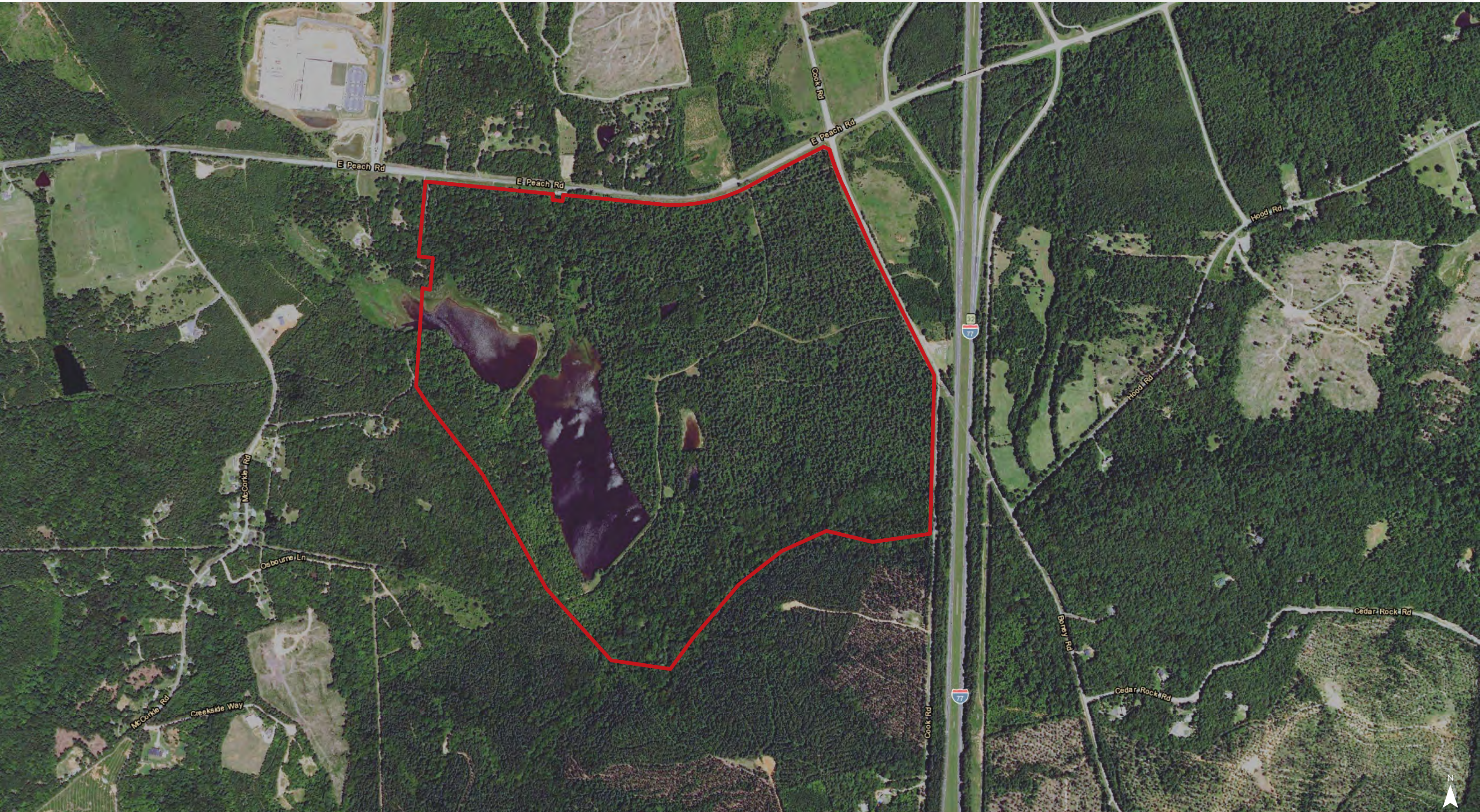


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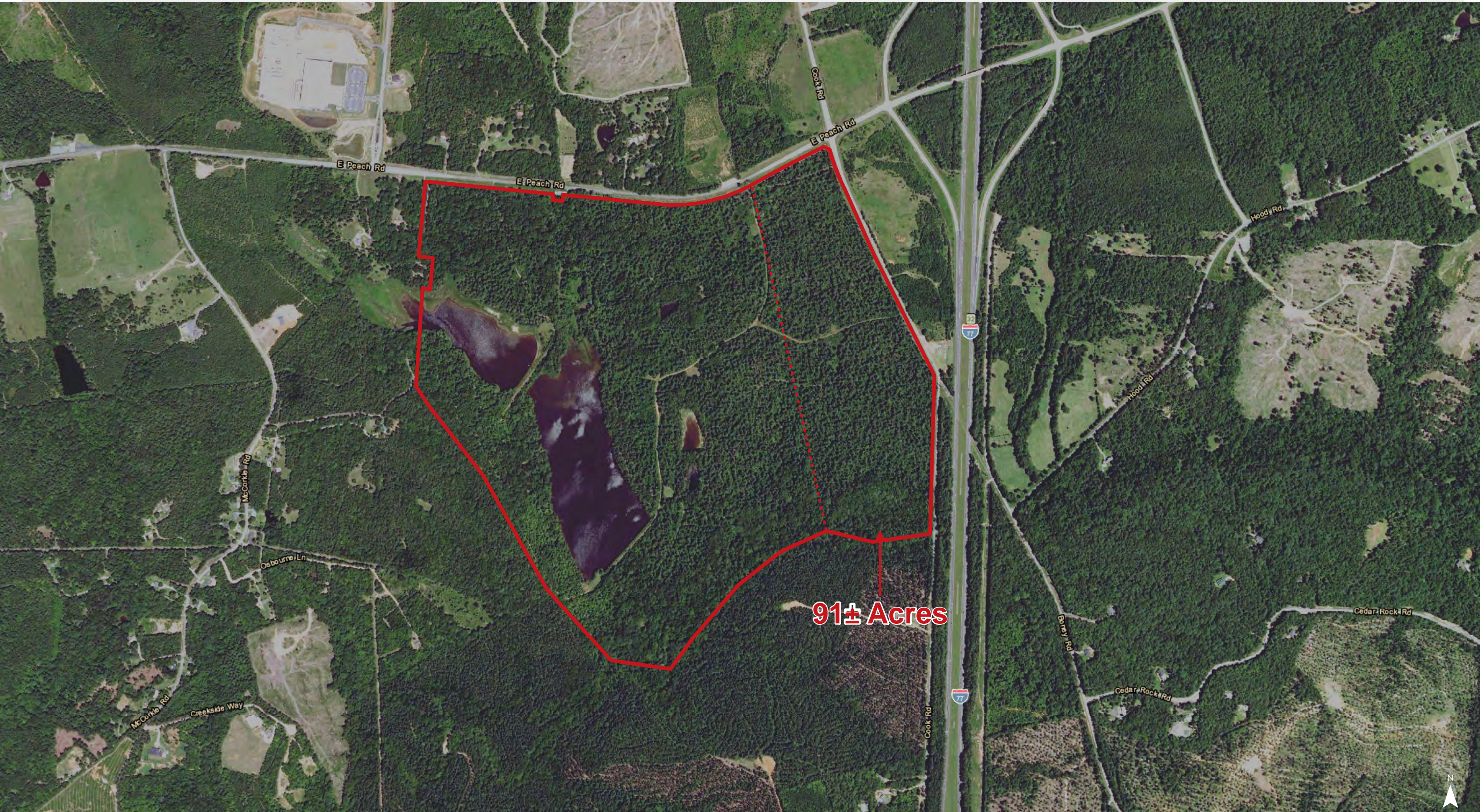




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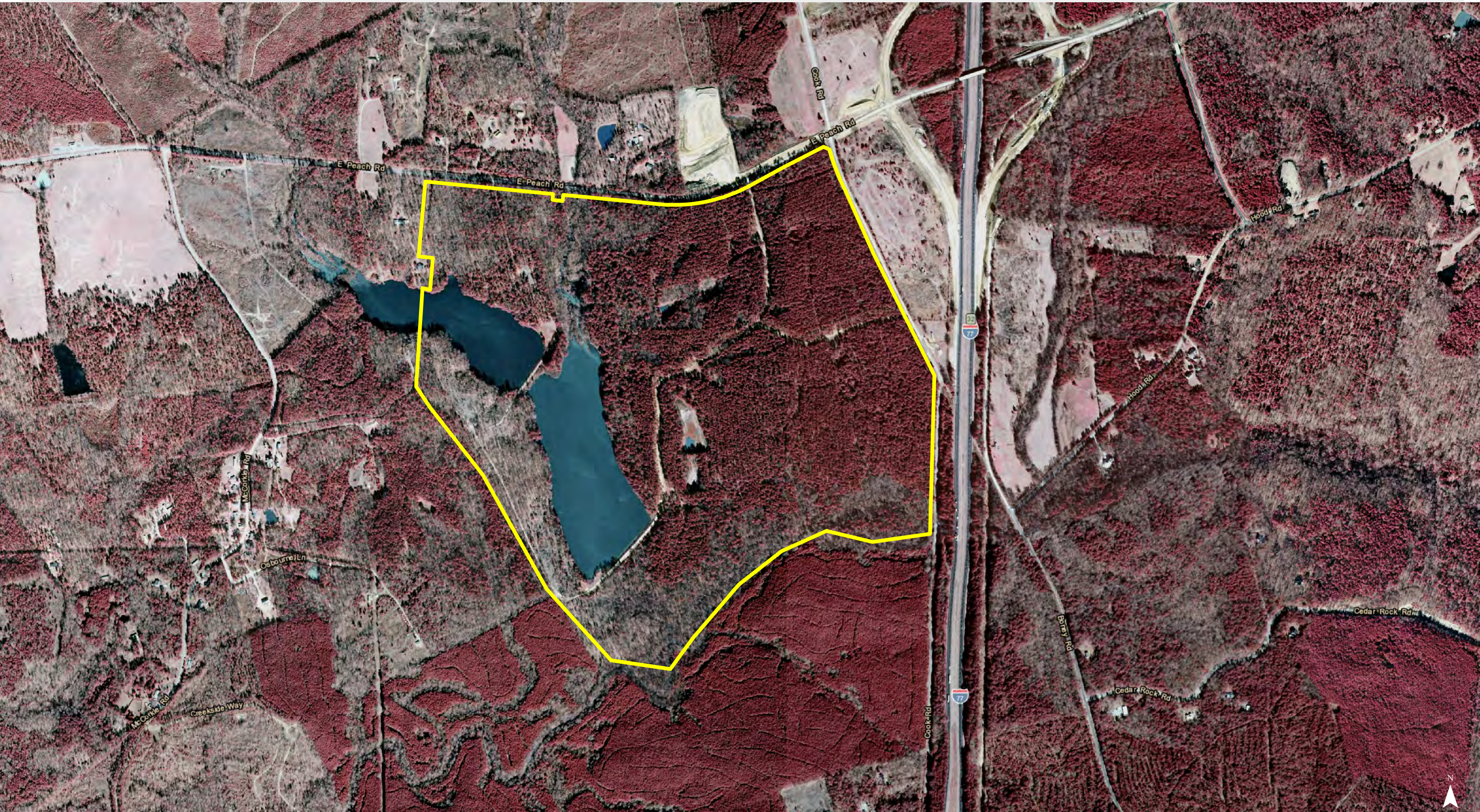


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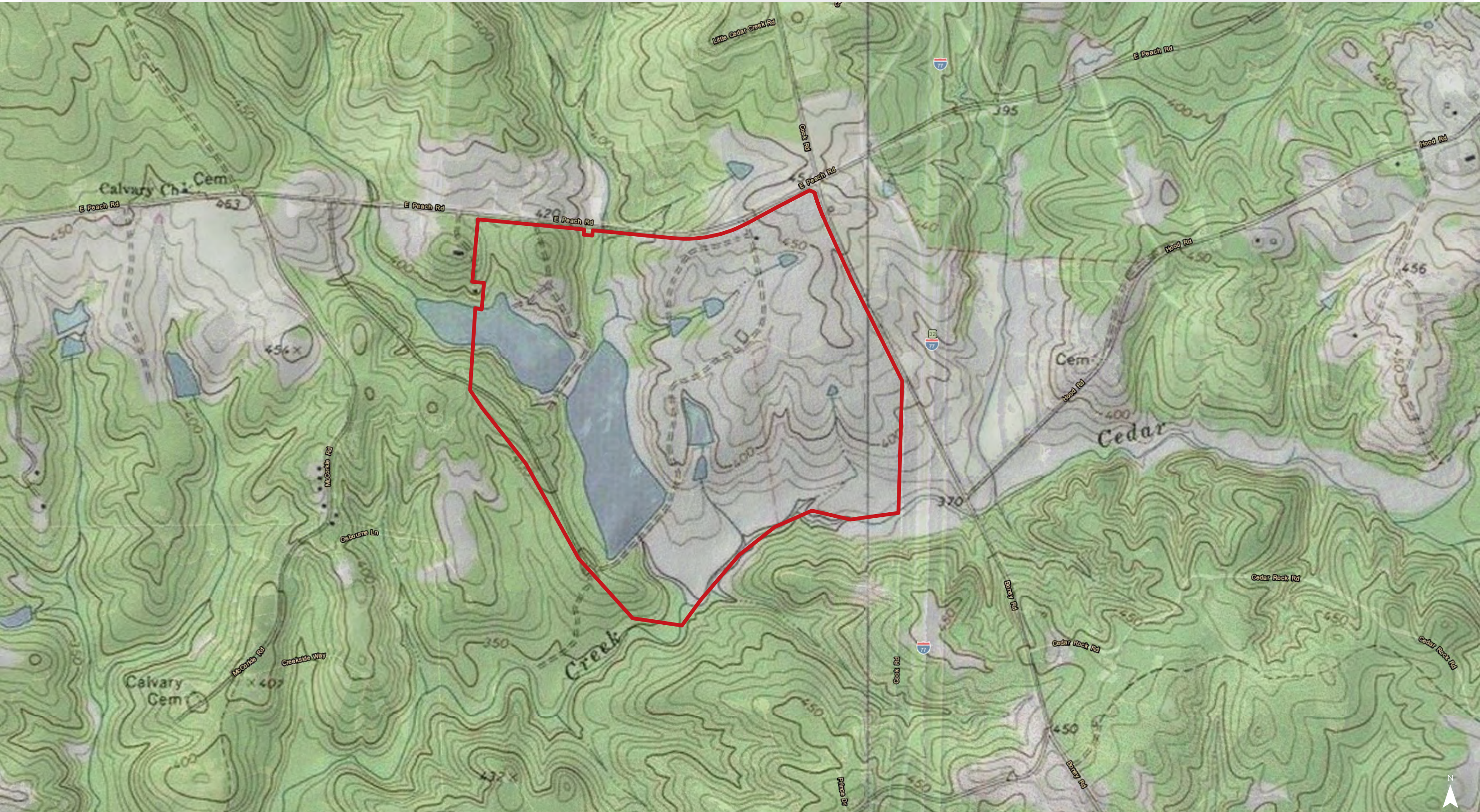
91± Acres

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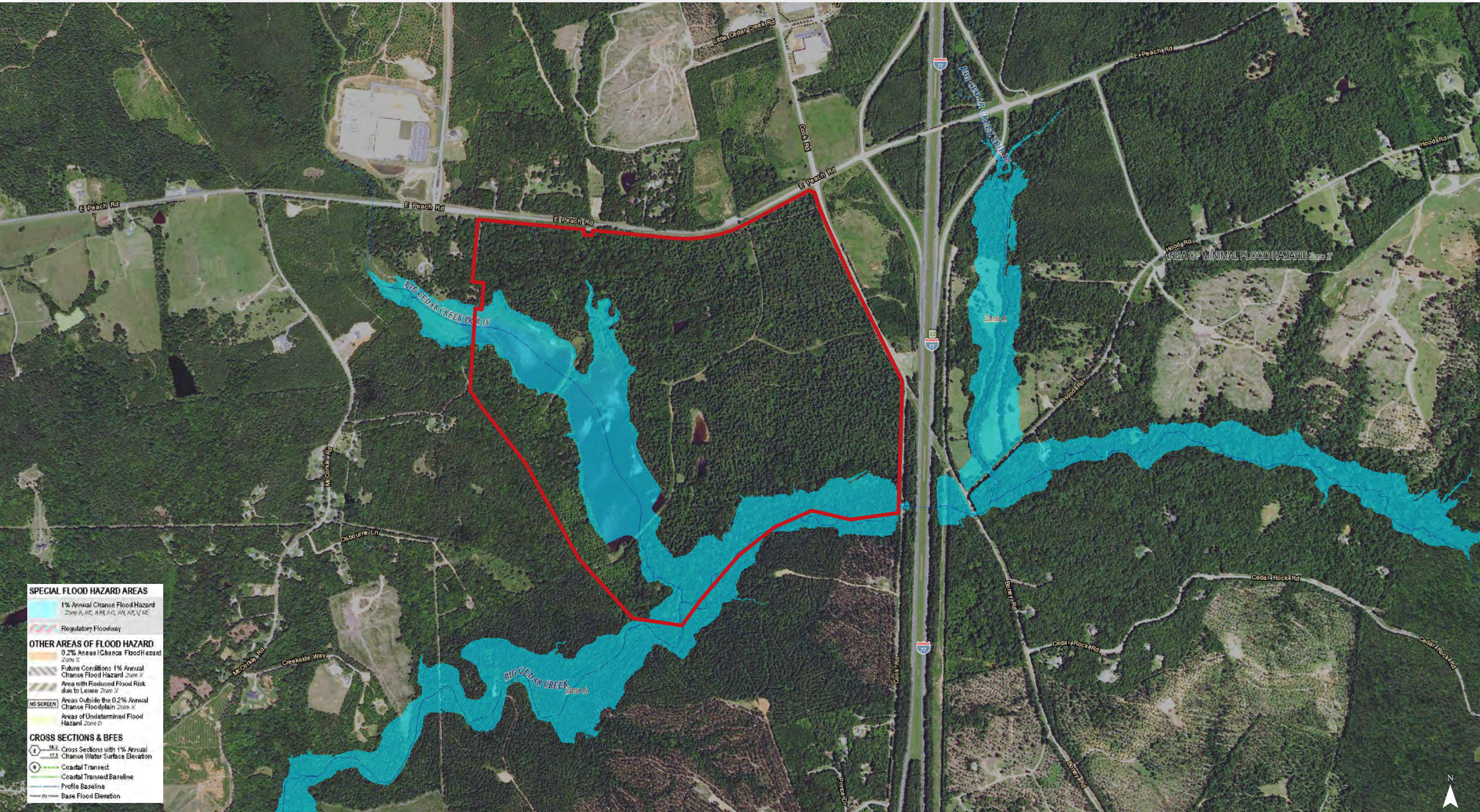


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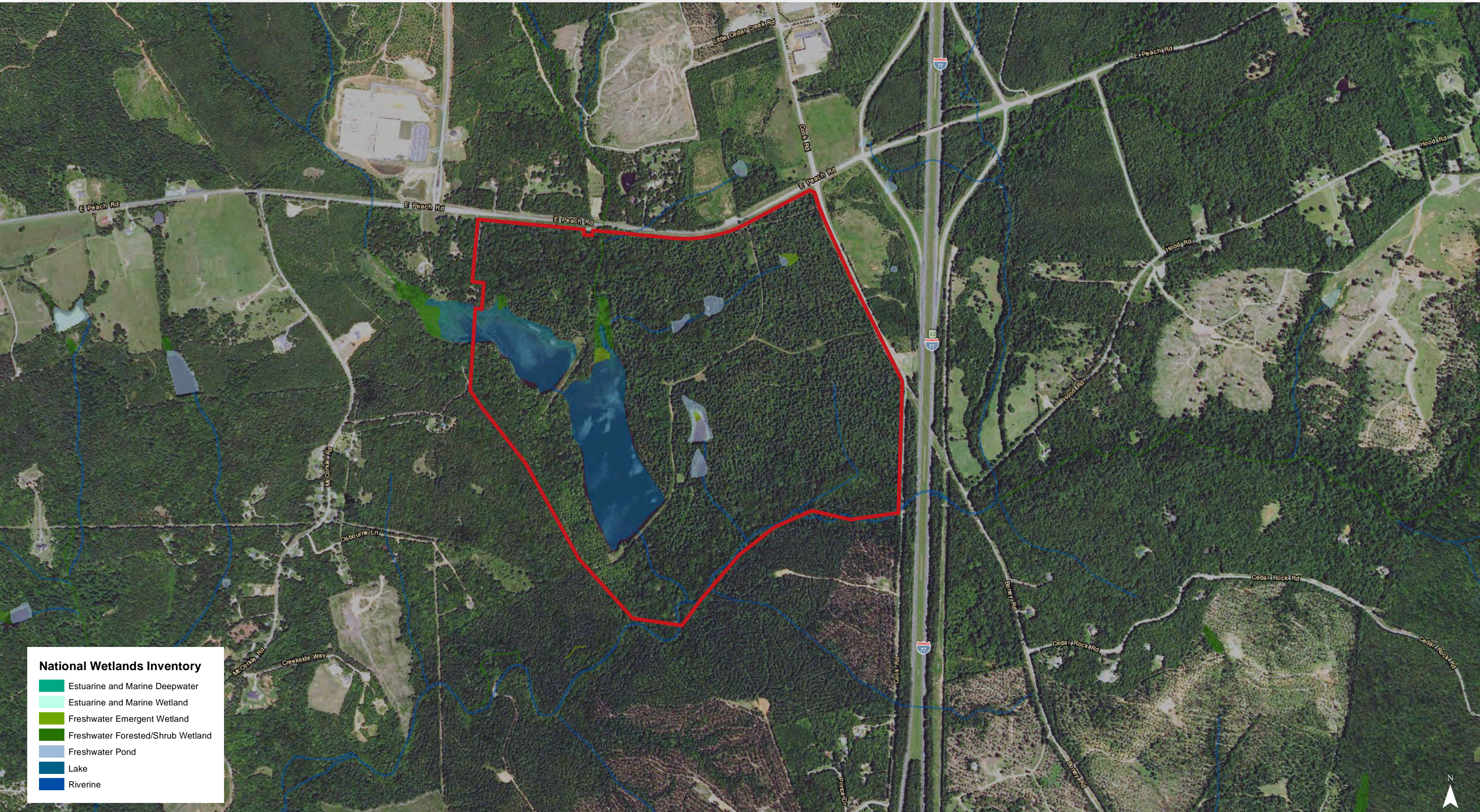
# Topographical Map



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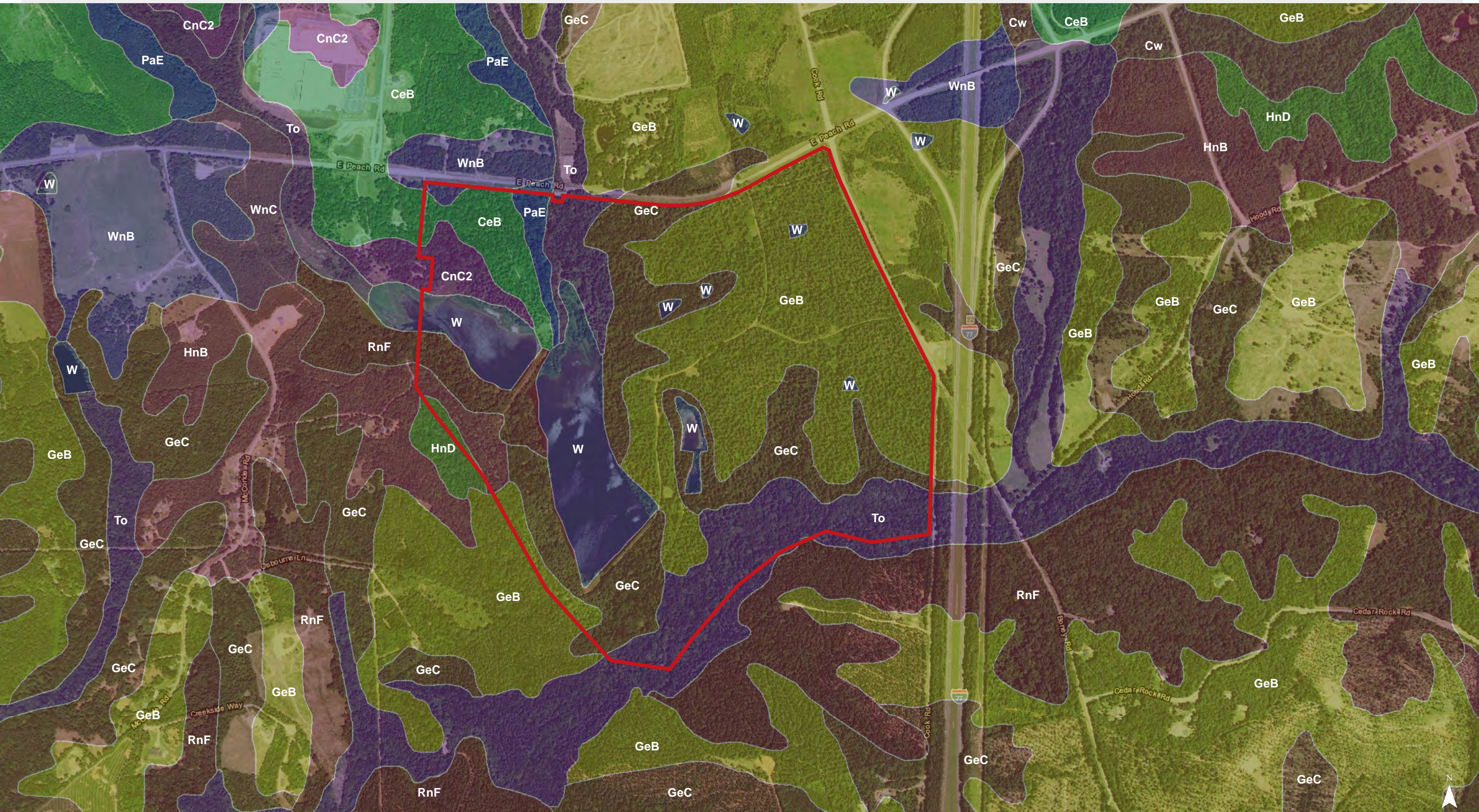


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# Soil Survey



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## Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** CeB - Cecil sandy loam, 2 to 6 percent slopes

**Component:** Cecil (95%)

*The Cecil component makes up 95 percent of the map unit. Slopes are 2 to 6 percent. This component is on broad and narrow ridges and sideslopes adjacent to drainageways in the piedmont. The parent material consists of residuum weathered from granite, gneiss, or schist. 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.*

**Map unit:** CnC2 - Cecil sandy clay loam, 6 to 10 percent slopes, eroded

**Component:** Cecil (80%)

*The Cecil component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss. 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:** GeB - Georgeville loam, 2 to 6 percent slopes

**Component:** Georgeville (80%)

*The Georgeville component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from argillite. 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 2e. This soil does not meet hydric criteria.*

**Map unit:** GeC - Georgeville loam, 6 to 10 percent slopes

**Component:** Georgeville (80%)

*The Georgeville component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from argillite. 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 3e. This soil does not meet hydric criteria.*

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** HnD - Herndon loam, 6 to 15 percent slopes

**Component:** Herndon (80%)

*The Herndon component makes up 80 percent of the map unit. Slopes are 6 to 15 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from argillite. 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 4e. This soil does not meet hydric criteria.*

**Map unit:** PaE - Pacolet sandy loam, 10 to 25 percent slopes

**Component:** Pacolet (85%)

*The Pacolet component makes up 85 percent of the map unit. Slopes are 10 to 25 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss. 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 6e. This soil does not meet hydric criteria.*

**Map unit:** RnF - Rion loamy sand, 15 to 40 percent slopes

**Component:** Rion (75%)

*The Rion component makes up 75 percent of the map unit. Slopes are 15 to 40 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite. 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 7e. This soil does not meet hydric criteria.*

**Map unit:** To - Toccoa loam

**Component:** Toccoa (70%)

*The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 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.*

## Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

**Map unit:** W - Water

**Component:** Water (100%)

*Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.*