# BIG BEAVER CREEK FARM ±135 ACRES TIMBERLAND AND RECREATIONAL LAND FOR SALE NEAR NEESES, SOUTH CAROLINA

**N**AI Avant

Tombo Milliken
O: +1 803 744 9852
C: +1 803 206 8384

C: +1 803 206 8384 tombo.milliken@naiavant.com

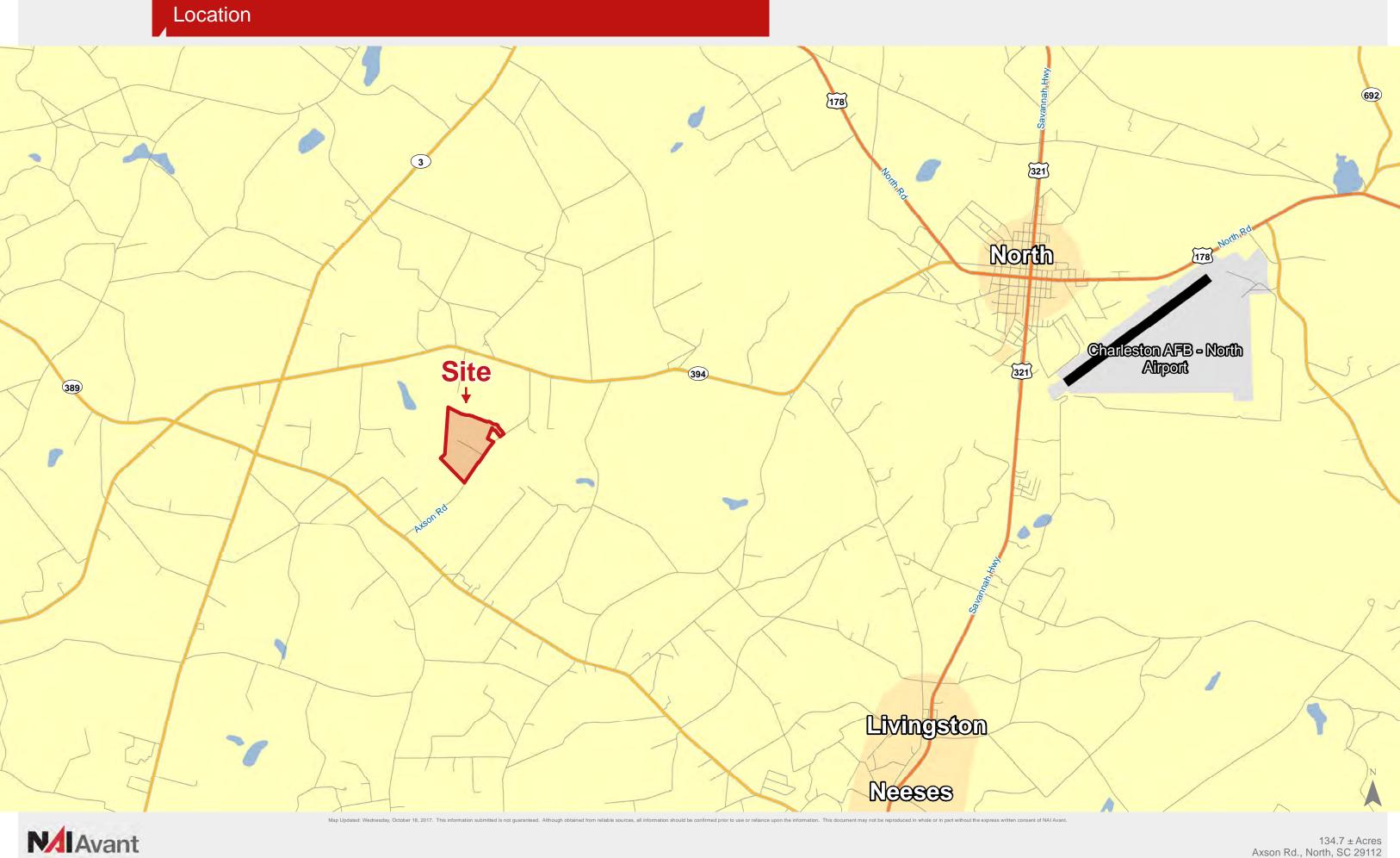
Tom Milliken
O: +1 803 744 9837

C: +1 803 331 6999 tmilliken@naiavant.com

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# PROPERTY OVERVIEW

- ±135 acres for sale on Axson Creek Road near Neeses, South Carolina
- Turn key timberland/recreational property
- Approximately ±1,675 feet of paved Axson Creek road frontage
- Approximately ±1,000 feet of dirt Axson Creek road frontage
- 28 miles from I-77/I-26
- Nice timber Various stands of 1970-1990 Loblolly and Longleaf pines and Hardwoods
- ±2.5 acre fish pond: Approximately 10' deep with Dock, stocked with bass and bream
- ±4 acres of tillable land in 4 food plots
- Sales price: \$509,895 or \$3,785 per acre

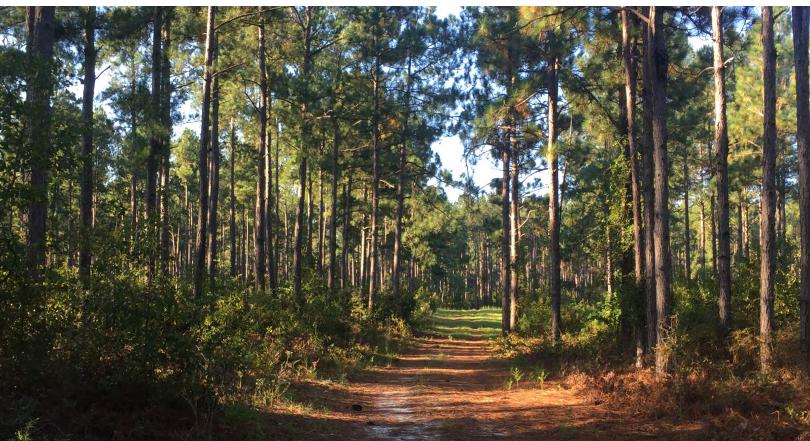
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# PROPERTY OVERVIEW





- Small tractor shed
- Storage barn partially constructed from wood salvaged from the original Williams Brice Stadium in Columbia, SC
- Electricity, well, and septic tank on site
- Great road and trail system
- Beautiful home/cabin site overlooking pond
- 3 Beaver ponds for duck hunting
- Bold streams on backside of property
- Abundant Deer, Turkey, Duck, Dove and Fish





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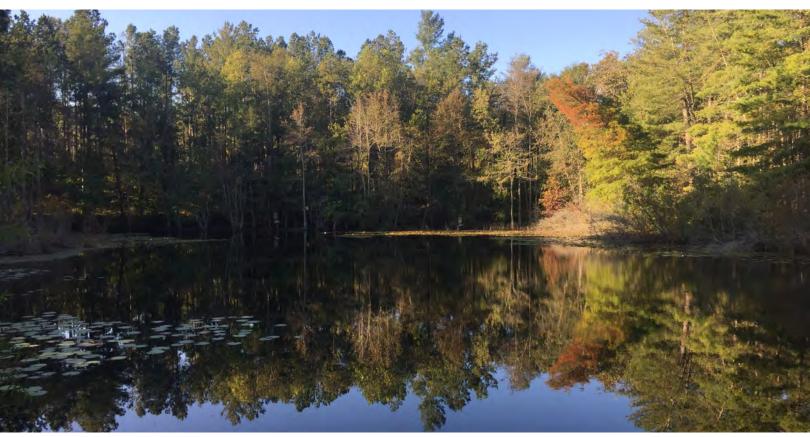












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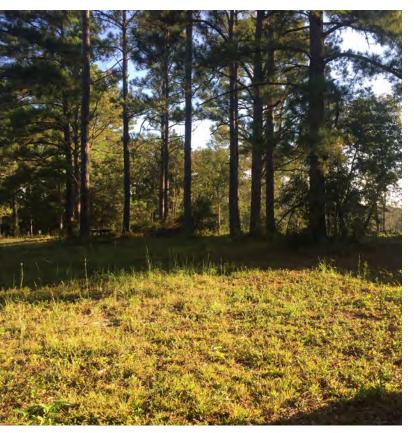
### Tombo Milliken

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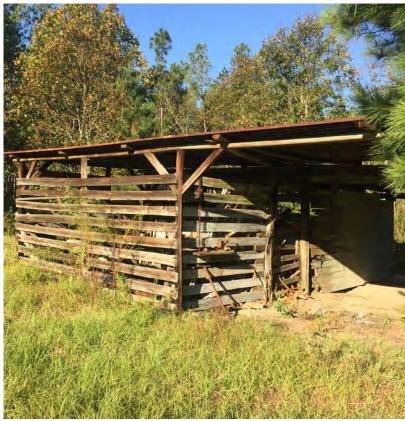
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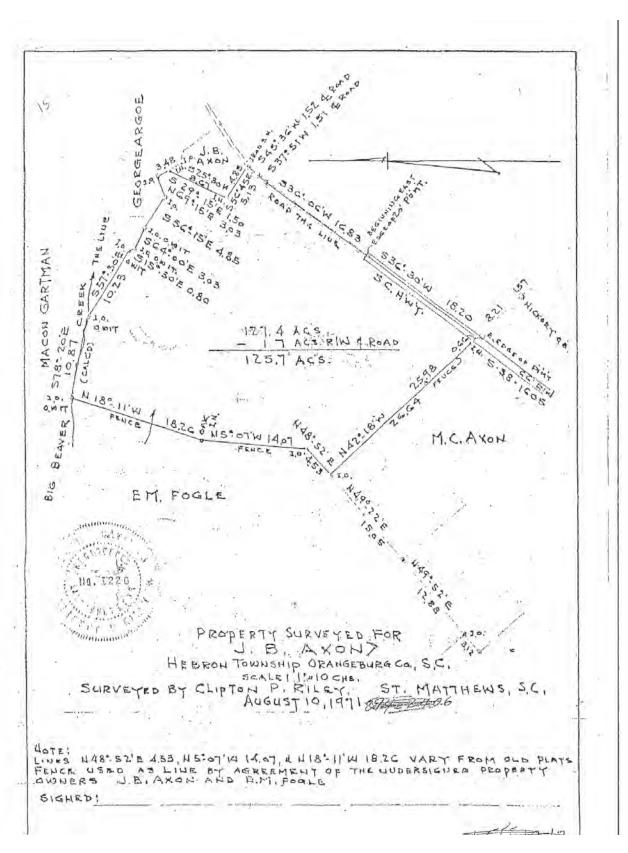
O: +1 803 744 9852 C: +1 803 206 8384 tombo.milliken@naiavant.com

### Tom Milliken



# PROPERTY SURVEY





### Tombo Milliken

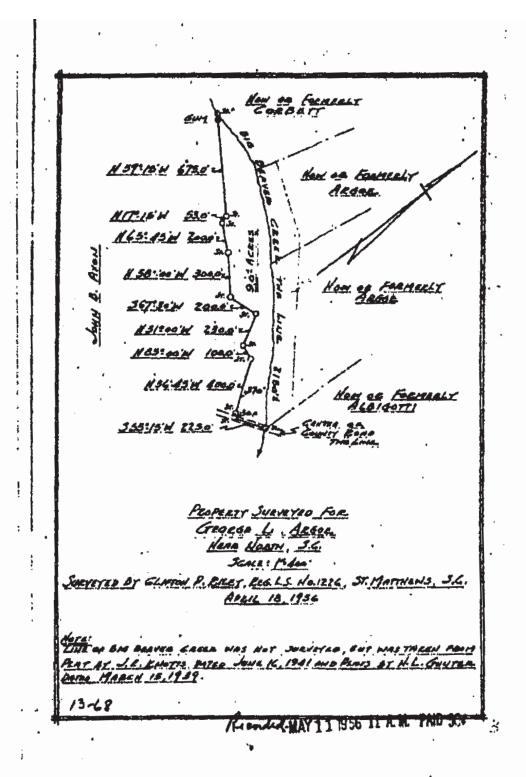
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# PROPERTY SURVEY

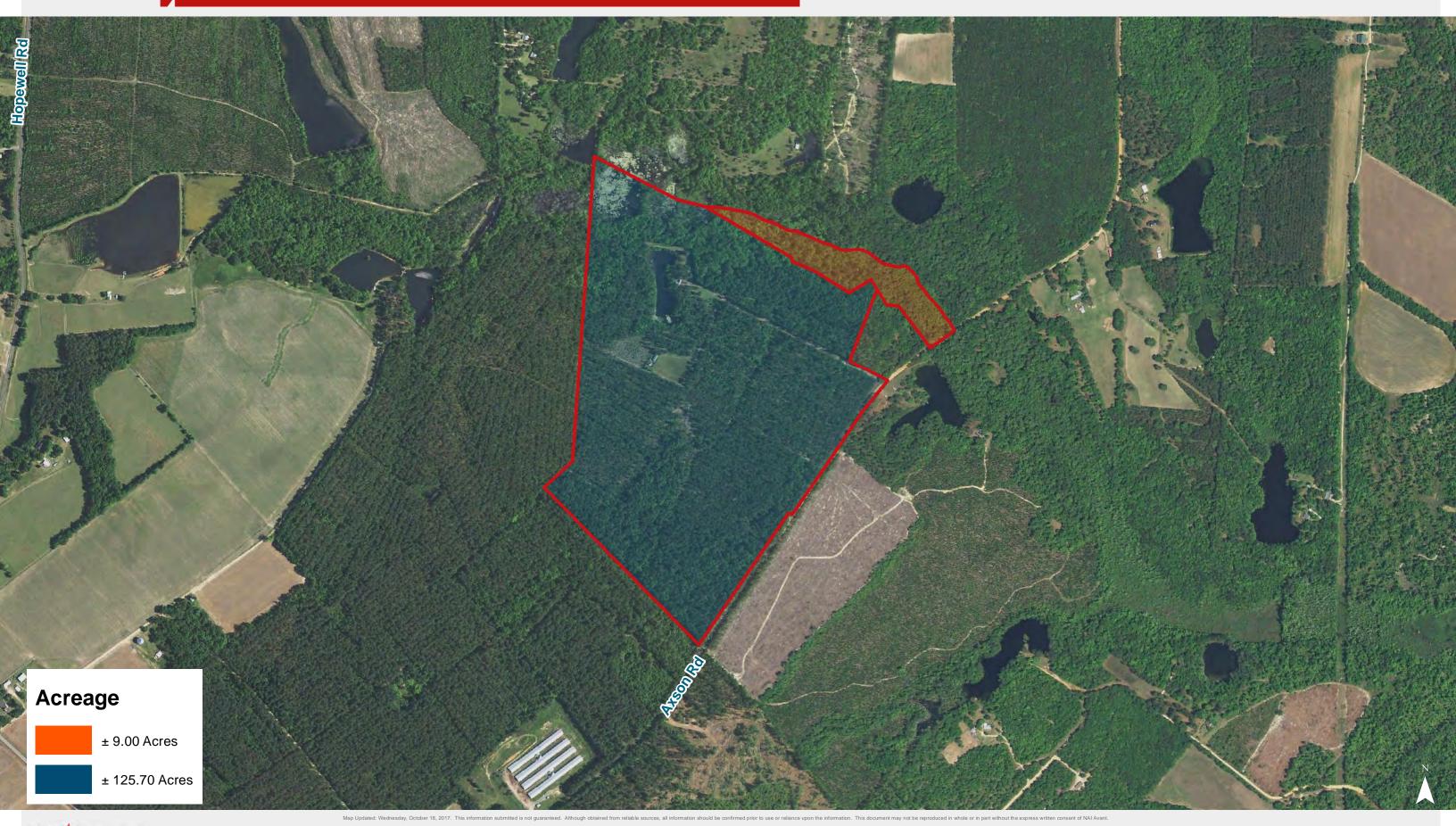




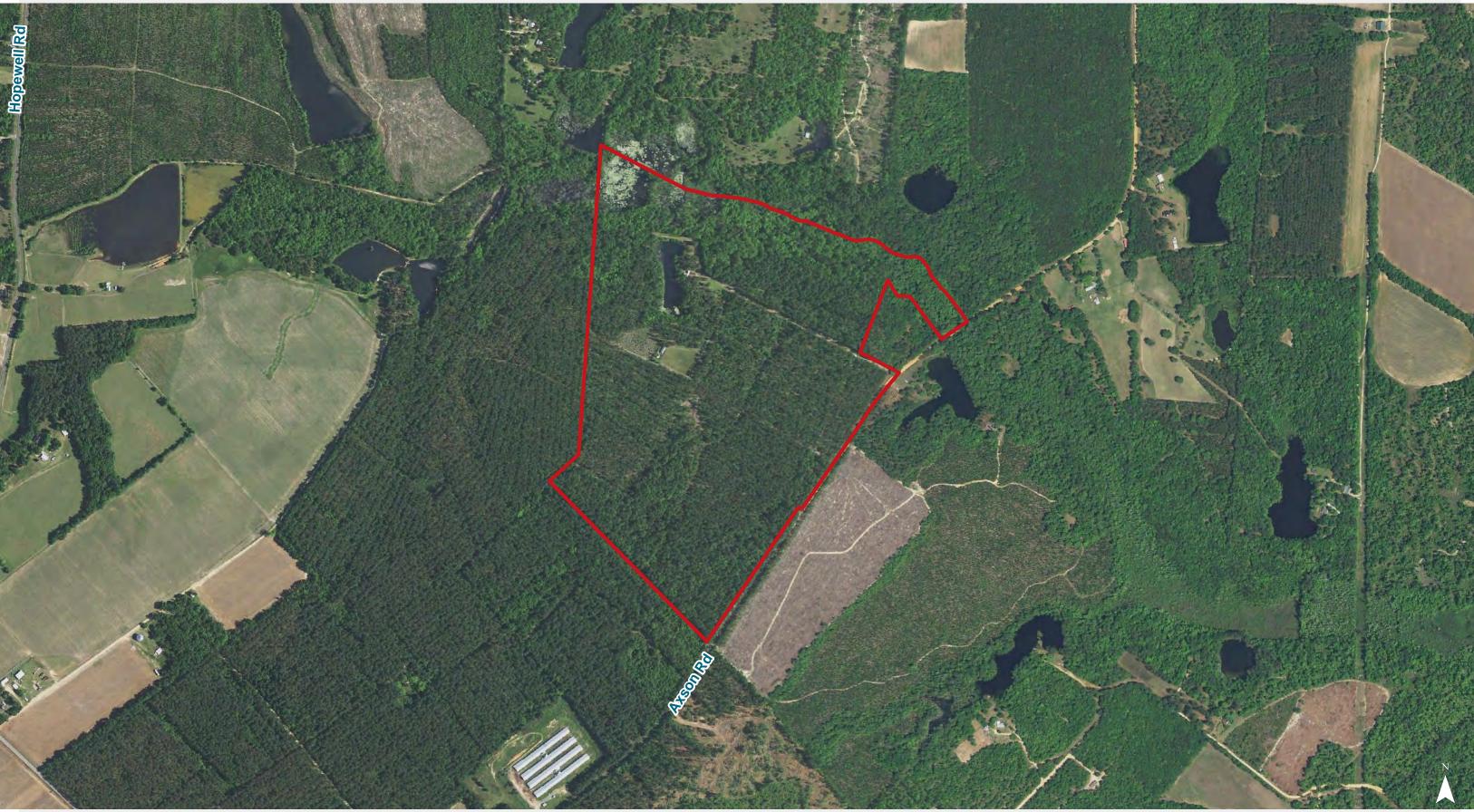
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O: +1 803 744 9852 C: +1 803 206 8384 tombo.milliken@naiavant.com

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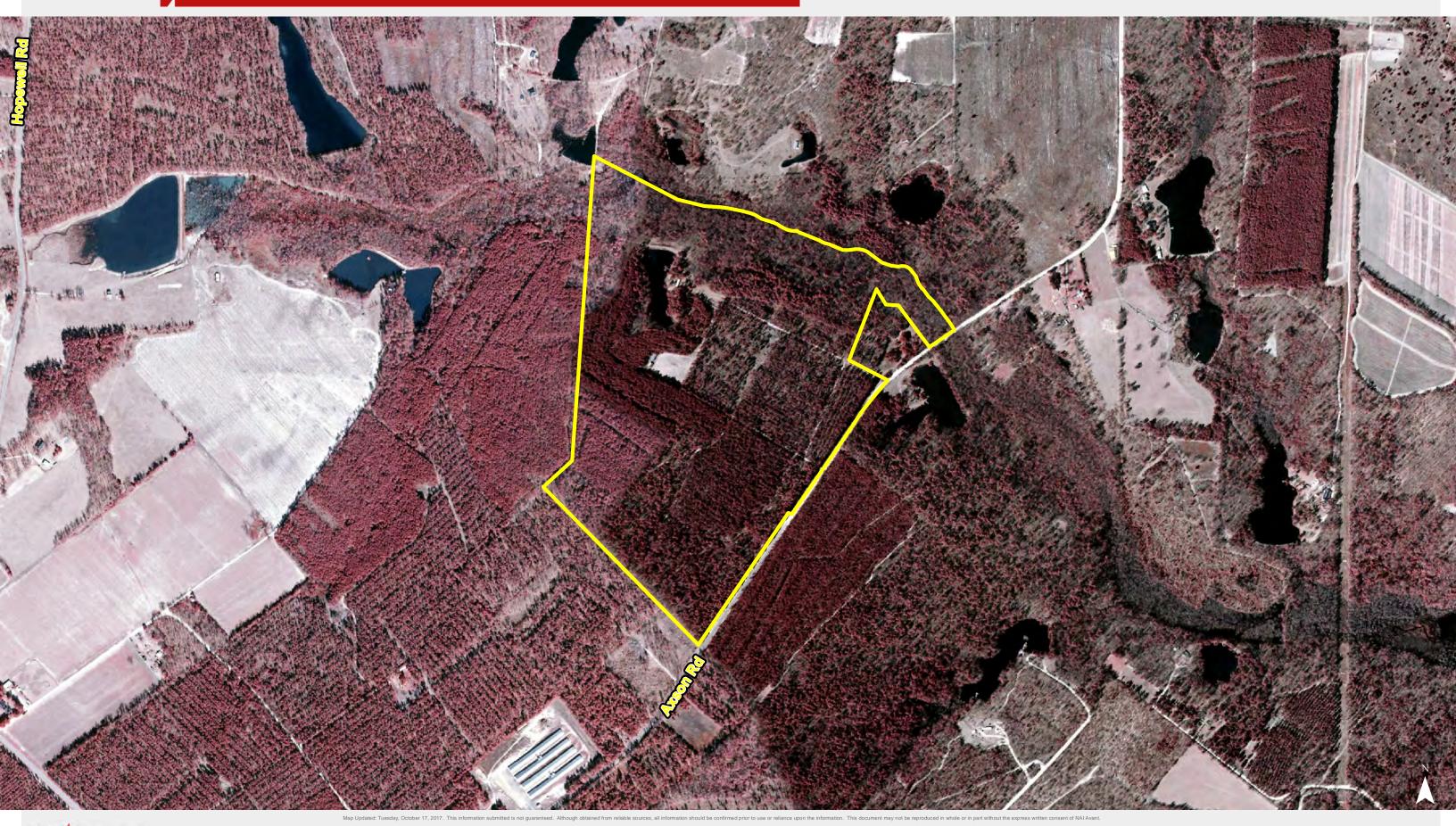


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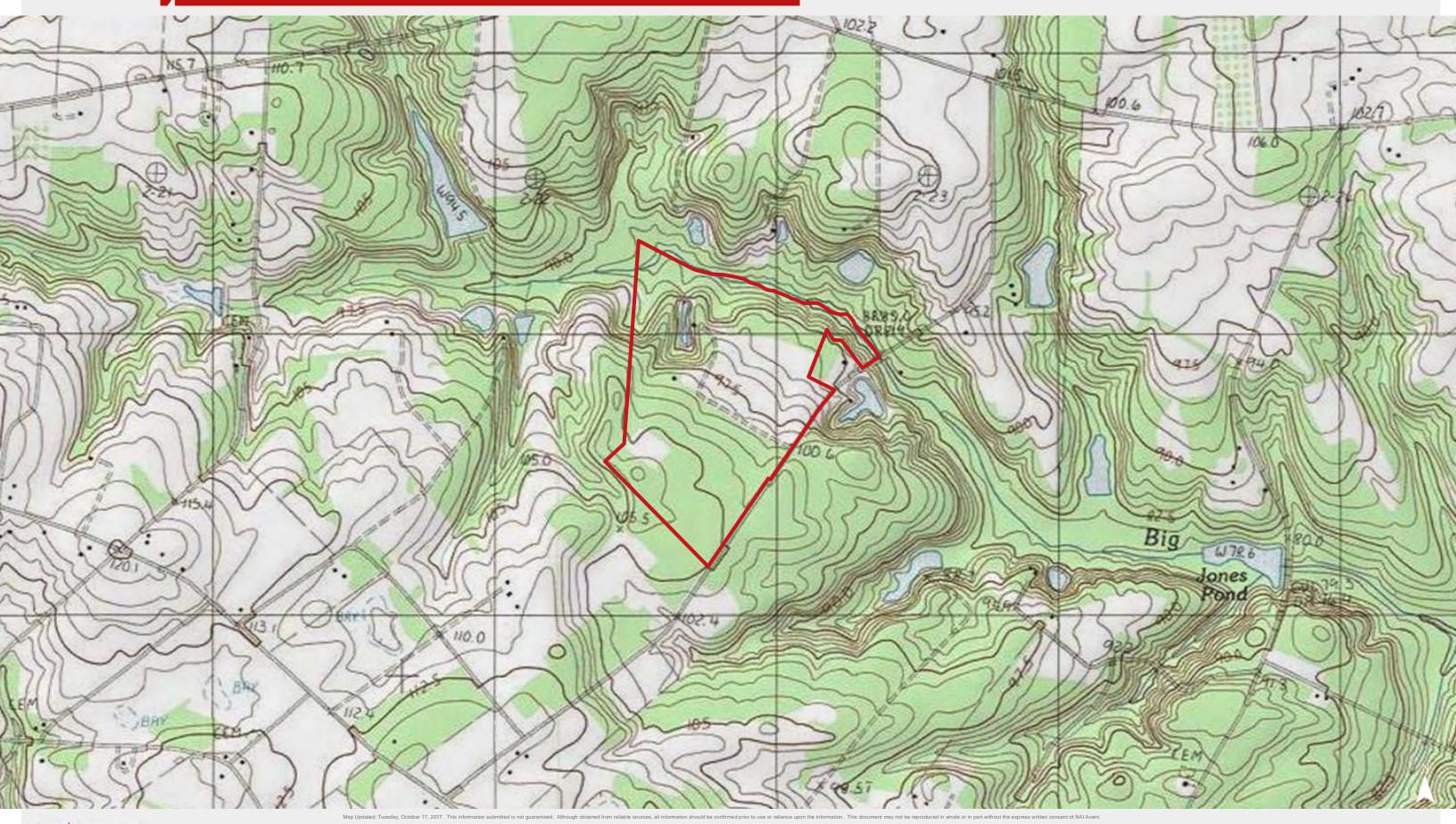


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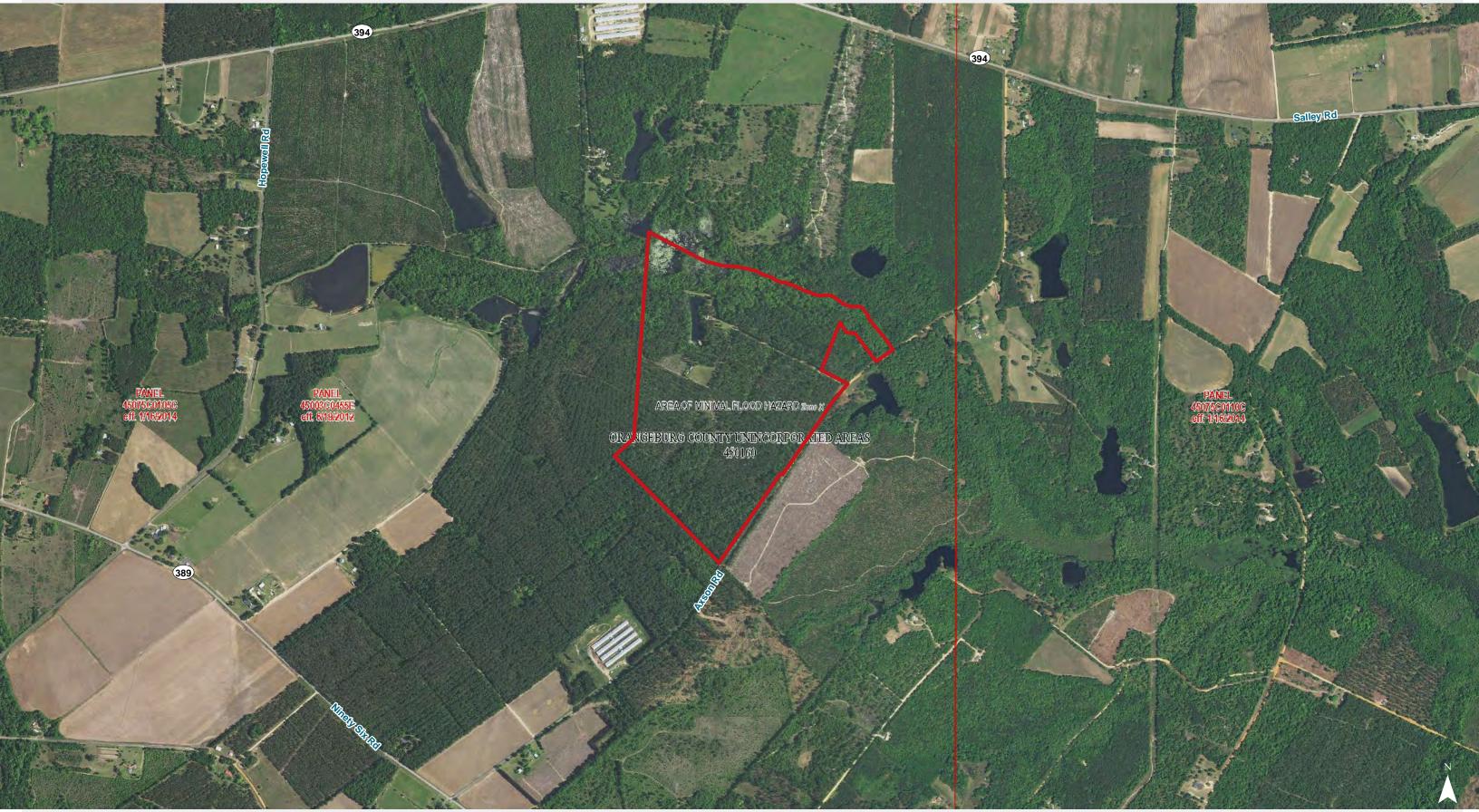


# Topographical Map



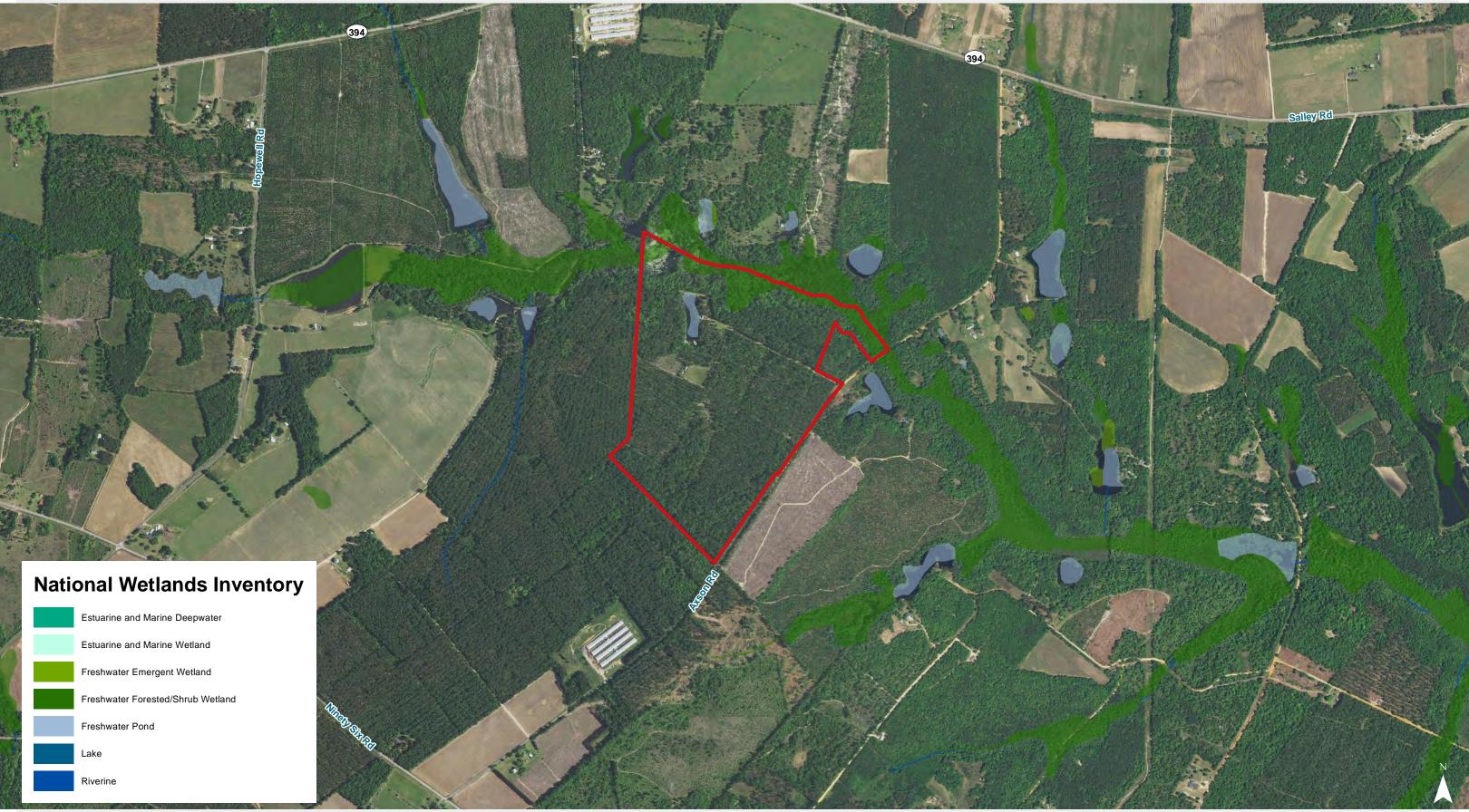


# FEMA National Flood Hazard Layer





# National Wetlands Inventory





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# Soil Survey





### Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (96%)

The Ailey component makes up 96 percent of the map unit. Slopes are 6 to 10 percent. This component is on sandhills, 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 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 6s. 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: FuB - Fuquay sand, 0 to 6 percent slopes

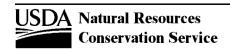
Component: Fuguay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 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 low. 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 2s. This soil does not meet 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.



Survey Area Version: 10 Survey Area Version Date: 12/16/2013

### Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

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: LcC - Lucy loamy sand, 6 to 10 percent slopes

Component: Lucy (100%)

The Lucy component makes up 100 percent of the map unit. Slopes are 6 to 10 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 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 4s. This soil does not meet hydric criteria.

Map unit: NeC - Neeses loamy sand, 6 to 10 percent slopes

Component: Neeses (100%)

The Neeses component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces. 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 low. 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: TrB - Troup sand, 0 to 6 percent slopes

Component: Troup (90%)

The Troup component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, sandhills. 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 excessively 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. 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 3s. This soil does not meet hydric criteria.

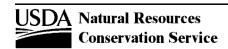
## Map Unit Description (Brief, Generated)

Orangeburg 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.



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