



For Sale  
**±124.45 AC**  
Timberland/Recreational  
Property

# Paper Mill Tract

McCords Ferry Road and Old Eastover Road Eastover, South Carolina

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## Executive Summary

Paper Mill Tract - Eastover, South Carolina

- Richland County - TMS#: R39000-01-21
- ±124.45 acres located directly across from International Paper Mill
- Less than 30 minutes from Southeast Columbia
- Abundant wildlife - deer, turkey, dove and small game
- Small streams running through the property
- Gentle topography - old agricultural fields converted to plantation pine
- Soils seemingly suitable for Waterfowl Impoundments
- Several Dove Field sites to choose from
- ±50 acres of 2010 Loblolly Plantation Pine
- ±19 acres of 2011 Loblolly Plantation Pine
- ±45 acres of 2018 Loblolly Plantation Pine
- Sale price: \$435,575 (\$3,500 per acre)



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## Property Pictures

Paper Mill Tract - Eastover, South Carolina





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Paper Mill Tract - Eastover, South Carolina

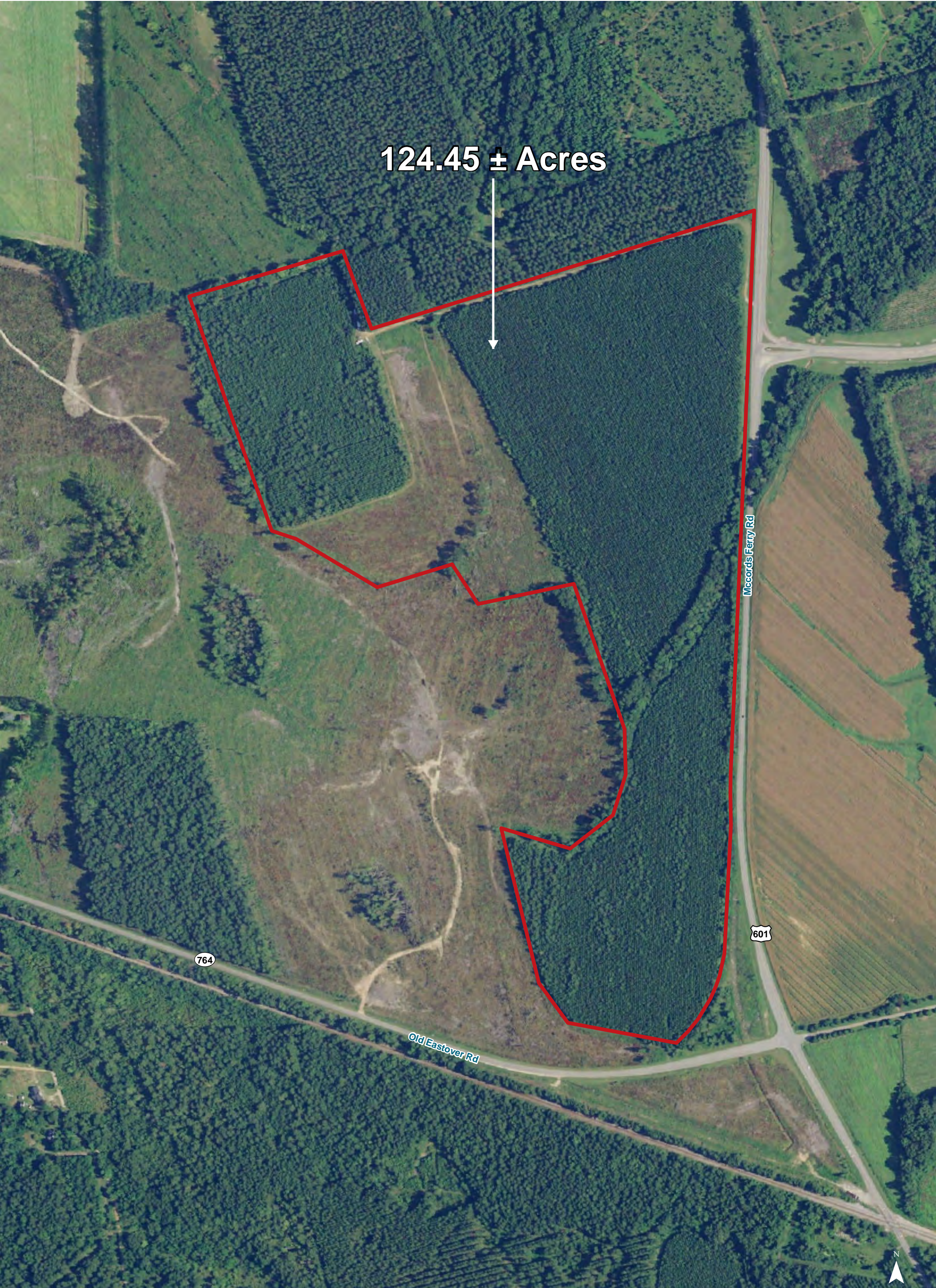






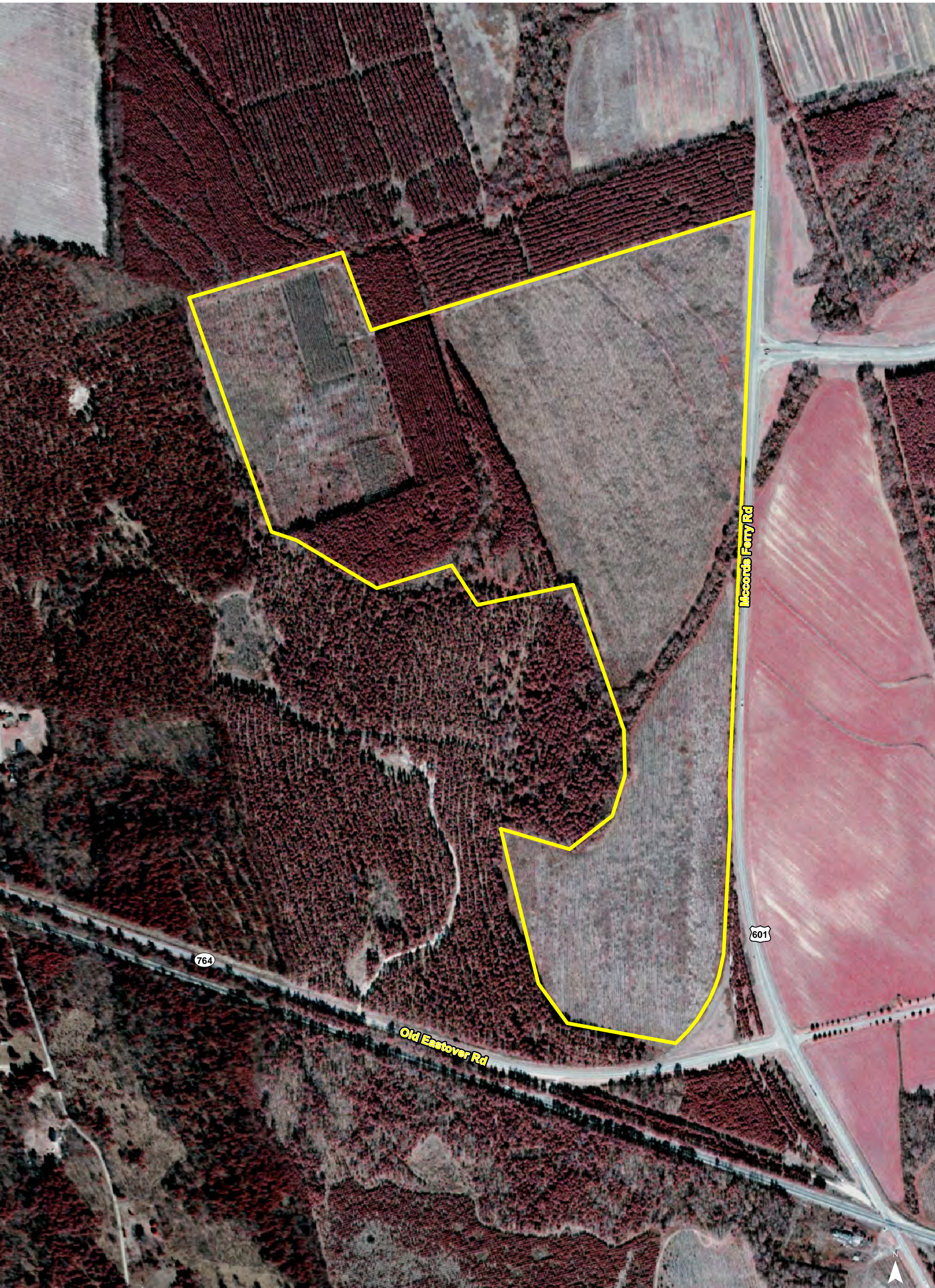
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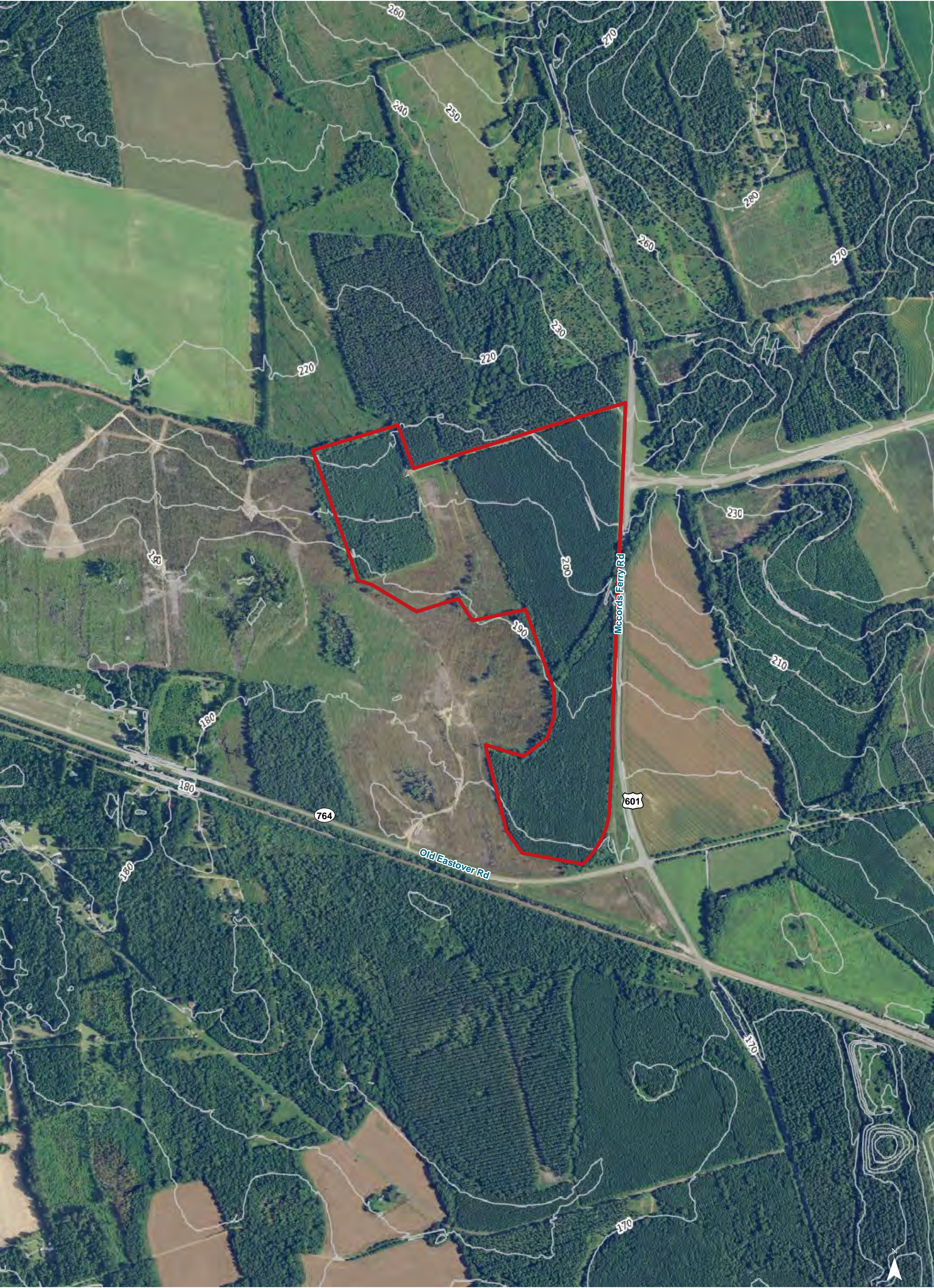
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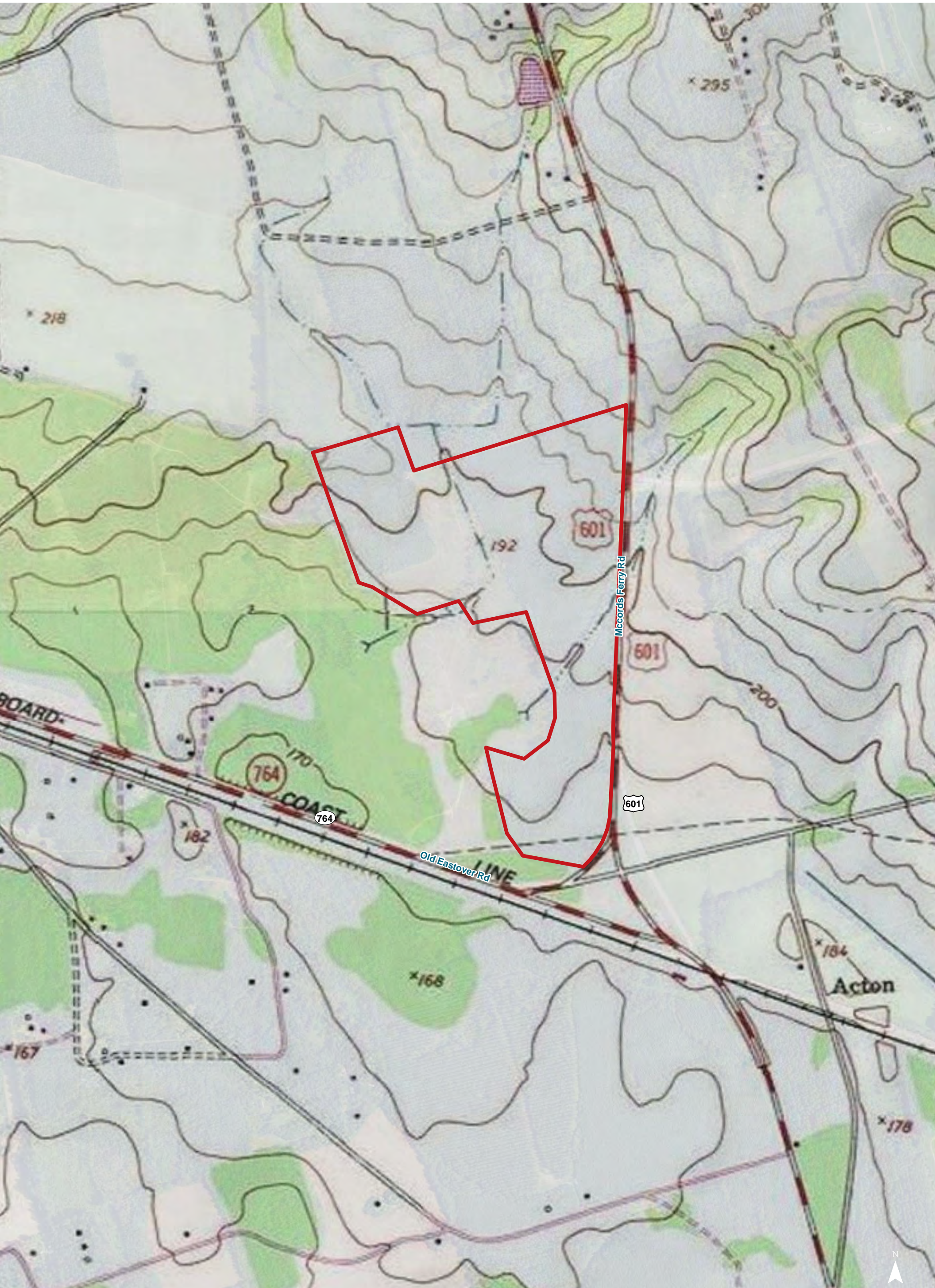
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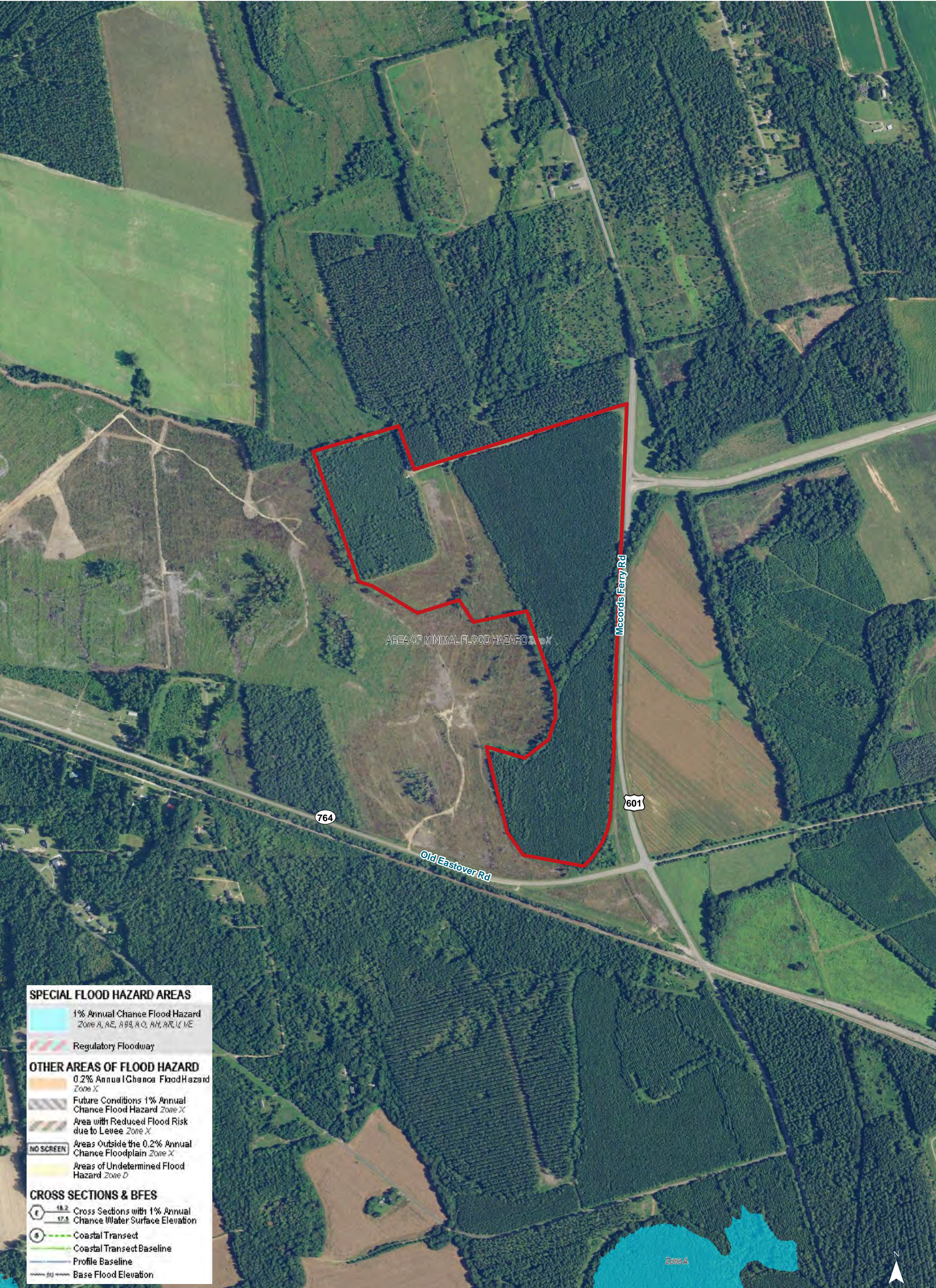
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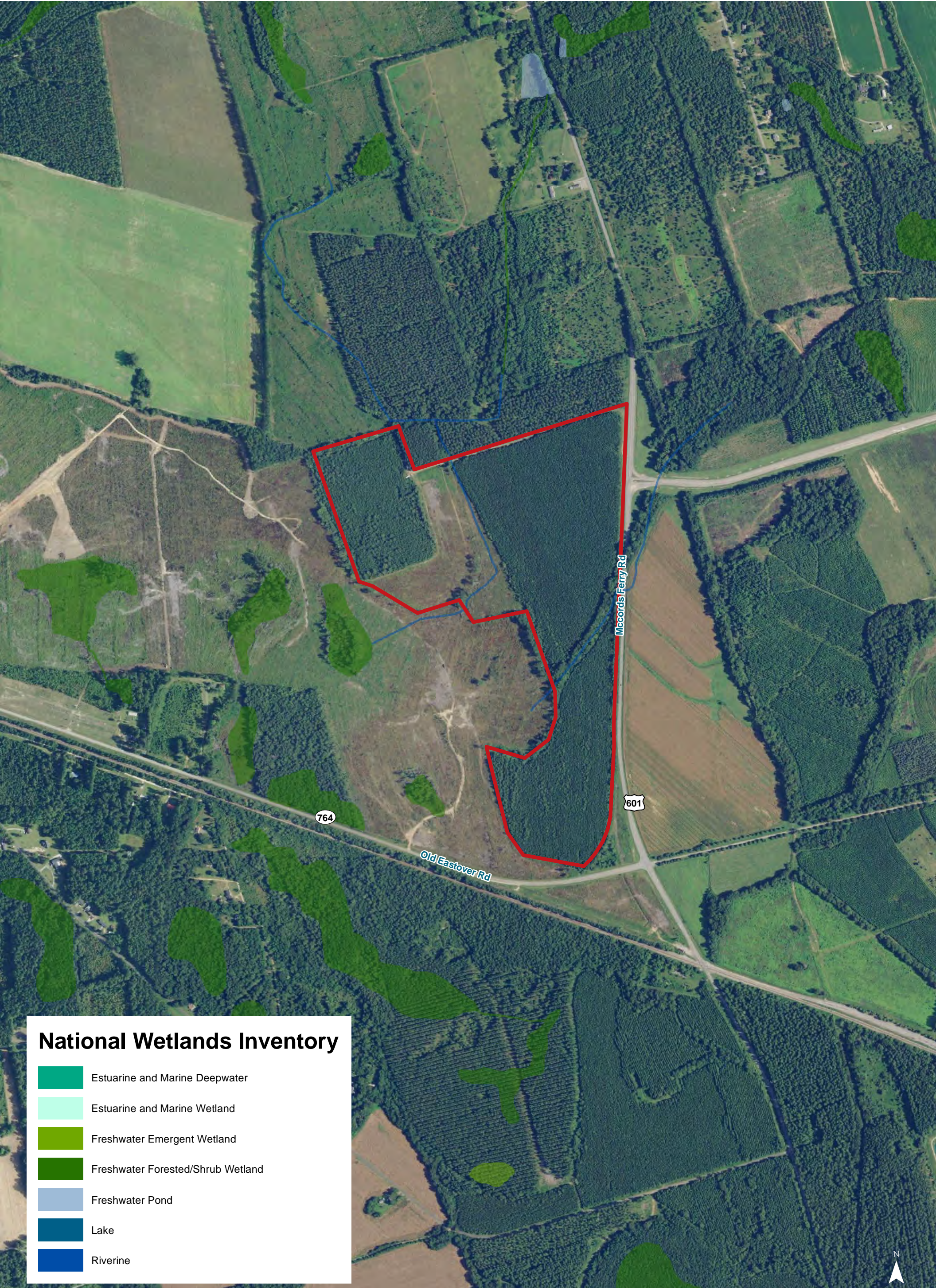
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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cn - Clarendon sandy loam

Component: Clarendon (100%)

*The Clarendon 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 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, 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: 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: NoA - Norfolk loamy sand, 0 to 2 percent slopes

Component: Norfolk (90%)

*The Norfolk component makes up 90 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 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 1. This soil does not meet hydric criteria.*

Map unit: ObA - Orangeburg loamy sand, 0 to 2 percent slopes

Component: Orangeburg (100%)

*The Orangeburg 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 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 1. 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.*

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.*