For Sale

±42.60 AC

Timberland/Recreational Property

The Nursery Dove Field

1743 Congaree Road - Hopkins, South Carolina

NAI Columbia

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807 Gervais Street, Suite 301
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Executive Summary

The Nursery Dove Field - Hopkins, South Carolina

- Richland County - TMS#: R27600-01-01
- ±42.60 acres located on Congaree Road
- Backs up to Shaw Air Force Base
- Less than 15 minutes from Southeast Columbia
- Cedar Creek runs along the back property line
- Abundant wildlife - deer, turkey, dove and small game
- Excellent soils
- 2 food plots with deer stands
- Terraced topography - old Nursery converted to an 8 acre Dove field
- Excellent success throughout all three Dove seasons last year
- Can easily expand Dove field
- Sunflower and corn are already “in the ground” for the 2019-2020 Dove Season
- Sale price: **$244,950 ($5,750 per acre)**

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Property Pictures

The Nursery Dove Field - Hopkins, South Carolina

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Property Pictures - Wildlife

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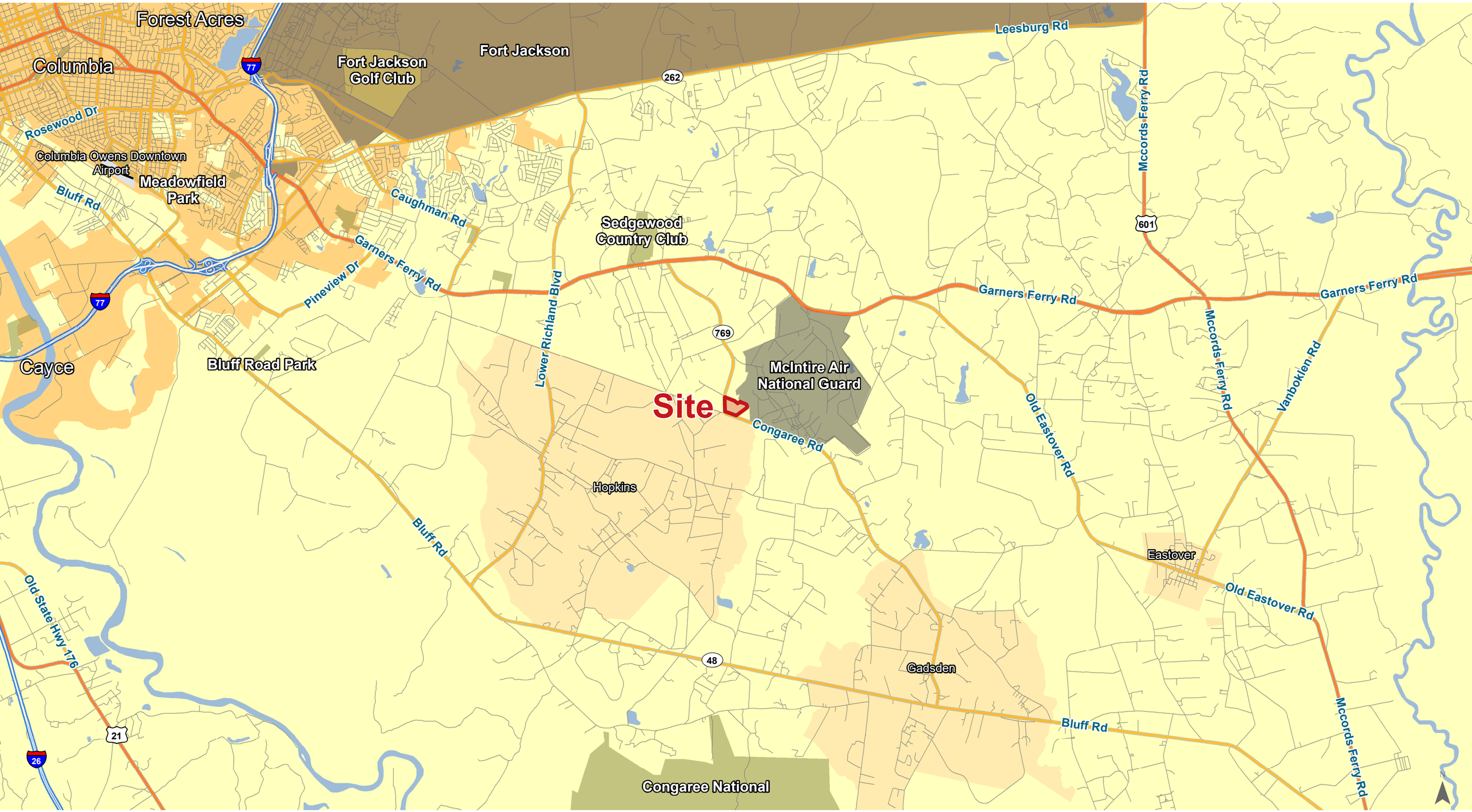
Location

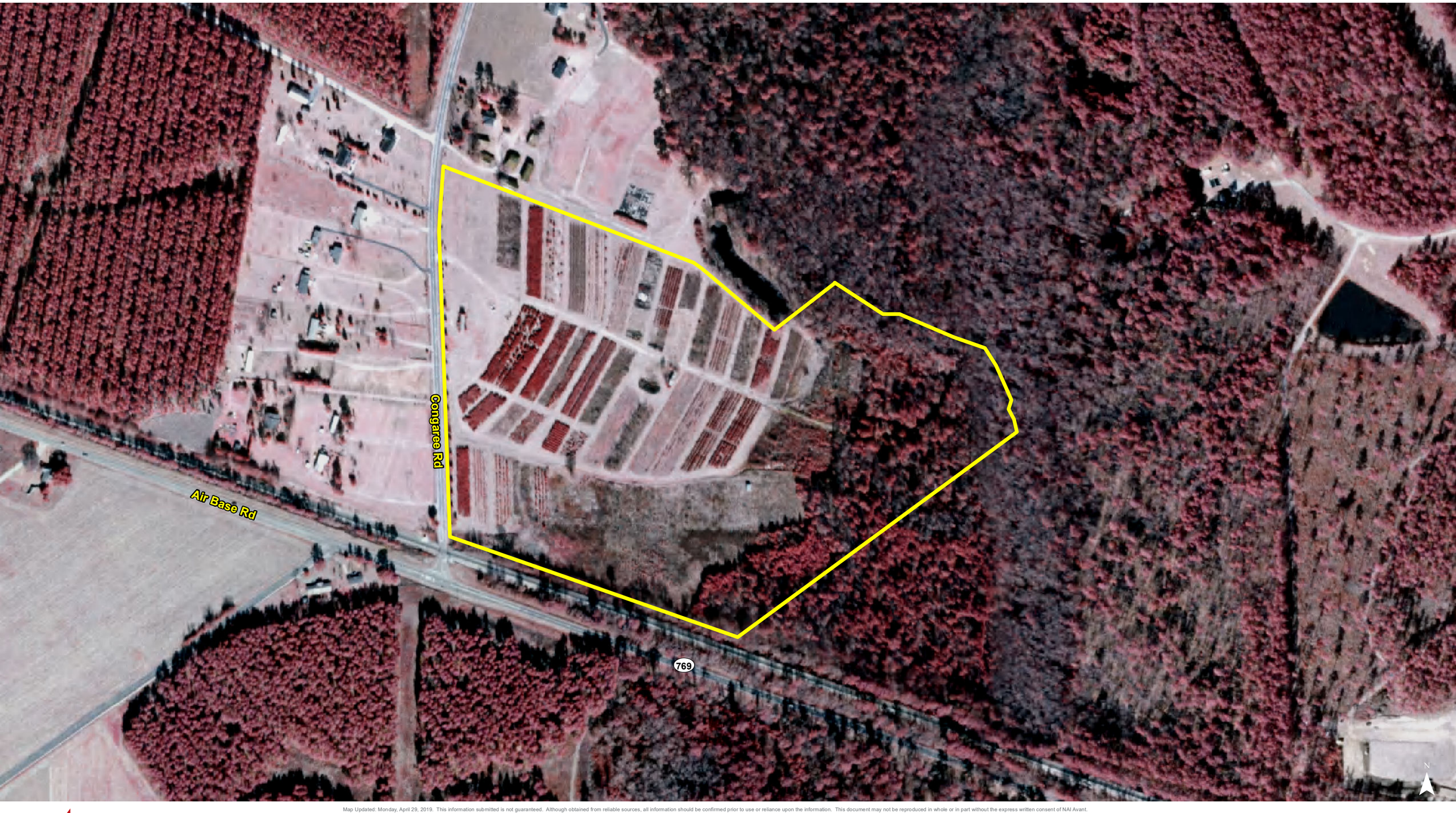


NAIColumbia

42.60 ± Acres
Congaree Rd., Hopkins, SC 29061

Aerial

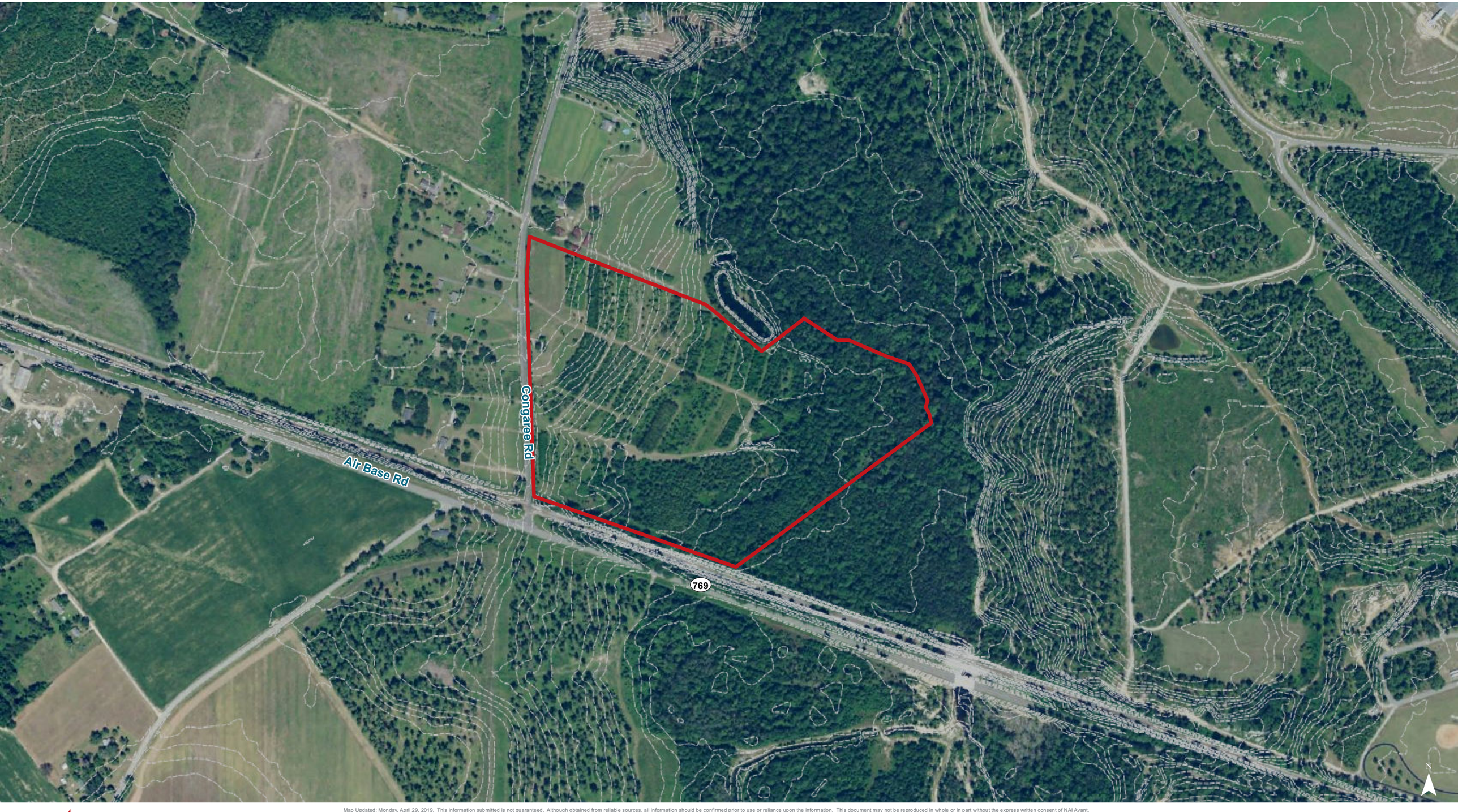
2006 Infrared



NAI Columbia

42.60 ± Acres
Congaree Rd., Hopkins, SC 29061

Topographical Map: 2' Contours



NAI Columbia

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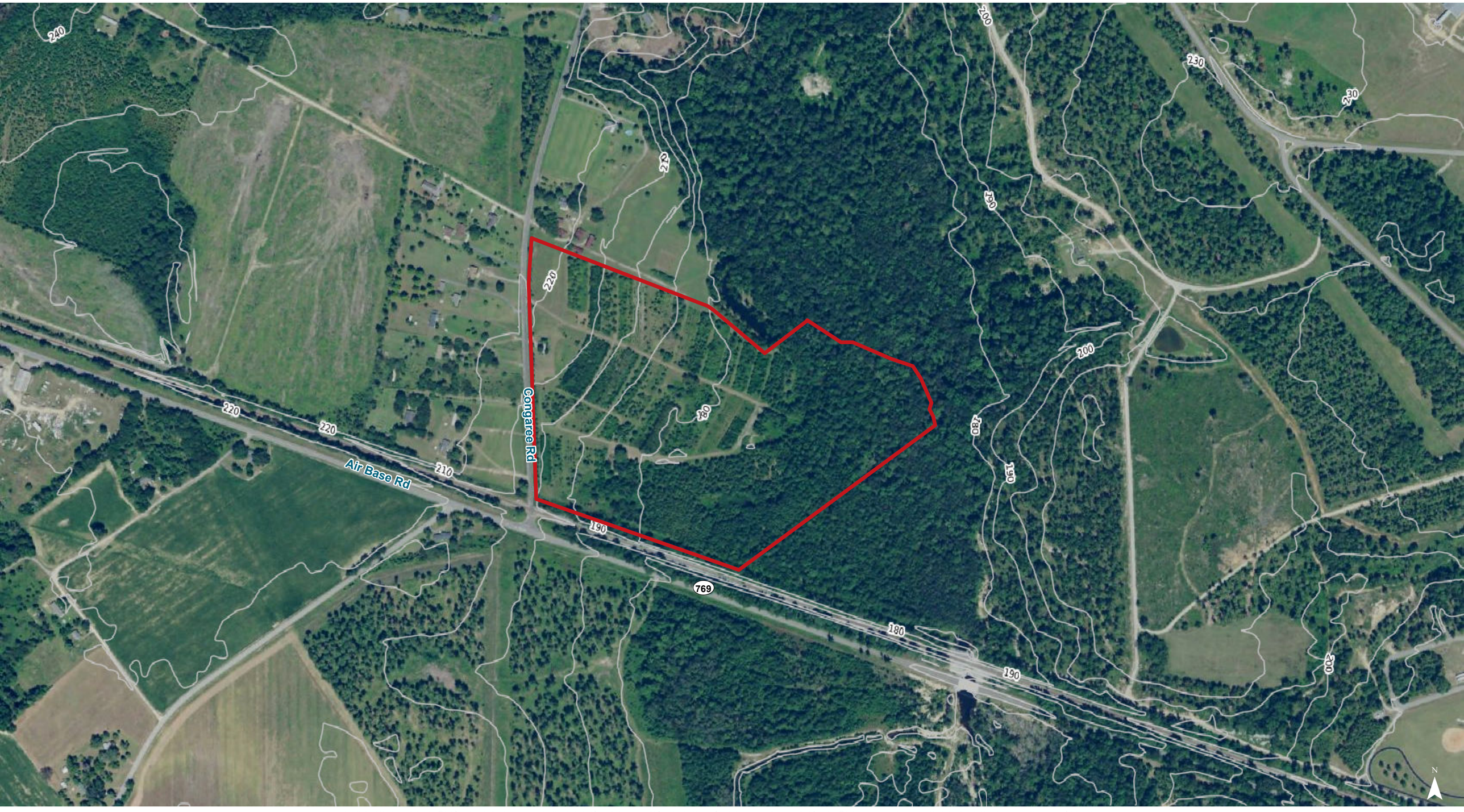
Congaree Rd., Hopkins, SC 29061

Topographical Map: 10' Contours

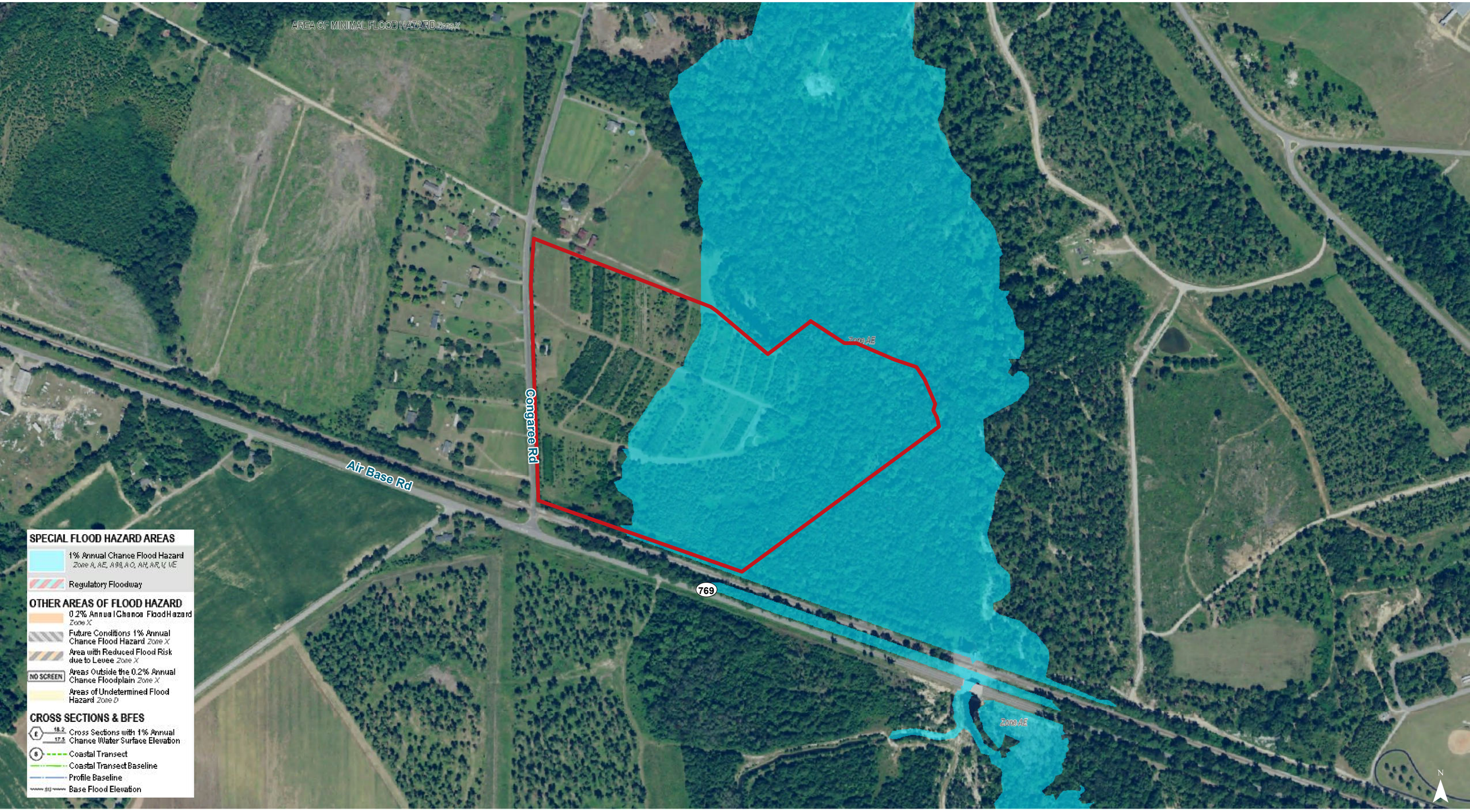


Topographical Map

NAI Columbia

42.60 ± Acres
Congaree Rd., Hopkins, SC 29061

FEMA National Flood Hazard Layer



NAI Columbia

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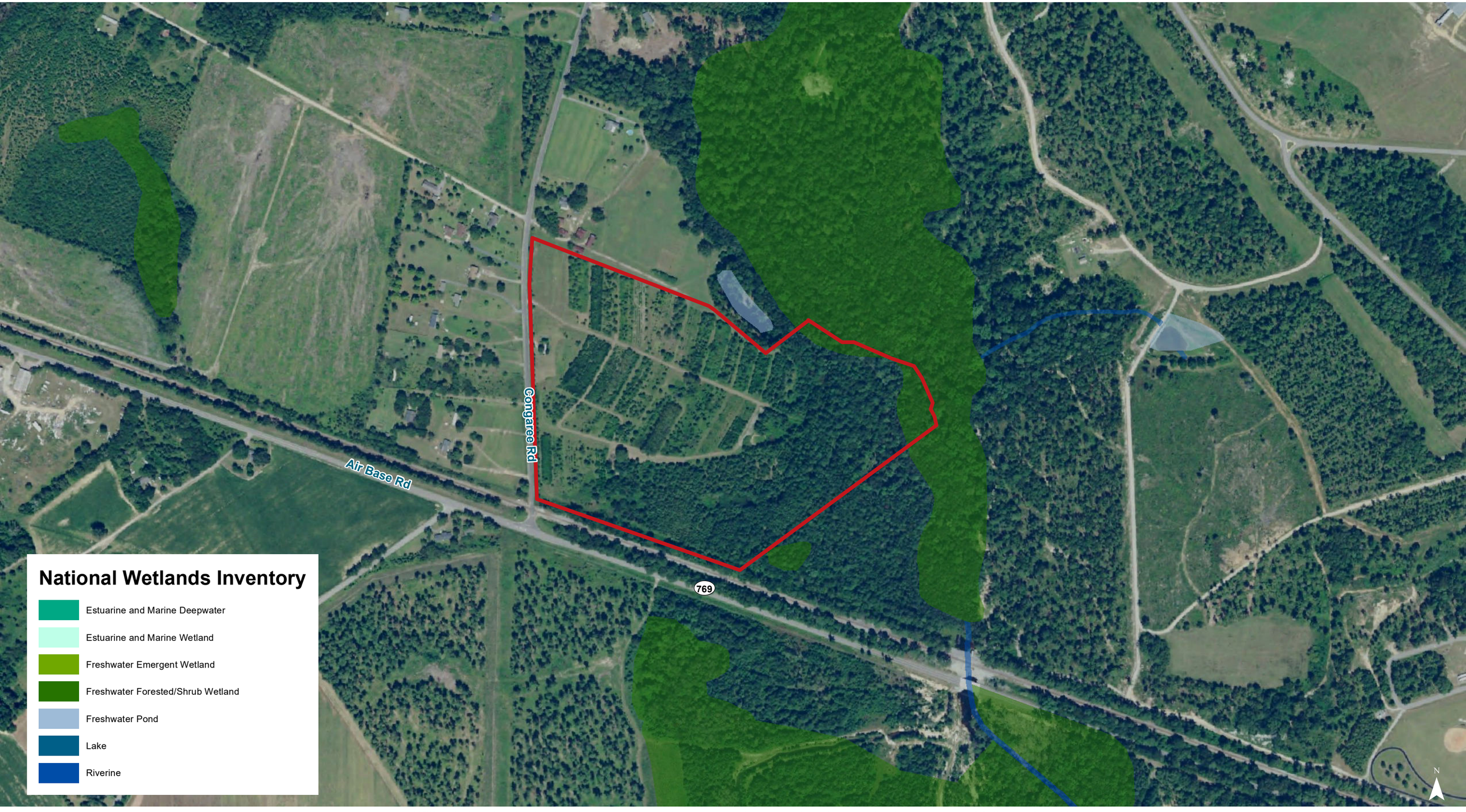
National Wetlands Inventory



National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Soil Survey

NAIColumbia

42.60 ± Acres
Congaree Rd., Hopkins, SC 29061

Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ca - Cantey loam

Component: Cantey (100%)

The Cantey 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 low. Shrink-swell potential is low. 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: GoA - Goldsboro sandy loam, 0 to 2 percent slopes

Component: Goldsboro (90%)

The Goldsboro 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 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 30 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.

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: 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.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

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.