

FOR SALE

124 AC SCENIC ESTATE LAND FT. 3 PONDS | NORTHERN EDGEFIELD COUNTY

Dead Man Road, Edgefield, SC 29824



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

John Eckley, MBA, Civil Eng.
jeckley@meybohm.com
803.428.7111

Jonathan Aceves, CCIM, MBA
jaceves@meybohm.com
706.294.1757

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OFFERING SUMMARY

Sale Price:	\$347,564
Lot Size:	124 Acres
Price / Acre:	\$2,803

PROPERTY HIGHLIGHTS

- 124 acres of scenic homesite land
- 3 Ponds with potential for 4th
- Potential use as a recreational/hunting site

PROPERTY OVERVIEW

Meybohm Commercial is pleased to present this scenic 124 acre gorgeous homesite estate land in northern Edgefield County. The pastoral beauty of this tract cannot be overstated, with rolling agricultural acreage (hay) surrounded by timber and three ponds (and potential for a fourth) with the largest pond measuring 1.96 acres. The land features gently rolling topography, and consists of wooded, agricultural (hay), and pasture acreage. This property could work well as a homesite given its intrinsic beauty or could be a nearly ready-made hunting/recreational tract. Additionally, features patches of large hardwoods and a barn, and is bordered by Sleepy Creek.

LOCATION OVERVIEW

Located off of Deadman Dr. (gravel road), in rural Edgefield County, SC between Greenwood and Saluda just off of Hwy 378.

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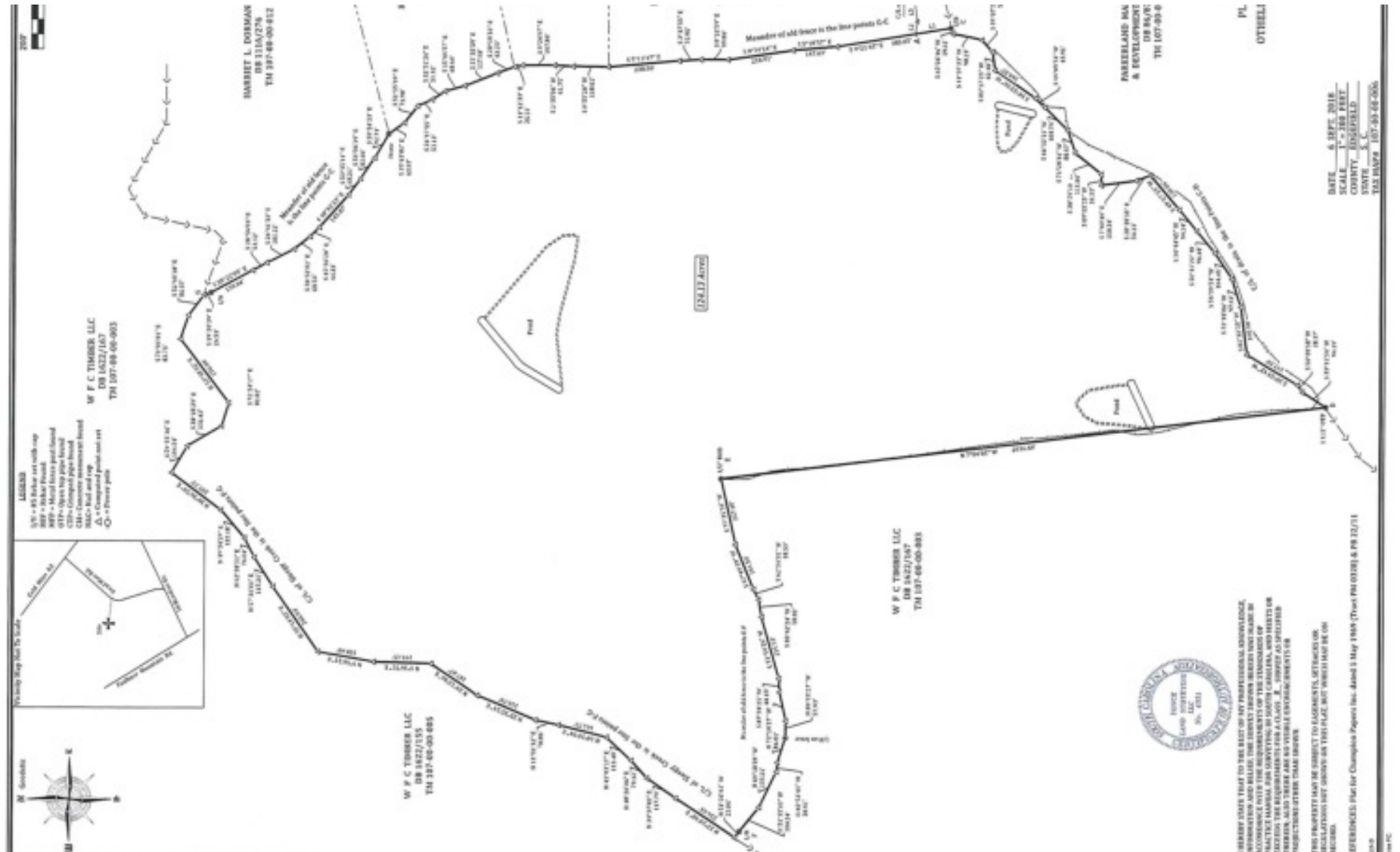
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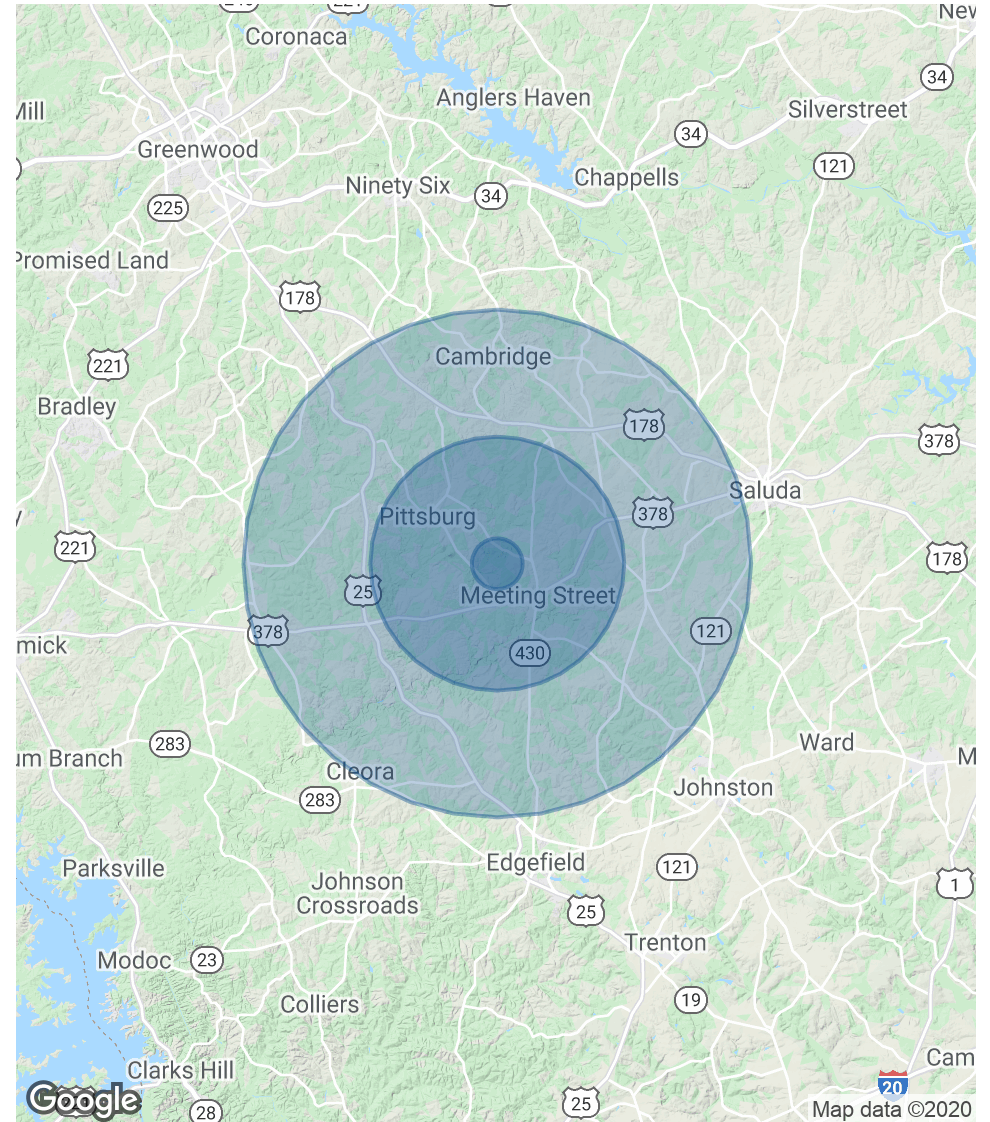
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	159	3,988	17,499
Average age	41.1	40.7	39.5
Average age (Male)	35.7	35.4	36.1
Average age (Female)	47.9	47.4	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	46	1,166	5,647
# of persons per HH	3.5	3.4	3.1
Average HH income	\$44,969	\$45,228	\$51,042
Average house value		\$149,242	\$144,302

* Demographic data derived from 2010 US Census



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Prepared by
SUMNER LAW FIRM, LLC
Edgefield, South Carolina
Title Not Examined

202000001487 EXEMPT
Filed for Record in
EDGEFIELD COUNTY, SC
CHARLES L. REEL, CLERK OF COURT
05-07-2020 At 11:34 am.
EASEMENT 25.00
OR Book 1799 Page 289 - 290

STATE OF SOUTH CAROLINA)

COUNTY OF EDGEFIELD)

EASEMENT FOR ACCESS

Instrument Book Page
202000001487 OR 1799 289

KNOW ALL MEN BY THESE PRESENTS, THAT, PARKER LAND MANAGEMENT AND DEVELOPMENT COMPANY, INC., (hereinafter referred to as "GRANTOR") for and in consideration of the sum of Five and no/100 (\$5.00) Dollars to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **NATALIE C. BUTRYM as Personal Representative of the Estate of Othello B. Cogburn, (hereinafter referred to as "GRANTEE")** its successors and/or assigns, a Perpetual Non-Exclusive Easement for the purpose of ingress and egress, on, over and across the property described herein, having the dimensions of Twenty feet in width and providing access from the currently owned property of the Grantee, across the property currently owned by the Grantor, both as described herein, said easement also being shown on that plat dated September 6, 2018 and revised on February 13, 2020 and February 24, 2020, prepared by Yonce Land Surveying, LLC, and recorded in the Office of the Clerk of Court for Edgefield County in Record Book *J/R* at Page 40350 Said easement being located on that property of the Grantor herein named being described as follows:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing Forty Seven (47) acres, more or less, and being bounded now or formerly on the NORTH by lands of the Kate Lyon Estate, et al; on the EAST by lands of Annie Lee Logue, now lands of Champion Paper Company and International Paper Company; on the SOUTH by lands of Champion Paper Company; and on the WEST by lands of J.E. Bryan, et al.

Tax Map Number: 107-00-00-008-000

This being a portion of that property conveyed by Lorraine K. Parker to Parker Land Management and Development Company, Inc. dated October 27, 1981 and recorded November 9, 1981 in the Office of the Clerk of Court for Edgefield County in Deed Book 86 at Page 87.

GRANTOR further acknowledges that it is its intent that the easement herein granted be an appurtenant easement and therefore, run with the dominant estate currently held by the **GRANTEE** herein, bearing tax map number 107-00-00-006-000 and more fully described as

follows:

All that piece, parcel or tract of land, situate, lying and being in the County of Edgefield, State of South Carolina, containing One Hundred Twenty-One (121) acres, more or less, being bounded, now or formerly on the North by Sleepy Creek; on the East by lands of R. P. McCary; and on the South and West by lands of Champion International Corporation.

Tax Map Number: 107-00-00-006-000

This being the same property conveyed to Benjamin R. Cogburn by deed dated September 21, 1977 and recorded in Deed Book 74 at Page 48 in the Office of the Clerk of Court for Edgefield County in Deed Book 74 at Page 48. Thereafter, Benjamin R. Cogburn died testate on June 20, 1998 devising said property to Othello B. Cogburn, said estate being found in the Office of the Probate Court for Edgefield County in File #2000-ES-19-00120 and further evidenced by that Deed of Distribution dated September 22, 2000 and recorded October 2, 2000 in the Office of the Clerk of Court for Edgefield County in Record Book 695 at Page 127.

TO HAVE AND TO HOLD, all and singular, the said Easement hereinbefore granted, unto the said **NATALIE C. BUTRYM as Personal Representative of the Estate of Othello B. Cogburn**, its successors and/or assigns.

IN WITNESS WHEREOF, I have set my hand and seal this 16 day of March, 2020.

Signed, Sealed and Delivered
In the Presence of:

GRANTOR:
**PARKER LAND MANAGEMENT AND
DEVELOPMENT COMPANY, INC.**

[Signature]
Witness
[Signature]
Witness

[Signature]
By: **FARRIS C. PARKER, JR., PRESIDENT**

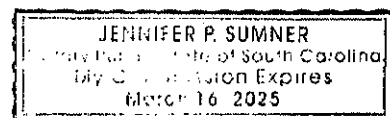
STATE OF SOUTH CAROLINA)
COUNTY OF EDGEFIELD)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, Farris C. Parker, Jr. as President of Parker Land Management and Development Company, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 16 day of March, 2020.

[Signature]
Notary Public for South Carolina
My Commission Expires: 3-16-25



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JOHN ECKLEY, MBA, CIVIL ENG.



PROFESSIONAL BACKGROUND

John serves as an Industrial and Office Advisor as a part of the greater specialized Meybohm Commercial team, which aims to be a holistic real estate solution for clients simultaneously seeking asset-class-focused expertise and attention to their greater investment horizon. Consultative, client-focused and analytical, John has his MBA and comes from a civil engineering background, has previous experience providing consultation and marketing services to small businesses, and managing a team of training experts in the medical field. John has a passion for downtown Augusta having built the first new home in the Olde Town neighborhood in several generations. John is a member and Deacon at First Presbyterian Church with his wife, two sons and daughter, where they have resided for the past eight years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

T 803.428.7111

jeckley@meybohm.com

JONATHAN ACEVES, CCIM, MBA



PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and five children. He has lived in Augusta for over 23 years, has served as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

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