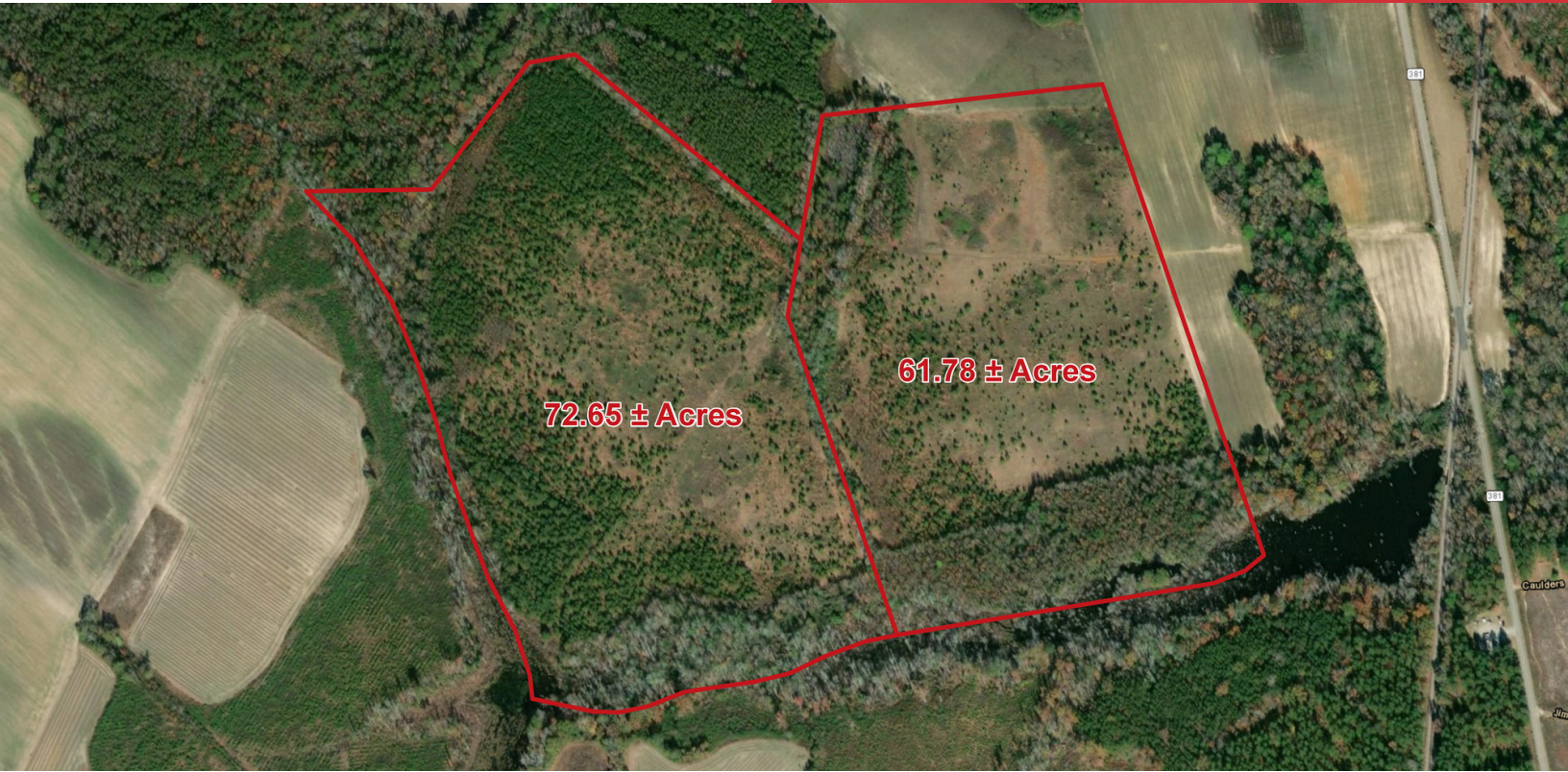




+/- 134 Acres

Near Hwy 381, Bennettsville, SC

Sale Price:

\$168,038

Lot Size:

134 Acres

Property Highlights

- Two (2) Food Plots already established
- Ag Land could be reclaimed (100 +/- Ac)
- Shared Beaver Pond and Hardwood Swamp
- Deer, Dove, Hogs, Turkey and other small game
- Deeded access from Hwy 381 to access property
- 30 +/- acres of pre-merch mixed hardwoods and pines
- Sale Price: \$168,038 or \$1,250/ac

Tombo Milliken

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tombo.milliken@naicolumbia.com

Tom Milliken

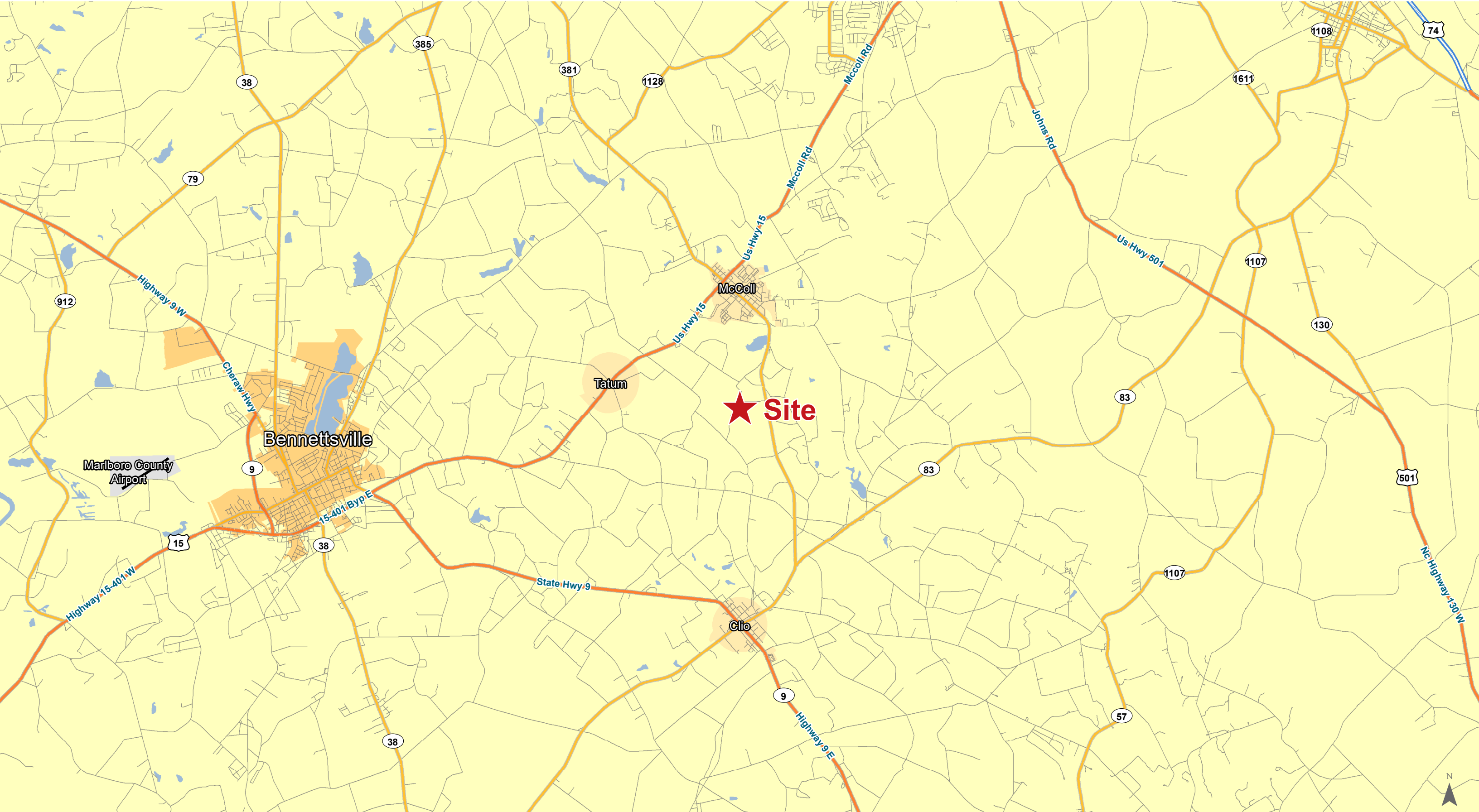
O: 803 744 9837 | C: 803 331 6999
tmilliken@naicolumbia.com

Nelson Weston, III

O: 803 744 9804 | C: 803 678 7346
nweston@naicolumbia.com



Location



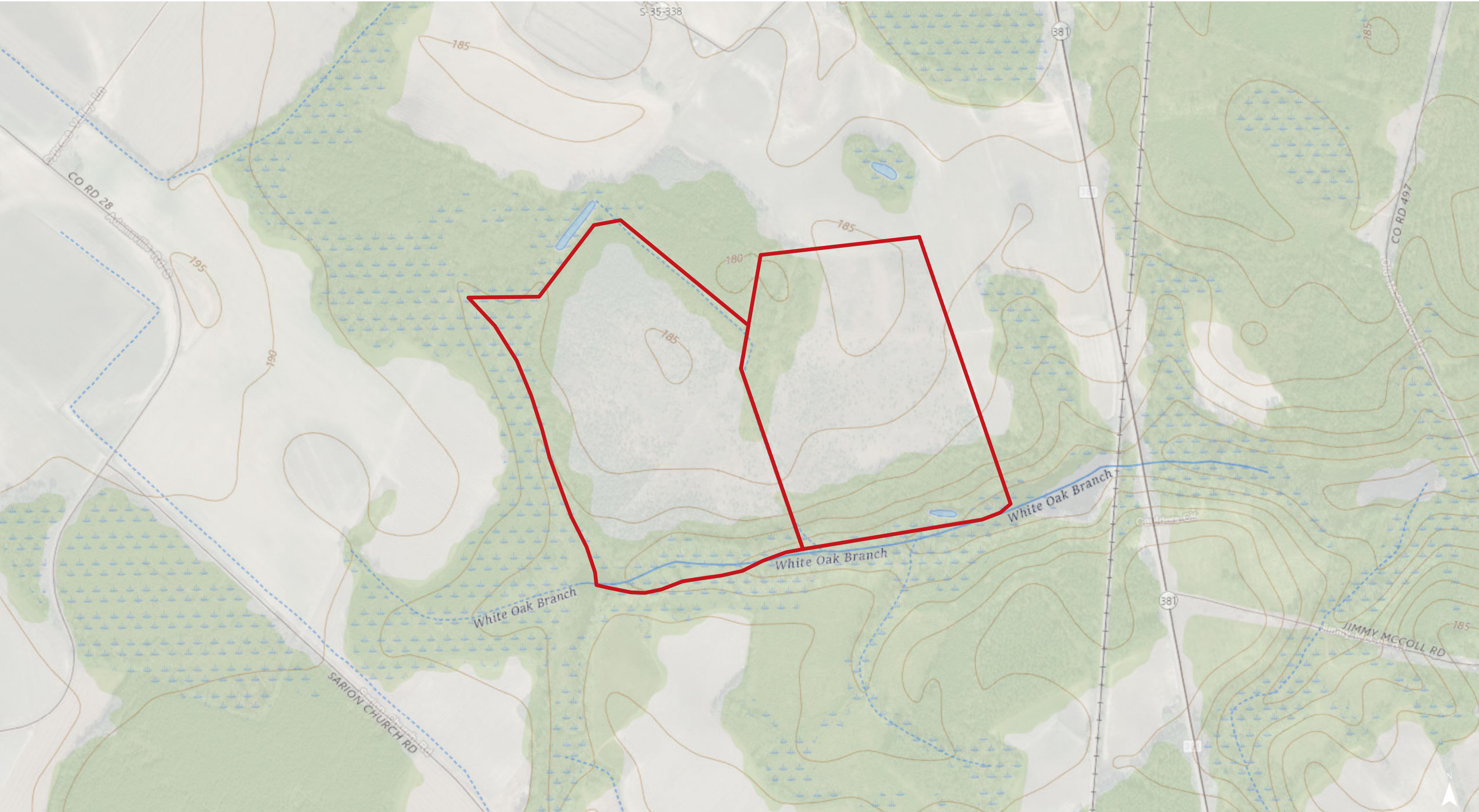
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National Wetlands Inventory

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



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Map Unit Description (Brief, Generated)

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville loam

Component: Coxville (95%)

The Coxville component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, 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: EmB - Emporia loamy sand, 2 to 6 percent slopes

Component: Emporia (90%)

The Emporia component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on hills, 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 low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 36 inches during January, February, March, April, November, December. 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: GoA - Goldsboro loamy sand, 0 to 2 percent slopes

Component: Goldsboro (85%)

The Goldsboro component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. 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, November, 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: Kn - Kinston loam, frequently flooded

Component: Kinston (95%)

The Kinston component makes up 95 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 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 3 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

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 hills, 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: 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 hills, 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.

Map unit: Ra - Rains sandy loam

Component: Rains (95%)

The Rains component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, 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 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 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 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Sm - Smithboro silt loam

Component: Smithboro (90%)

The Smithboro component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, 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 somewhat poorly drained. Water movement in the most restrictive layer is moderately low. 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 6 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Marlboro County, South Carolina

Map unit: UgB - Uchee sand, 0 to 6 percent slopes

Component: Uchee (90%)

The Uchee component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on hills, coastal 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 well 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 42 inches during January, February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.