



Bruton Fork Church & Usher Roads - +/-95 Acs

Bennettsville, South Carolina 29512

Sale Price:	\$189,650
Lot Size:	95 Acres

Property Highlights

- 60 +/- tillable acres
- Good soils for farming
- 790 +/- feet of Frontage on Bruton Fork Church Rd (paved)
- 1,750 +/- feet of Frontage on Usher Rd (dirt)
- Potential for Deer, Turkey, and other small game
- 20 +/- acres of mixed hardwoods and pines varying in age
- Hedgerow/Drain dividing the property
- Sale Price: \$189,650 or \$1,995/ac

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For Sale

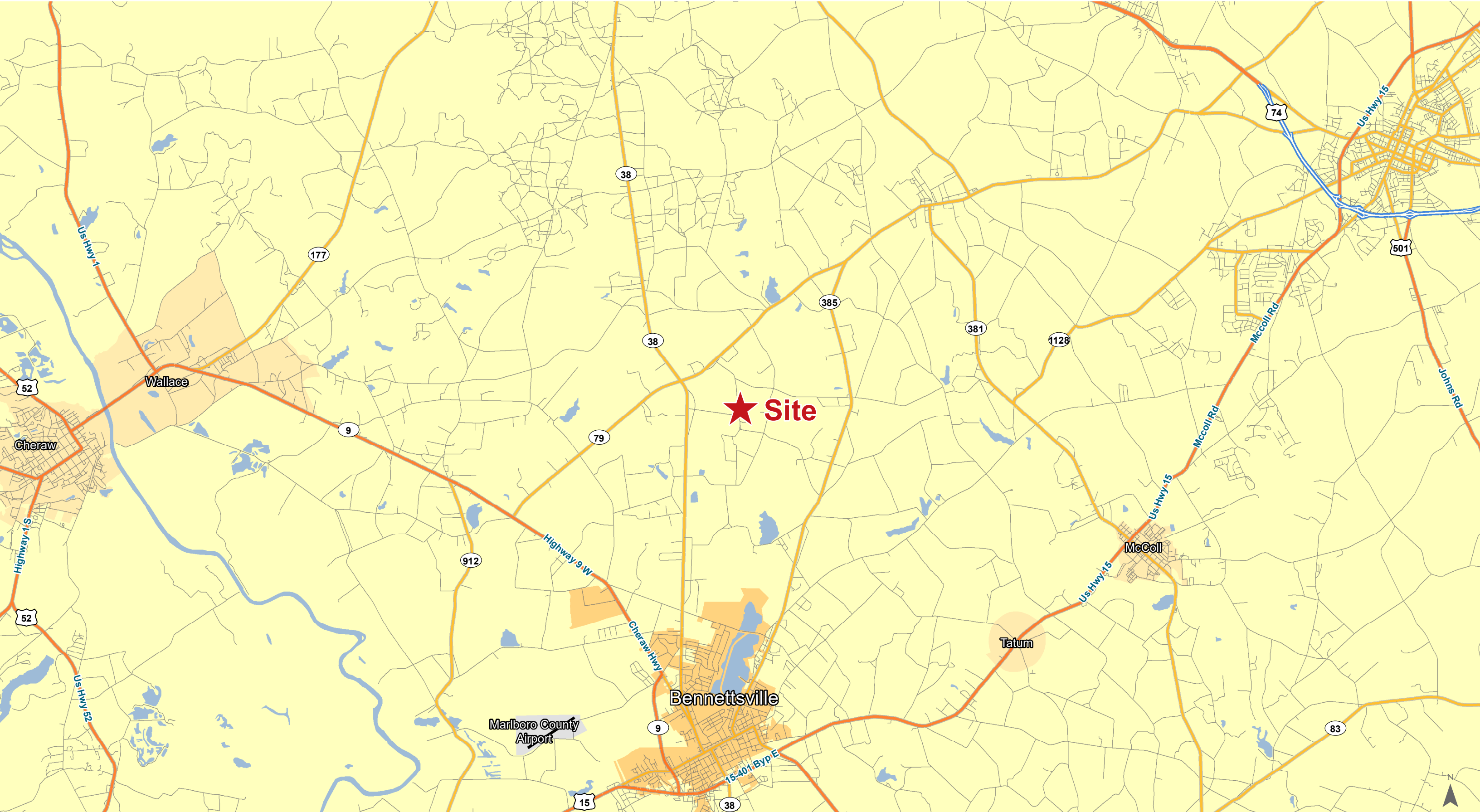
95 Acres | \$1,995 / AC

Recreational/Agricultural Land

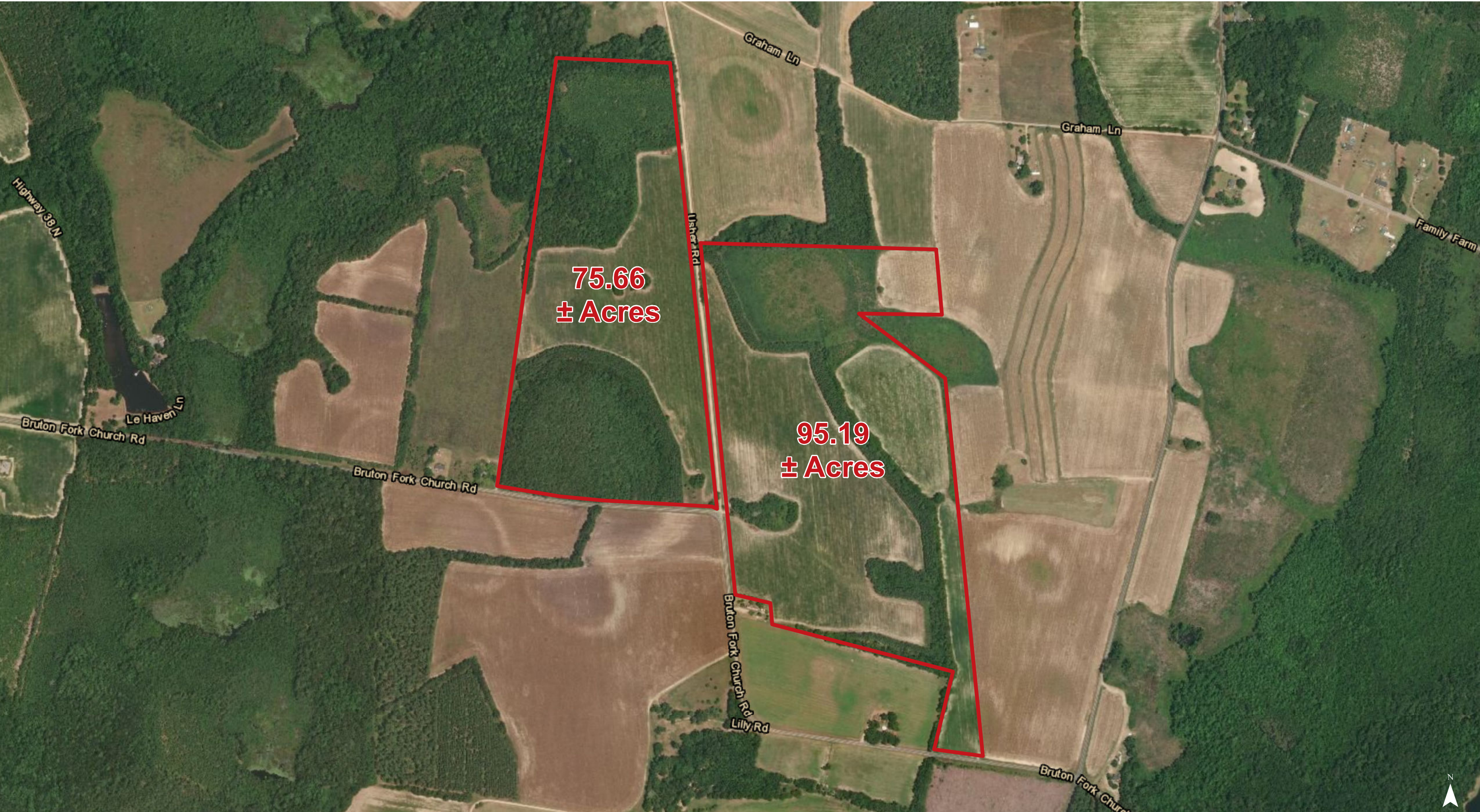


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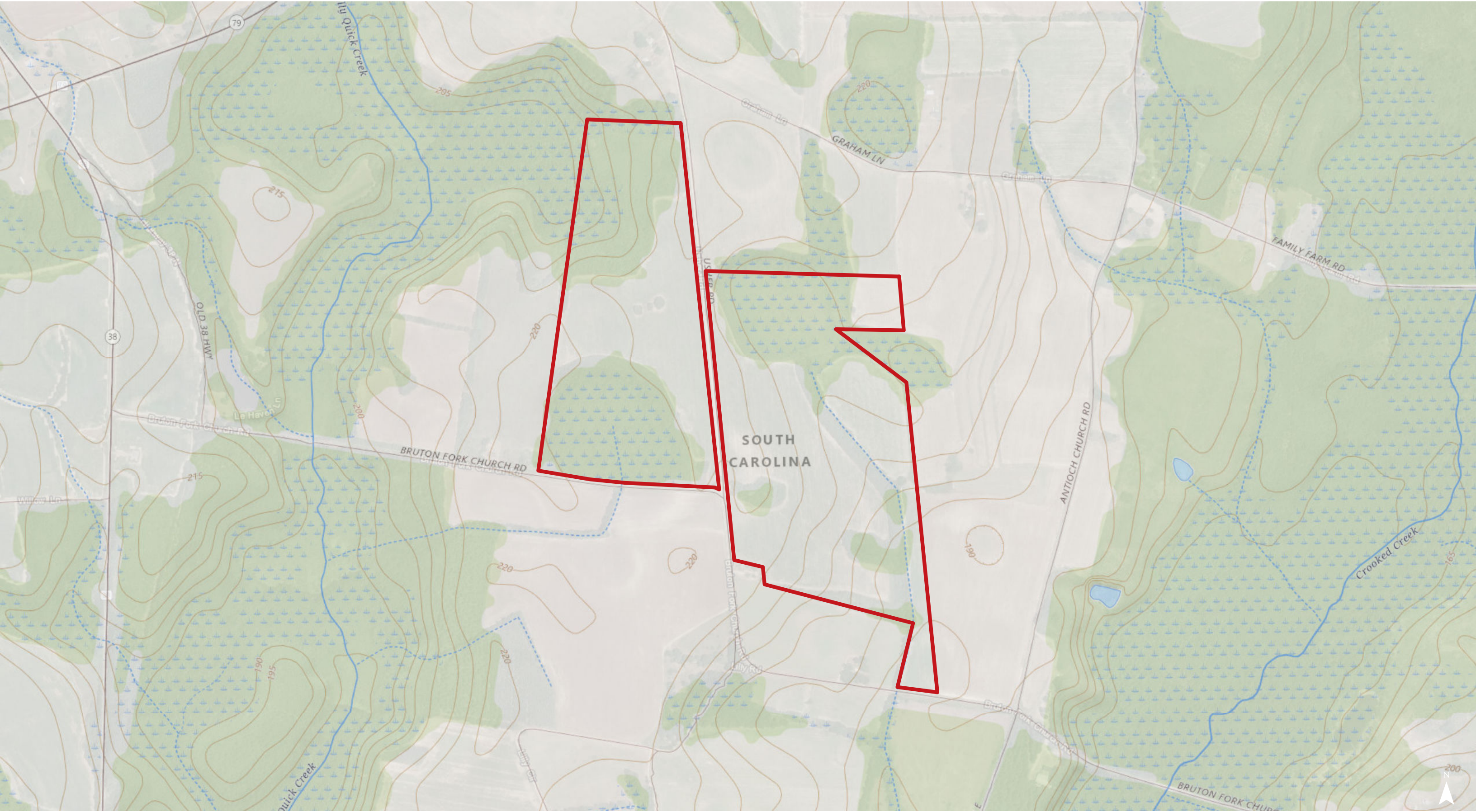


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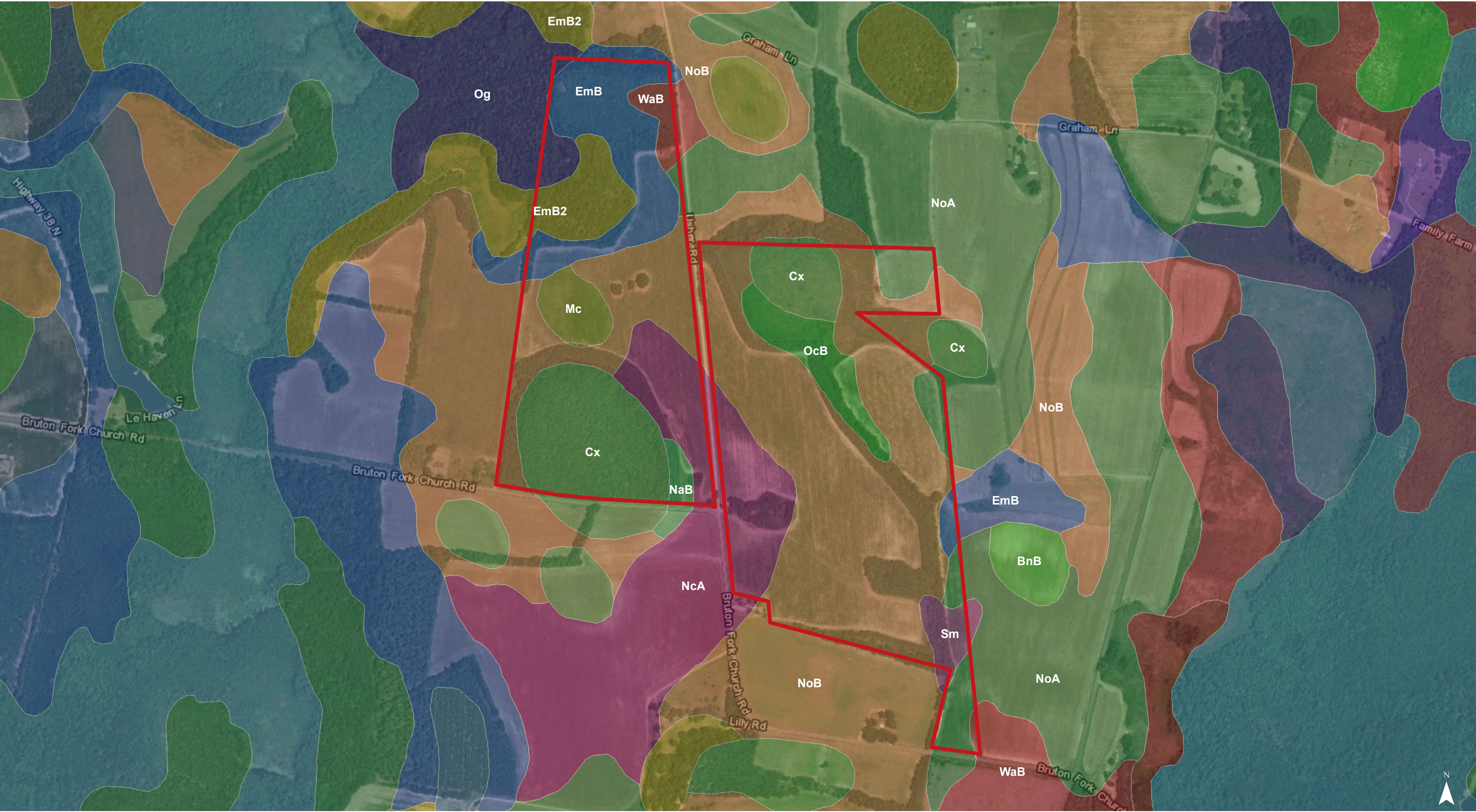
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Map Unit Description (Brief, Generated)

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: BnB - Blanton sand, 0 to 6 percent slopes

Component: Blanton (90%)

The Blanton 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 sandy and 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 low. 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, April, 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: 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: EmB2 - Emporia sandy loam, 2 to 6 percent slopes, eroded

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.

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Mc - McColl loam

Component: McColl (95%)

The McColl component makes up 95 percent of the map unit. Slopes are 0 to 1 percent. This component is on Carolina Bays, coastal plains. The parent material consists of clayey marine deposits. Depth to a root restrictive layer, fragipan, is 15 to 40 inches. The natural drainage class is poorly 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. 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: NaB - Nankin loamy fine sand, 2 to 6 percent slopes

Component: Nankin (90%)

The Nankin 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 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 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: 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 Description (Brief, Generated)

Marlboro County, South Carolina

Map unit: OcB - Ocilla sand, 0 to 4 percent slopes

Component: Ocilla (90%)

The Ocilla 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 loamy 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 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 12 inches during January, February, March, April, 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: Og - Ogeechee sandy loam

Component: Ogeechee (95%)

The Ogeechee 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 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: WaB - Wagram sand, 0 to 6 percent slopes

Component: Wagram (95%)

The Wagram component makes up 95 percent of the map unit. Slopes are 0 to 6 percent. This component is on hills, coastal plains. The parent material consists of sandy and 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 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 2s. This soil does not meet hydric criteria.