



Hwy 38 & Brigman Rd - 241 Acs

Bennettsville, South Carolina 29512

Property Highlights

- Approximately 140 +/- acres in Agricultural use, 30 +/- acres in farmstead/poultry use, and 68 +/- acres in young timberland and Field Hedge
- Road Frontage on 5 Roads: 975 +/- ft. on Pineville School Road; 1,600 +/- ft. on White Hall Road; 1 mile +/- on Brigman Road; and 920 +/- ft. on Stantons Road

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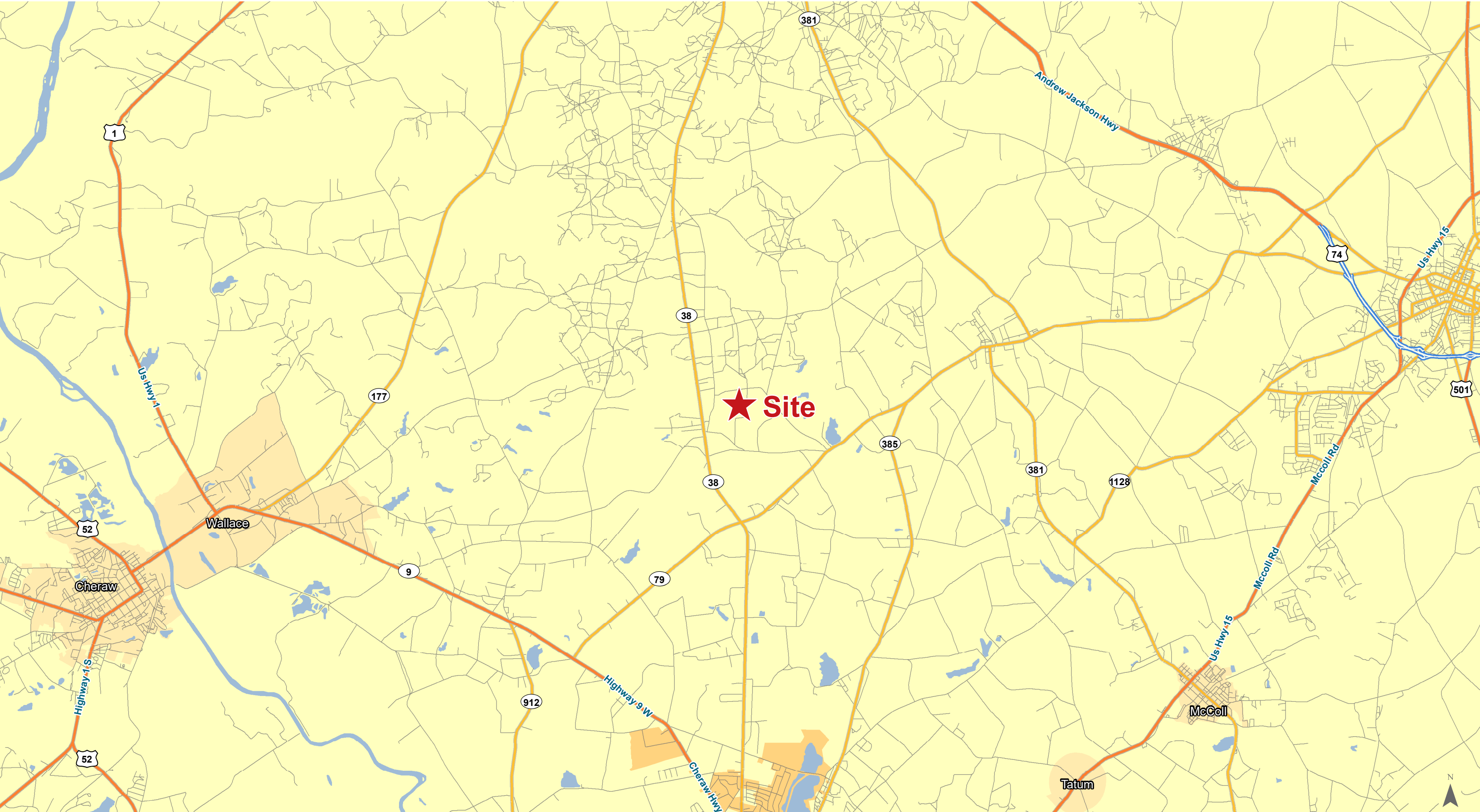


Property Description

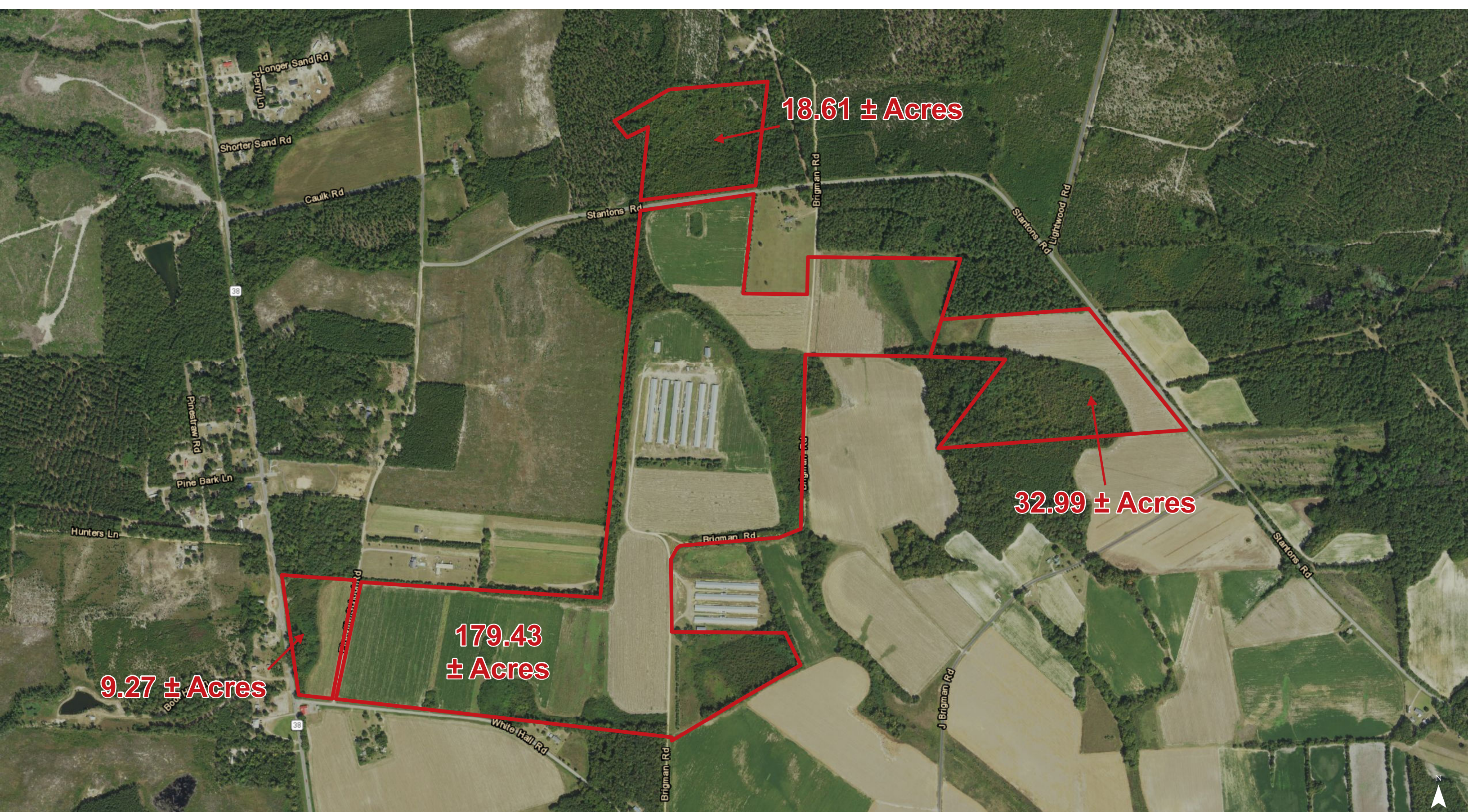
- Good soils for farming
- Six (6) Broiler Houses – two (2) built in 2006 that are 42' x 500' and four (4) built in 2005 that are 40' x 500'
- Attached to the houses are 10' x 12' control rooms
- Two (2) service rooms are 12' x 24'
- Two (2) stacking sheds are 3,200 SF and 2,592 SF
- A 342 SF equipment shed
- Two (2) wells on-site
- Chicken Houses are being sold "As-Is" – Seller nor Agent make any representation regarding the condition of any buildings. Purchaser is advised to perform their own Inspection as a part of their own Due Diligence.

Sale Options

- Sales Price - 241 +/- Ac and 6 Chicken Houses: \$1,017,400
- Sales Price - 6 chicken houses and amenities along with the surrounding 27 acres for \$650,000
- Sales Price - 214 +/- Ac of Agricultural and Timberland for \$367,440 or \$1,717/Ac



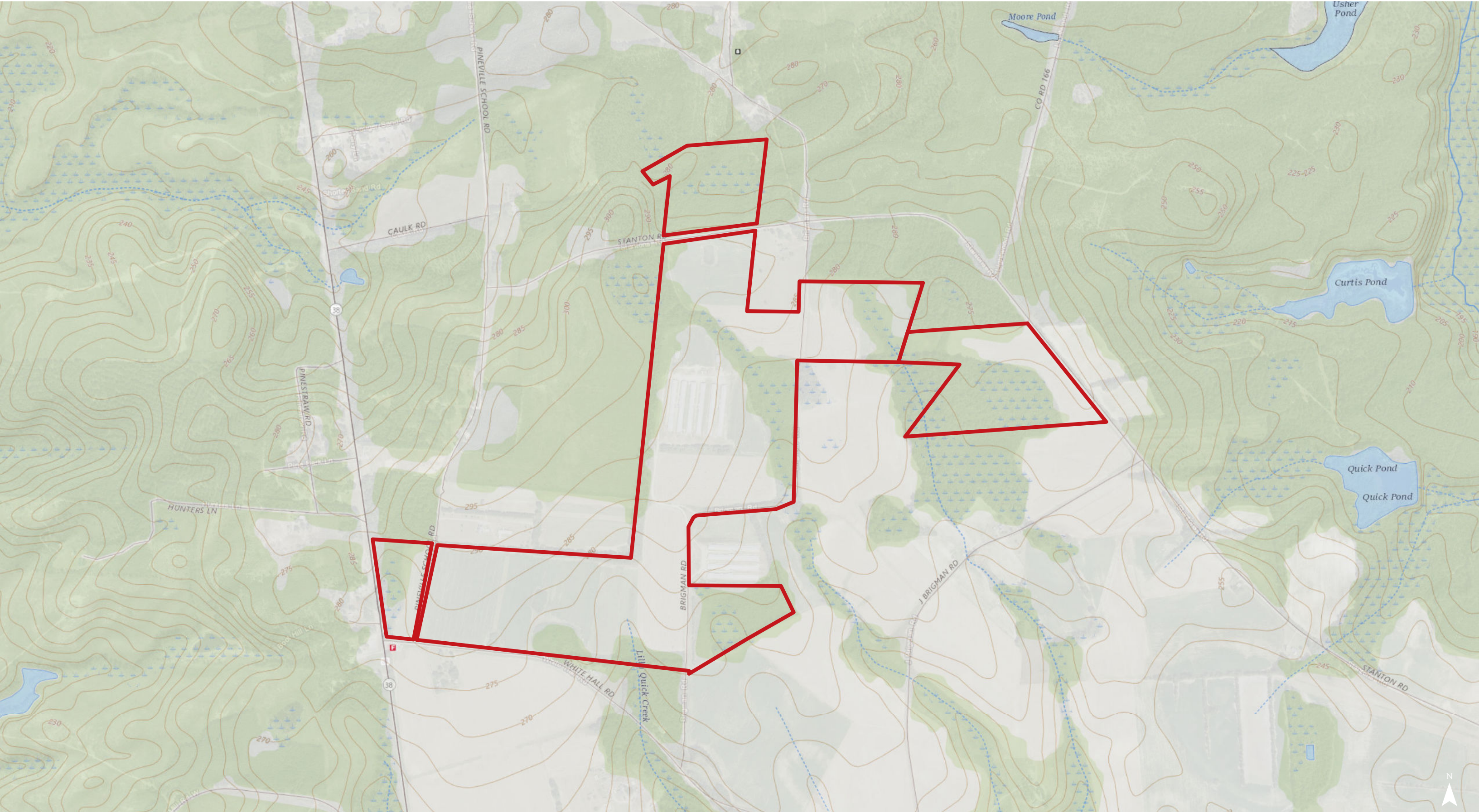
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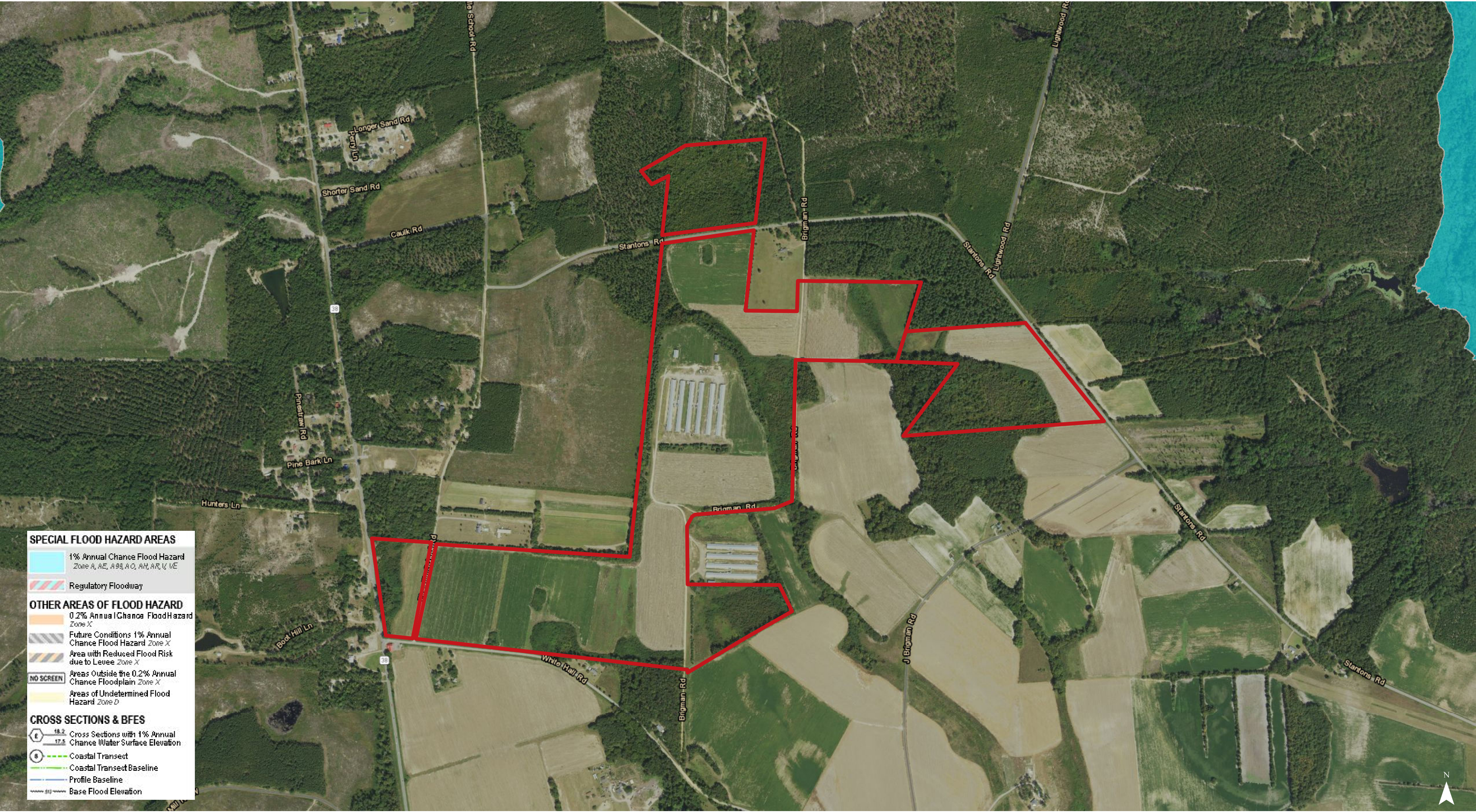
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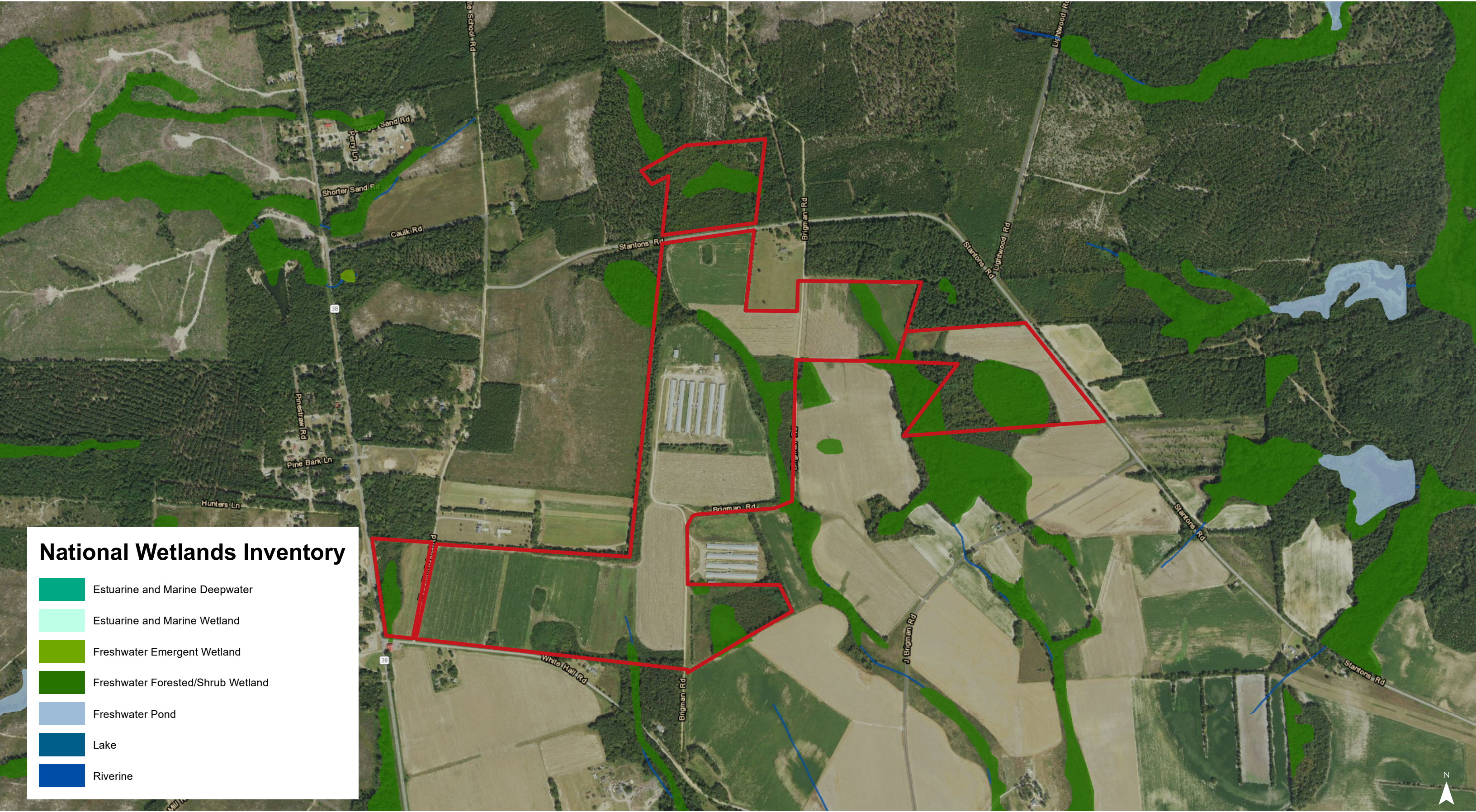
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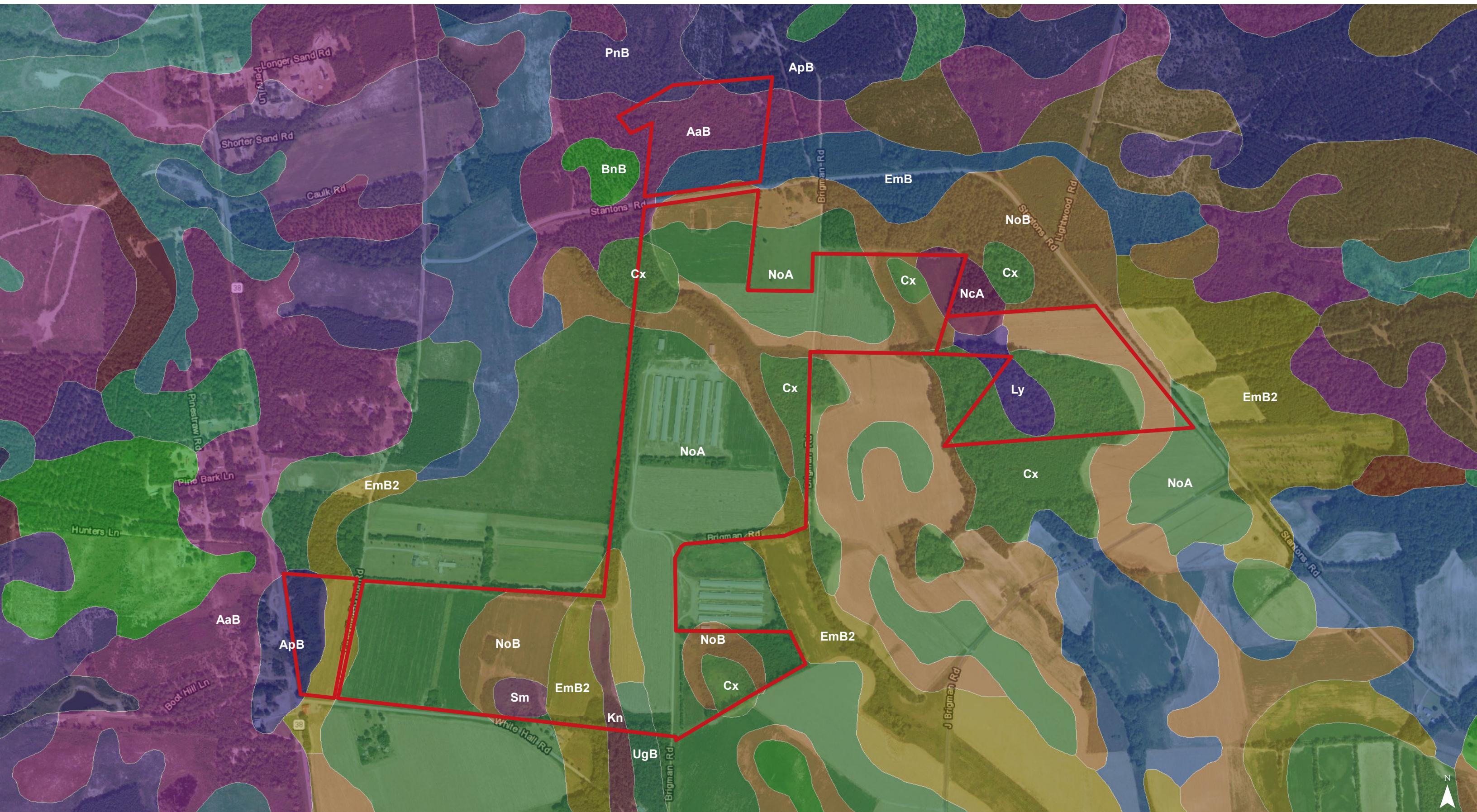
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National Wetlands Inventory

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

Soil Survey



Map Unit Description (Brief, Generated)

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AaB - Ailey sand, moderately wet, 0 to 6 percent slopes

Component: Ailey (90%)

The Ailey component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, hills, sandhills. The parent material consists of 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 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 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: ApB - Alpin sand, 0 to 6 percent slopes

Component: Alpin (90%)

The Alpin component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on hills, coastal plains, sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is 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 4s. 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: 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: 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.

Map unit: Ly - Lynchburg sandy loam

Component: Lynchburg (90%)

The Lynchburg 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 moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: NcA - Noboco loamy sand, 0 to 2 percent slopes

Component: Noboco (90%)

The Noboco 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 30 inches during January, February, March, December. 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: 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 Description (Brief, Generated)

Marlboro County, South Carolina

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: 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.