

For Sale  
**±3,927 AC**  
Recreational & Timberland

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DRONE FOOTAGE



## Santee River Tract (±3,927 acres)

County Line Road  
Jamestown, South Carolina

**NAI**Columbia

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# Executive Summary

County Line Road, Jamestown, South Carolina

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The Santee River Tract is located near Jamestown, SC, nestled between County Line Rd and almost ±5.5 miles of Santee River frontage. A tract that has never been made available to the public, its ±3,927 acres of predominantly low bottomland offer wildlife and recreational possibilities that are second to none in this region of the state. Located just North of the Francis Marion National Forest, and just East of the SCDNR Wee Tee Wildlife Preserve, along with ±6 more WMA's and Wildlife Refuges in the vicinity, this tract is a target Conservation Property with Mitigation Banking possibilities as well. The timber on the property was valued at \$3.3 million during the spring of 2019, with age classes ranging from 1970 to 2014. The tract has everything from mature Cypress Swamps and Bottomland Hardwoods, to young Planted Loblolly Pines. These numerous timber stands create a fascinating spectacle home to hundreds of wildlife species. An excellent road and trail system make it easy to spot Egrets, Herons, or even Wood Storks on any given day. Off the property's road/trail system, upwards of 20 game viewing areas have been strategically placed to create ideal hunting situations for deer, turkeys, hogs, and other small game. In addition to the many scattered food plots, a 150' wide utility easement for a powerline running along the westernmost corner of the property creates an additional diverse habitat for recreational freedom. Flooded timber stands along with the oxbows throughout the property will make it easy to find your new favorite wood duck hole. Situated adjacent to the Santee River, two (2) oxbow lakes and one (1) freshwater slough totaling in ±27 acres of access create phenomenal opportunities for fishing Bass, Striper, Catfish, Bream, Redbreast, and Shad. One of the oxbows is part of the much larger Dawhoo Lake, which allows for public access onto the lake. Offering everything from timber and recreational possibilities to conservation and mitigation banking opportunities, the asking price has been set at \$7,343,000 or \$1,874/acre. Property may be subdivided.

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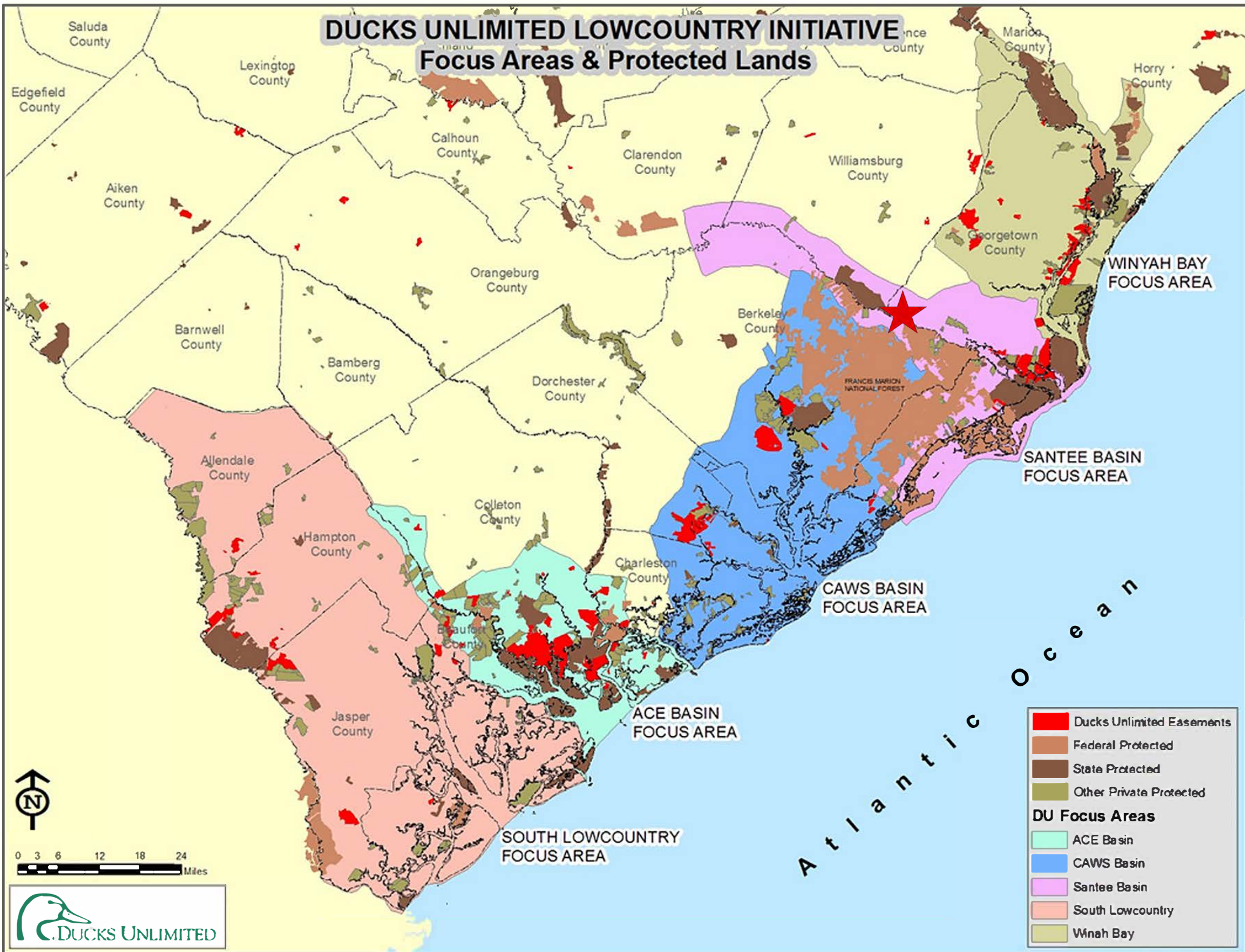
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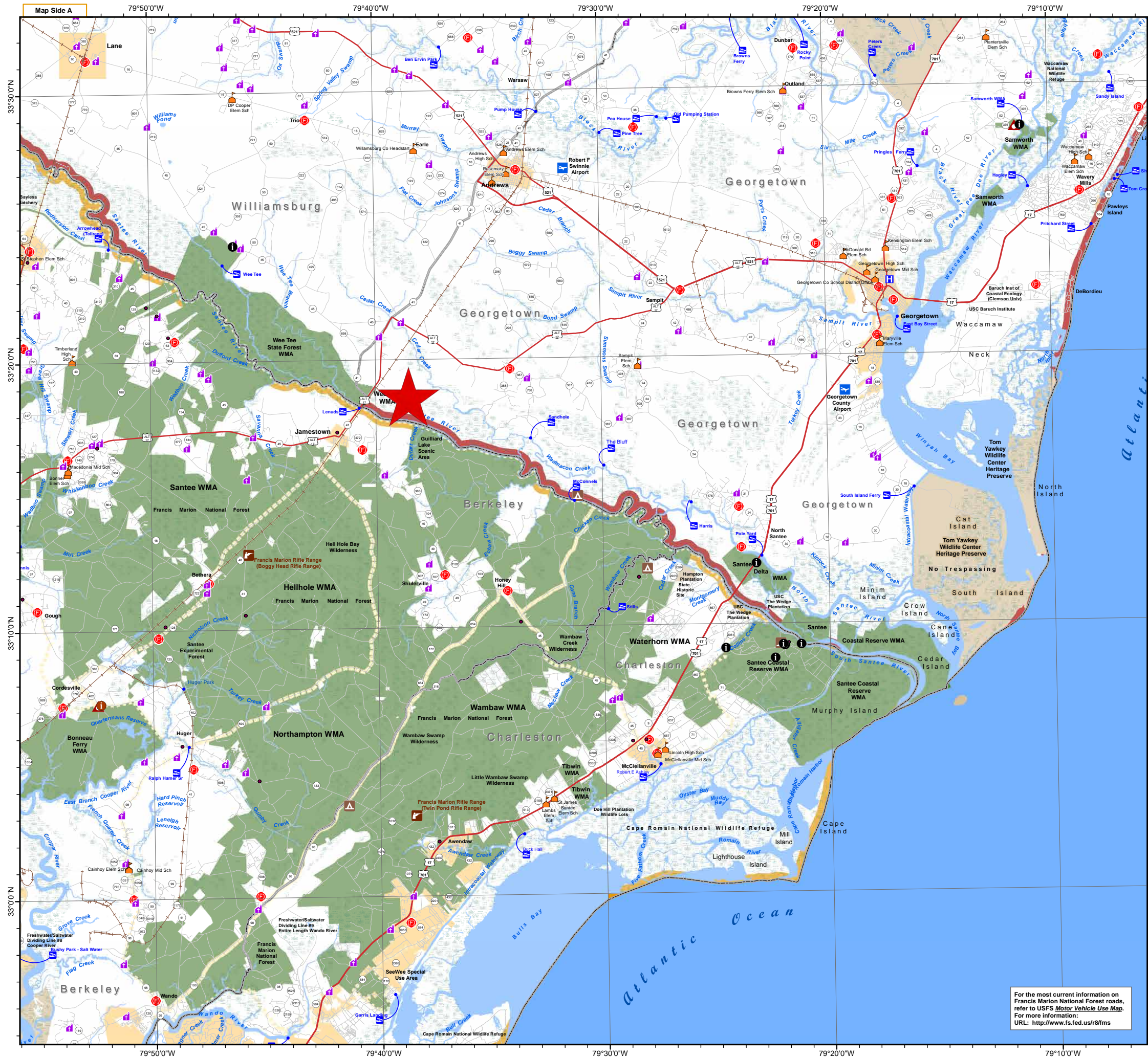


# DUCKS UNLIMITED LOWCOUNTRY INITIATIVE

## Focus Areas & Protected Lands







**Legend**

**Wildlife Management Areas (WMA)**

- Specific Named WMA (Regulations may vary)
- Other Unnamed WMA

**Prohibited Area - No Trespassing**

**Francis Marion WMA Boundaries**

**WMA Activities & Hunting**

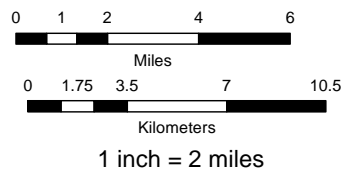
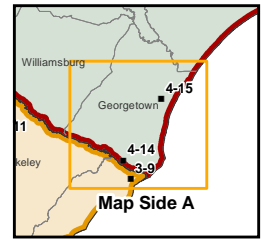
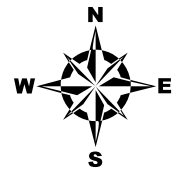
- Primitive Camping
- Dove Field
- SCDNR Kiosk
- Check Station Location

**Game Zone Boundary**

- Game Zone 1
- Game Zone 2
- Game Zone 3
- Game Zone 4

**Land Base Data**

- Fire Station
- Hospital
- College/University
- School
- Church
- Boat Ramp
- Airport
- Railroad
- US Highway
- State Highway
- Road/Street
- River/Stream
- Freshwater/Saltwater Dividing Line
- Freshwater/Saltwater (Exceptions)
- US Forest Service Road
- Lake/Pond
- Municipality
- Other Misc Property
- Swamp
- County Boundary



For the most current information on Francis Marion National Forest roads, refer to USFS Motor Vehicle Use Map. For more information: URL: <http://www.fs.fed.us/r/fms>

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[www.dnr.sc.gov](http://www.dnr.sc.gov)

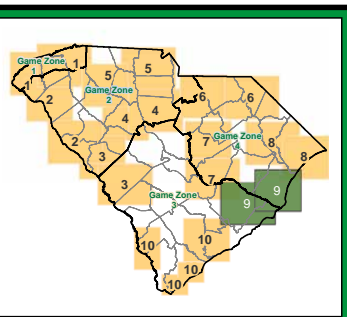
**Life's Better OUTDOORS**

Francis Marion National Forest

3-6 Halberry  
3-7 Bonneau Ferry  
3-8 Santee Coastal Reserve  
3-10 Moultrie  
3-11 Canal  
4-9 Wee Tee  
4-14 Santee-Delta  
4-15 Samworth

**Wildlife Management Area Map #9**

2019/2020 South Carolina



Game Zone	1	2	3	4	5	6	7	8	9	10
1	X									
2		X	X	X	X	X				
3			X	X			X		X	X
4						X	X	X	X	

When requesting additional maps, please use the chart and map above to make your choice. You may also visit our website for additional information.

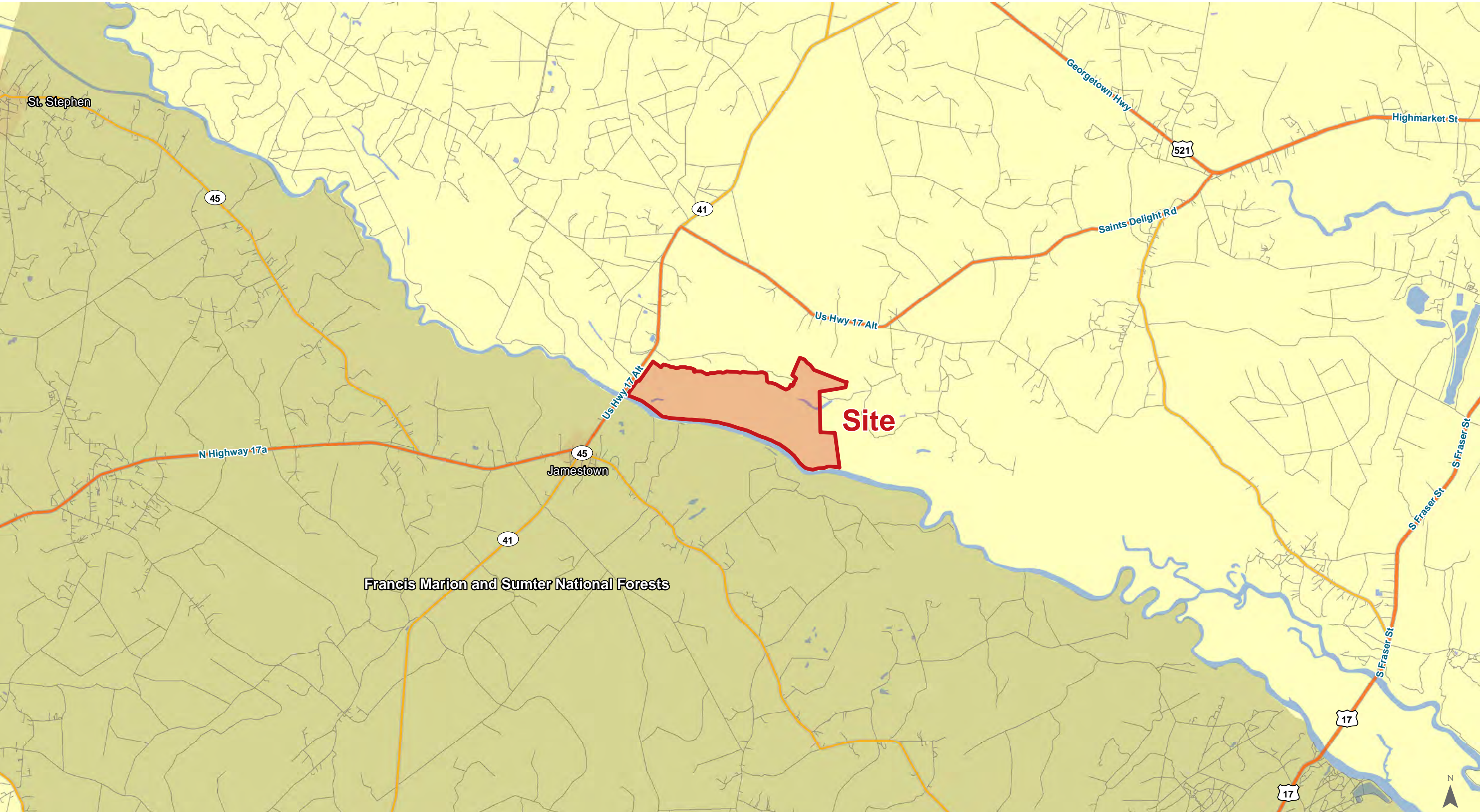
[www.dnr.sc.gov/wma/maps.html](http://www.dnr.sc.gov/wma/maps.html)



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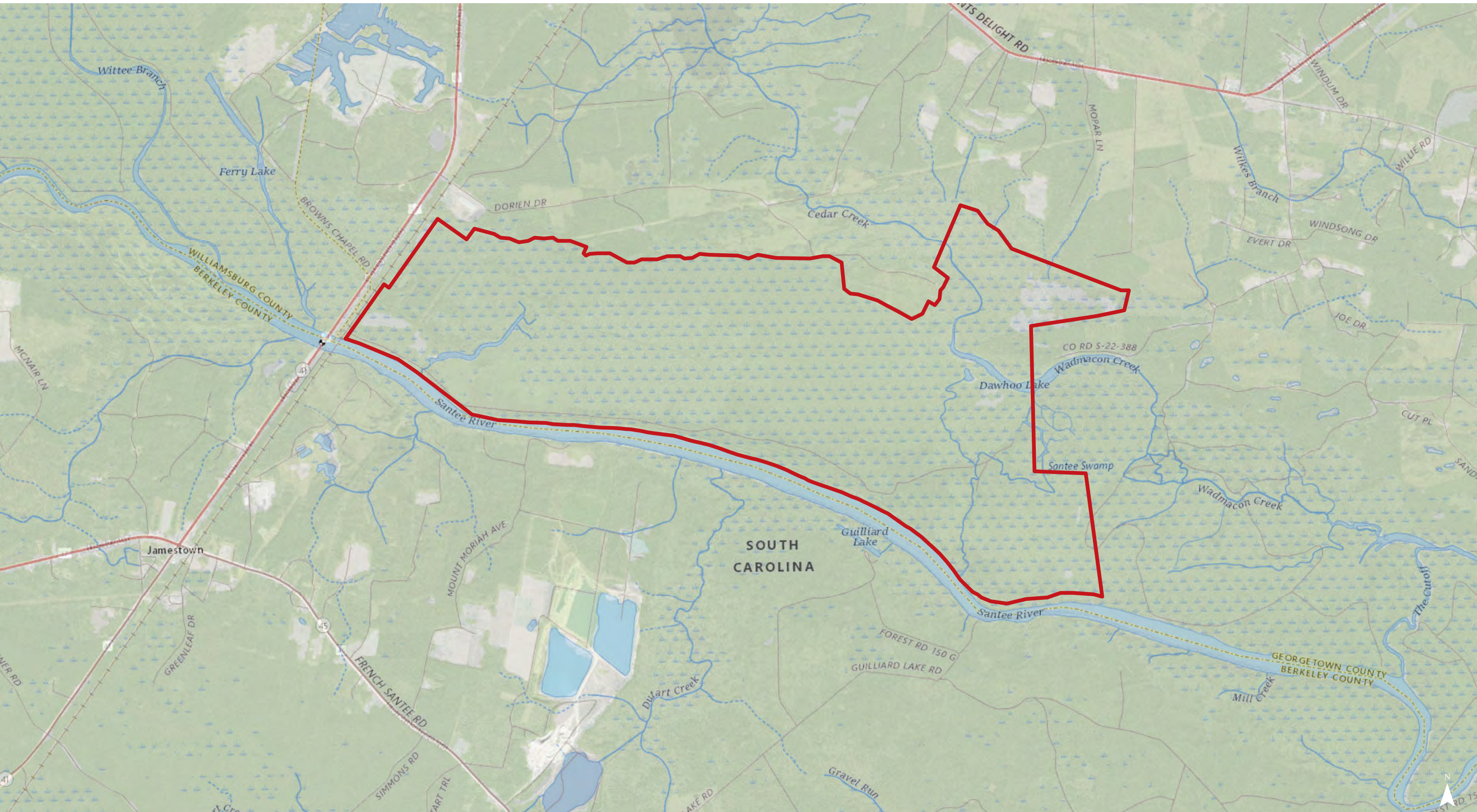




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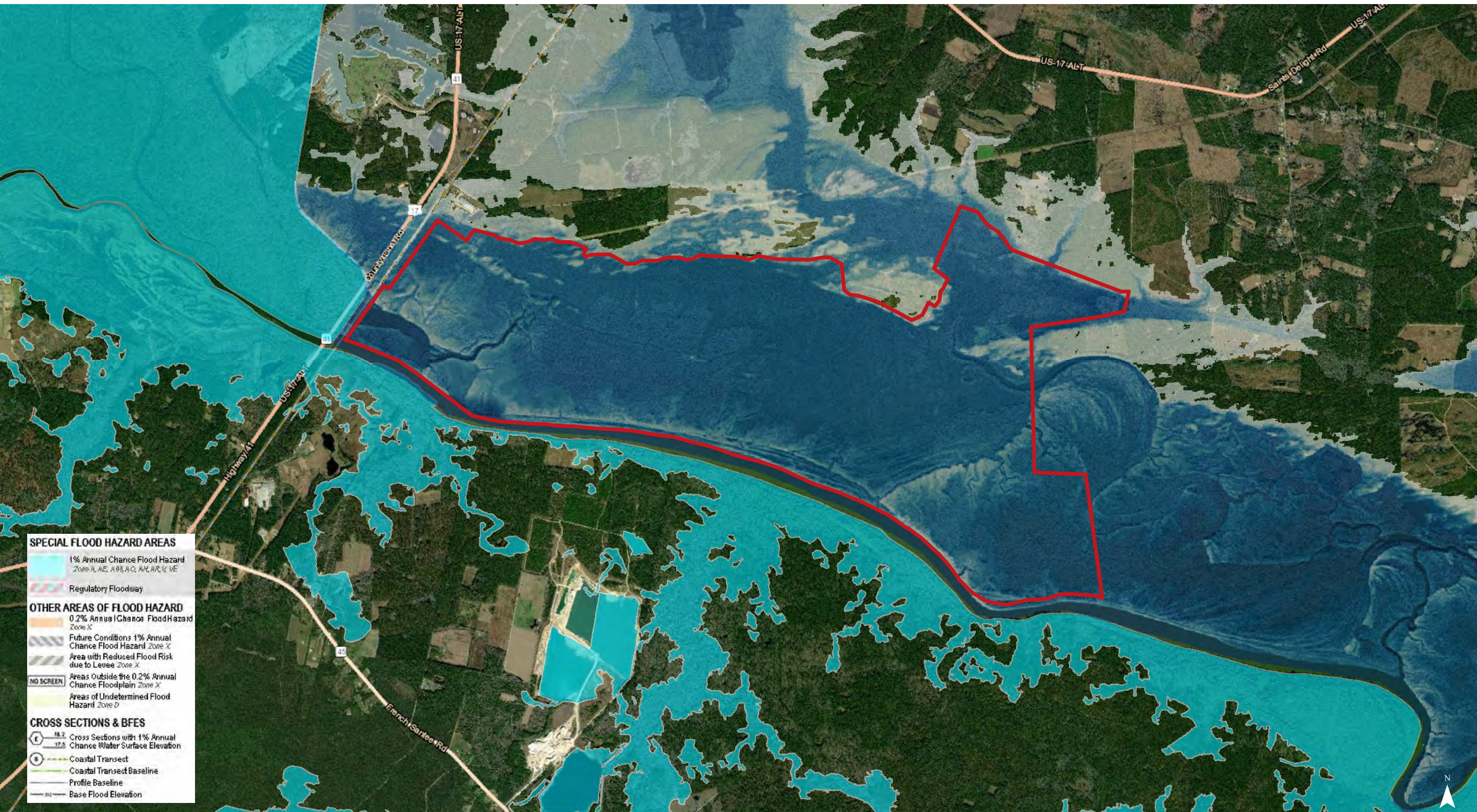


# Topographical Map



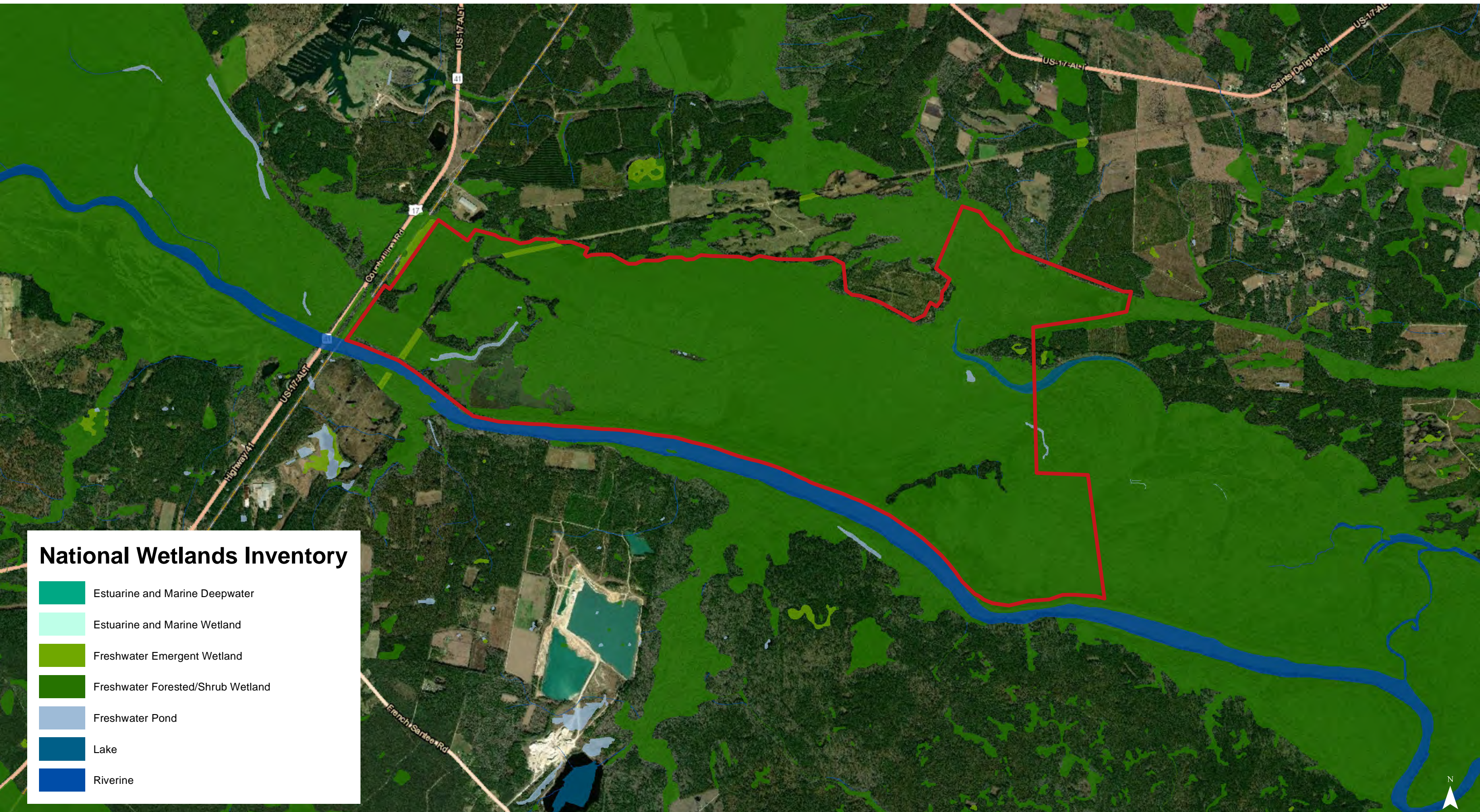
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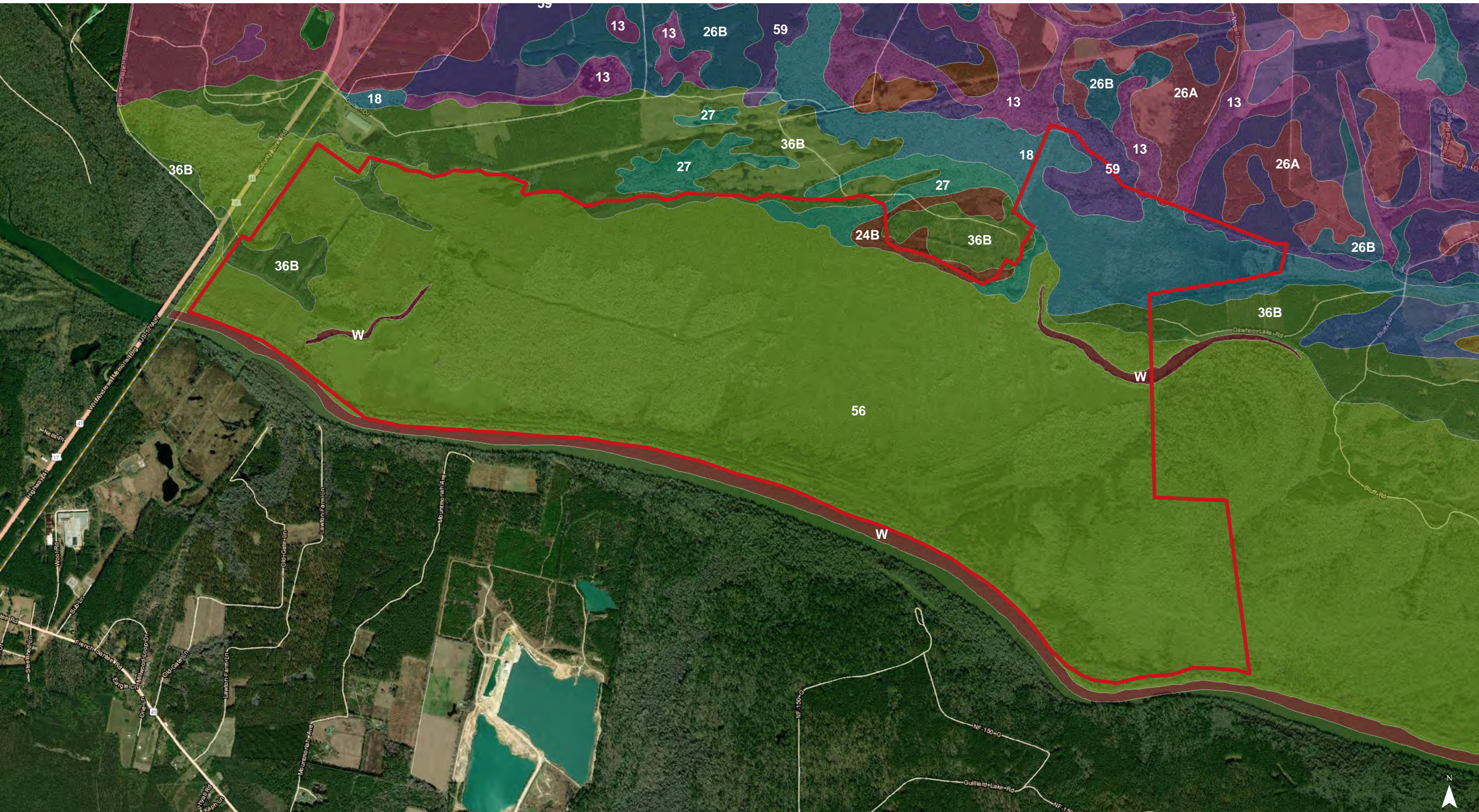




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# Soil Survey



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Map Unit Description (Brief, Generated)

Georgetown County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 13 - Bladen loam

Component: Bladen (100%)

The Bladen component makes up 100 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 poorly drained. Water movement in the most restrictive layer is moderately 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 0 inches during January, February, March, April, May, 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: 18 - Cape Fear loam

Component: Cape Fear (100%)

The Cape Fear component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of clayey marine deposits. 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 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 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 10 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: 26A - Eulonia loamy fine sand, 0 to 2 percent slopes

Component: Eulonia (97%)

The Eulonia component makes up 97 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of clayey 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 18 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: 26B - Eulonia loamy fine sand, 2 to 6 percent slopes

Component: Eulonia (100%)

The Eulonia component makes up 100 percent of the map unit. Slopes are 2 to 6 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 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 18 inches during January, February, March, April, 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.

Georgetown County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 27 - Rutlege sand

Component: Rutlege (100%)

The Rutlege 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 sandy fluviomarine deposits. 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 high. Available water to a depth of 60 inches is low. 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, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

Map unit: 36B - Lakeland fine sand, 0 to 6 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, flats. 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: 56 - Chastain silty clay loam

Component: Chastain (100%)

The Chastain component makes up 100 percent of the map unit. Slopes are 0 to 1 percent. This component is on coastal plains, flood plains. The parent material consists of clayey 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 low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is frequently 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 6w. This soil meets hydric criteria.

Map unit: 59 - Wahee fine sandy loam

Component: Wahee (95%)

The Wahee 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 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 moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, 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 Description (Brief, Generated)

Georgetown County, South Carolina

**Map unit:** W - Water

**Component:** Water (100%)

*Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.*