



For Sale

## Recreational Land

379.47 Acres | \$3,745 / AC

## Claussen Road

Florence, South Carolina 29505

### Property Highlights

- 5,027 +/- Ft of Frontage on the North side of Claussen Rd.
- 4,262 +/- Ft of Frontage on the South side of Claussen Rd.
- 1,652 +/- Ft of Frontage on Hwy 327 (Francis Marion Rd).
- 113.73 +/- Ac of good Ag Land divided up amongst eight (8) tillable fields.
- 266 +/- Ac of mature Mixed Hardwoods and Pines, creating an excellent refuge for wildlife.
- Over a mile of the Northern Portion is bordered by Jefferies Creek, establishing beautiful hardwood bottoms allowing for ample recreational opportunities.
- Great tract for an outdoorsman who enjoys hunting Deer, Turkey, Quail, Dove, and other small game.
- 6 +/- Miles from downtown Florence.
- Distances from larger metro areas: 1.5 hrs from Myrtle Beach/1.25 hrs from Columbia/2 hrs from Charleston.
- Longtime family owned property that has never been on the market and does not have a Conservation Easement in place.

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,421,250
<b>Lot Size</b>	379.47 Acres

### VIEW PROPERTY VIDEO

For more information

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**Tombo Milliken**

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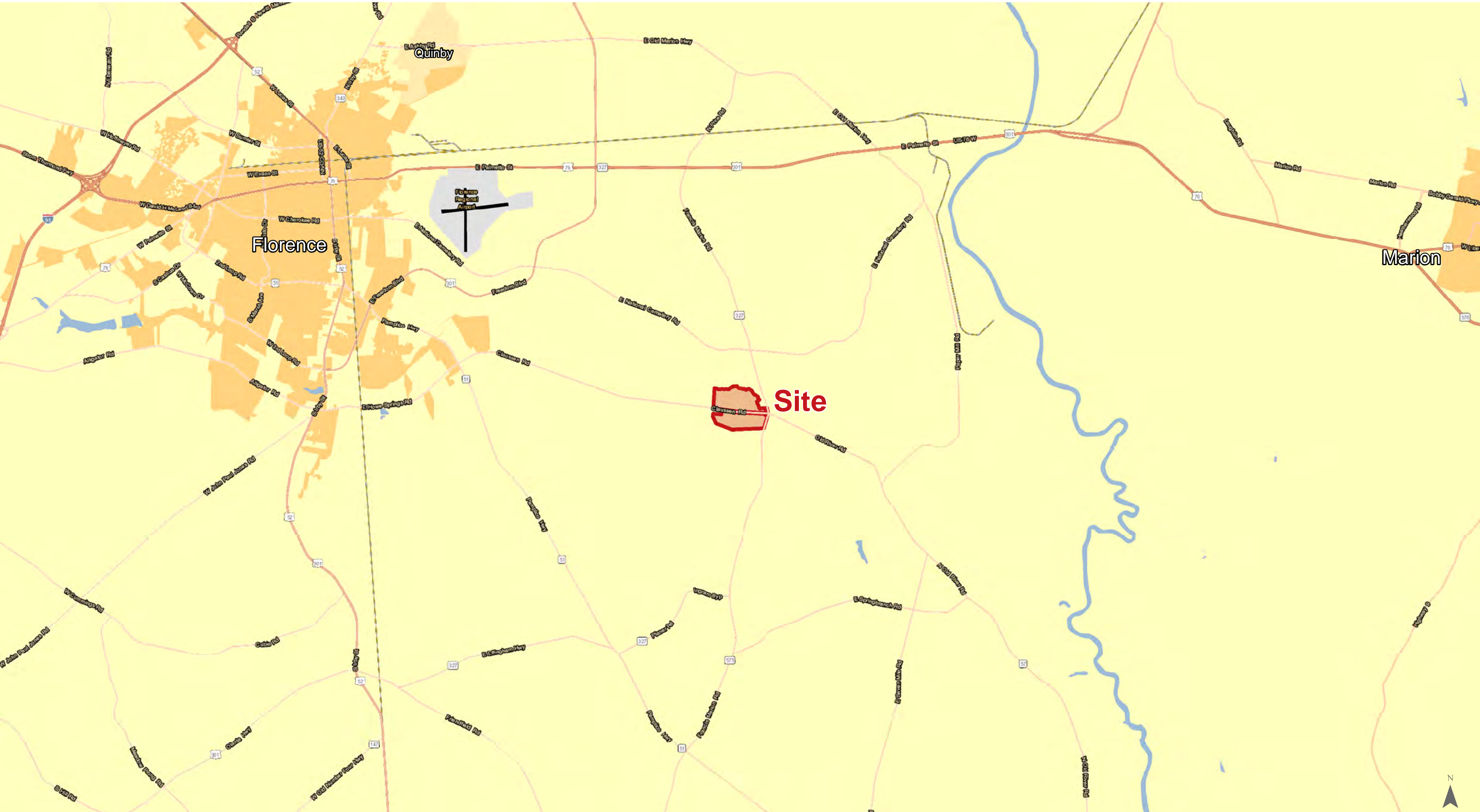
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## Location



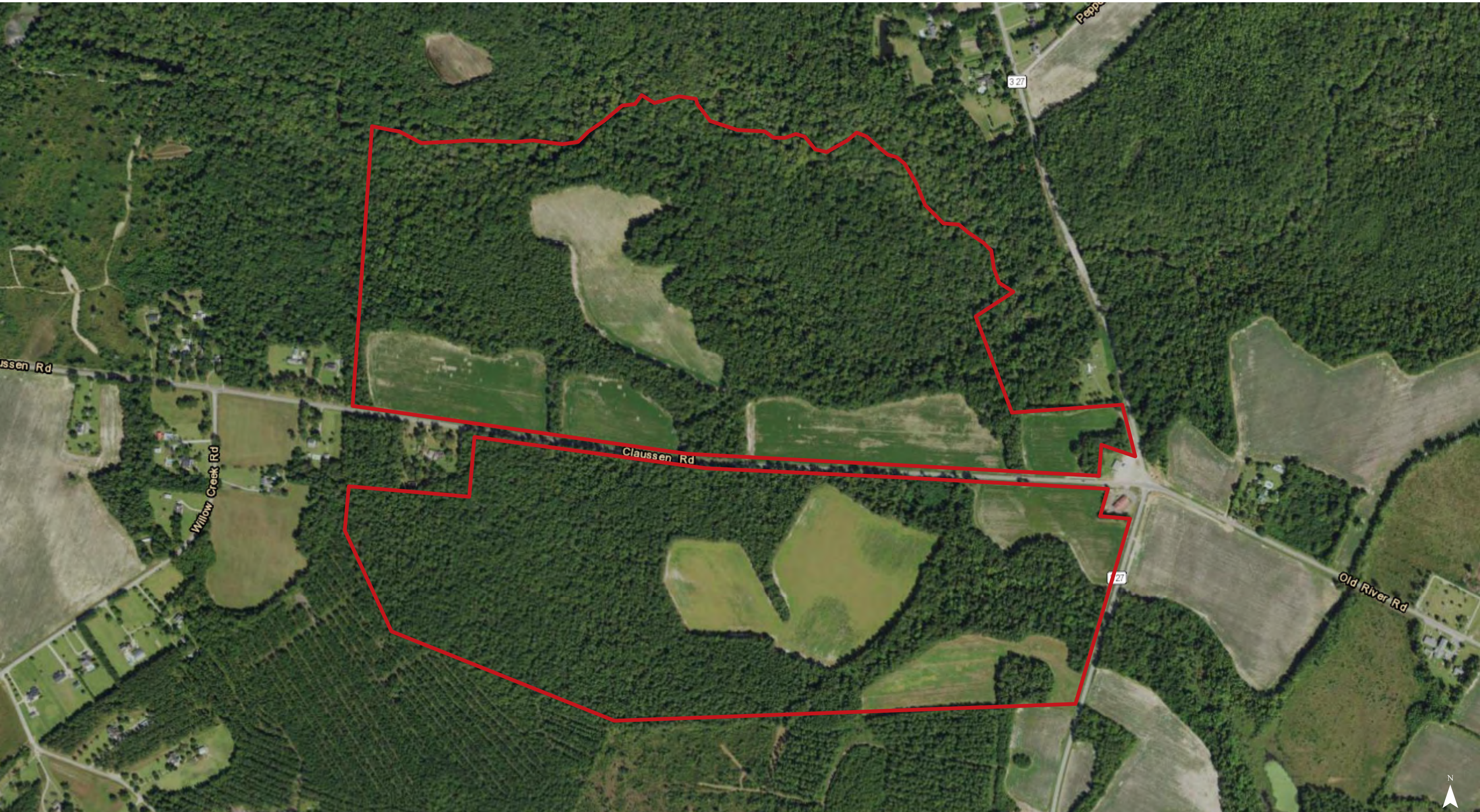
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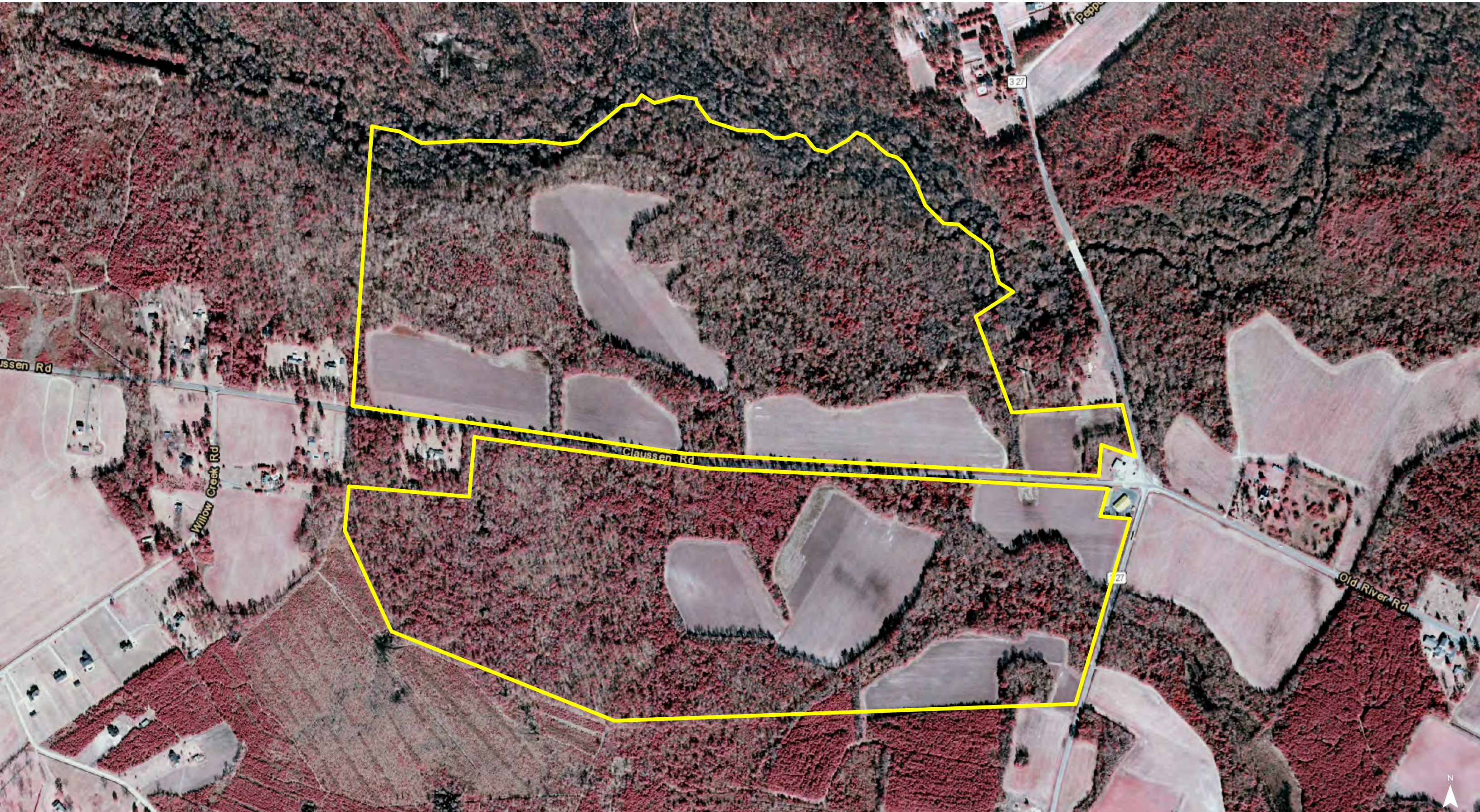
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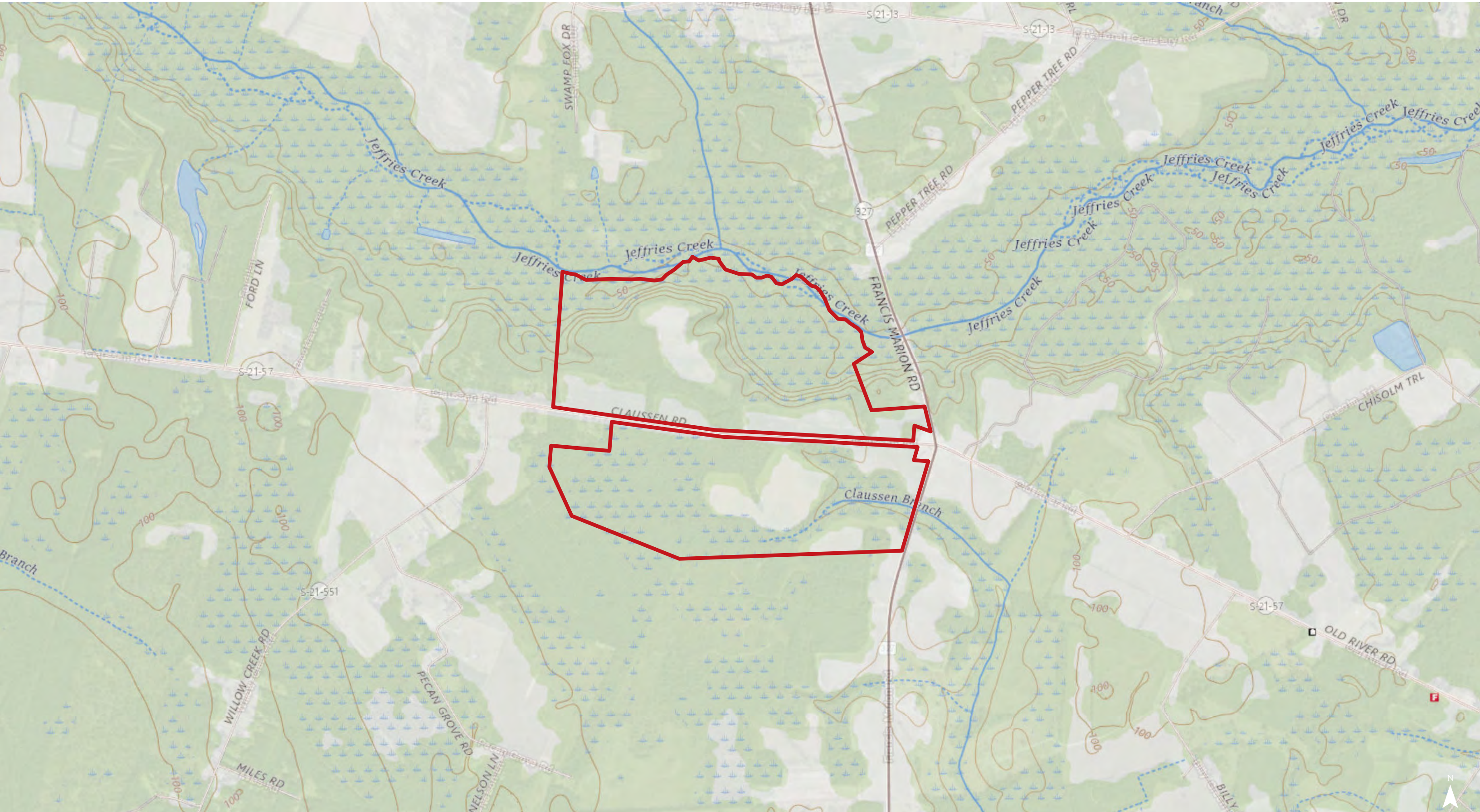




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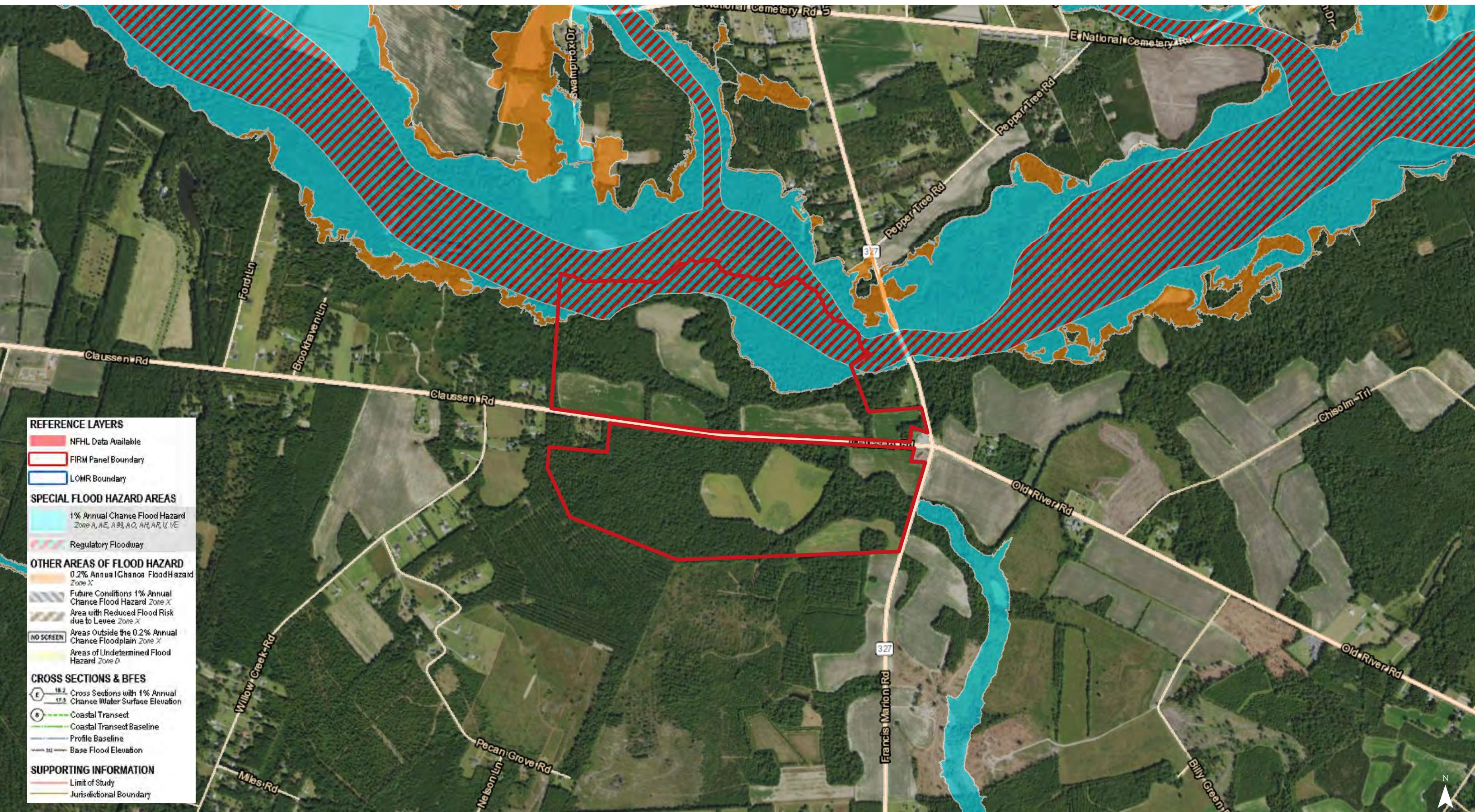
# Topographical Map



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# FEMA Flood Zones



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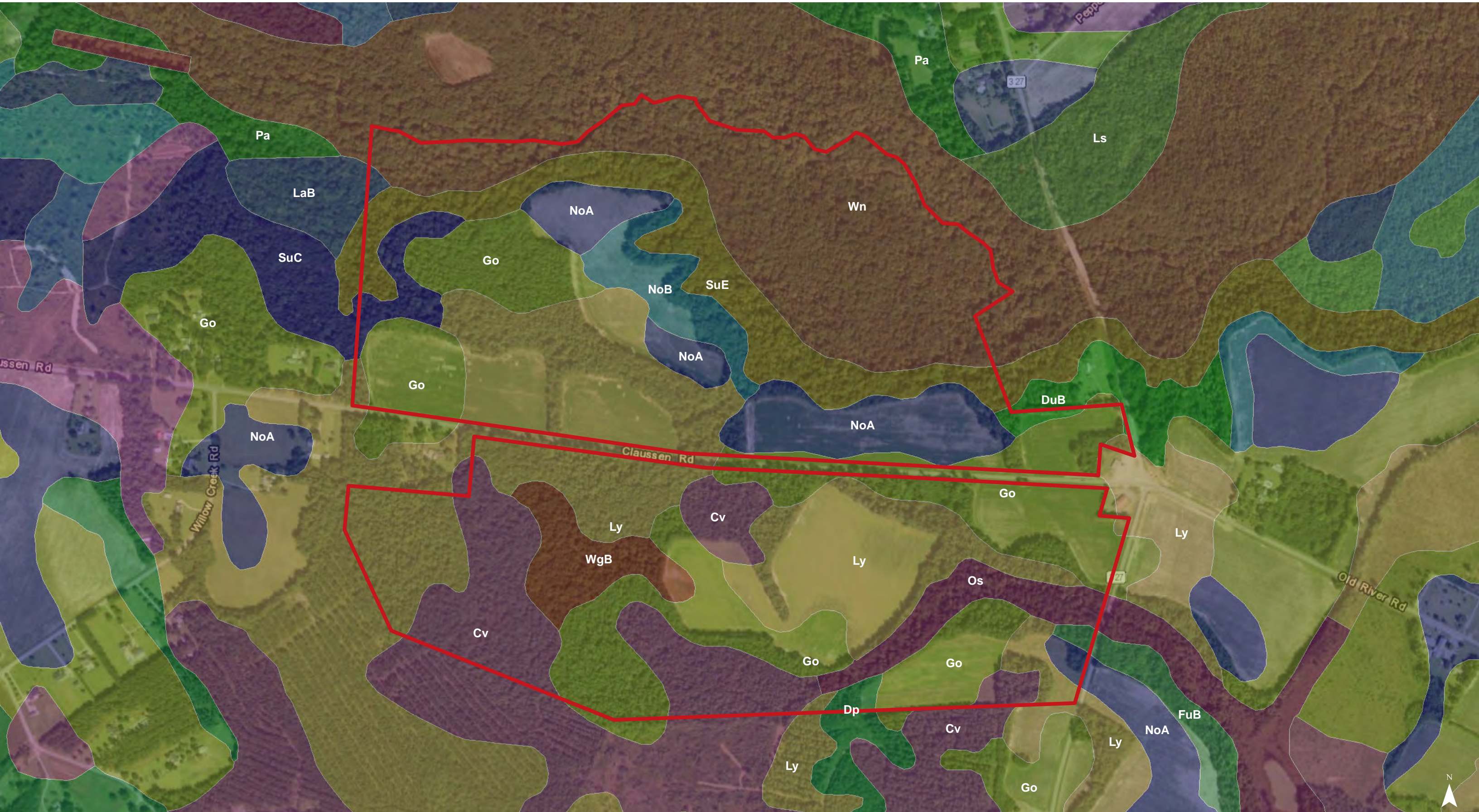
## National Wetlands Inventory

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

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# Soil Survey



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Map Unit Description (Brief, Generated)

Florence County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cv - Coxville fine sandy 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 flats, marine terraces, 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 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 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Dp - Duplin fine sandy loam

Component: Duplin (95%)

The Duplin component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, 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 high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 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: DuB - Duplin and Exum soils, 2 to 6 percent slopes

Component: Duplin (50%)

The Duplin component makes up 50 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, 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 high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 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.

Component: Goldsboro (30%)

The Goldsboro component makes up 30 percent of the map unit. Slopes are 2 to 5 percent. This component is on marine terraces, coastal plains. The parent material consists of 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 high. 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, 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.

Florence County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay sand, 0 to 4 percent slopes

Component: Fuquay (90%)

The Fuquay component makes up 90 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces, 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 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 November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: Go - Goldsboro loamy sand

Component: Goldsboro (90%)

The Goldsboro component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, 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 moderately well 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 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, 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: LaB - Lakeland sand, 0 to 6 percent slopes

Component: Lakeland (95%)

The Lakeland component makes up 95 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains. 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: Ls - Leaf fine sandy loam

Component: Cantey (95%)

The Cantey component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, marine terraces, 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, 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 Description (Brief, Generated)

Florence County, South Carolina

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 marine terraces, 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: 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 marine terraces, 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 marine terraces, 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: Os - Osier loamy sand

Component: Osier (95%)

The Osier component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, drainageways, 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 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 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 5w. This soil meets hydric criteria.

Florence County, South Carolina

Map unit: Pa - Pantego loam

Component: Pantego (95%)

The Pantego component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, marine terraces, 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 very 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 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 7 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: SuC - Sunsweet loamy fine sand, 6 to 10 percent slopes

Component: Nankin (95%)

The Nankin component makes up 95 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, 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 4e. This soil does not meet hydric criteria.

Map unit: SuE - Sunsweet loamy fine sand, 10 to 25 percent slopes

Component: Nankin (95%)

The Nankin component makes up 95 percent of the map unit. Slopes are 10 to 25 percent. This component is on marine terraces, 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 6e. This soil does not meet hydric criteria.

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

Component: Wagram (90%)

The Wagram component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. 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. 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.