

For Sale

±276 AC

Recreational & Timberland



“Buck Creek Farm” - Haymount Road (±276 acres)

Latta, South Carolina

NAIColumbia

Tombo Milliken

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Tom Milliken

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Executive Summary

“Buck Creek” - Haymount Road, Latta, South Carolina

Buck Creek Farm in Latta, SC boasts a diverse landscape totaling in ±276 Acres. Truly a “Turn-Key” property, the amenities of Buck Creek are nothing short of an Outdoorsmen’s dream property. As you enter the front gates, a ¼ mile, Birch lined driveway will lead you directly to the ±2,000 sf lodge, which is a former tobacco pack house. Consisting of 3 BR, 3.5 BA, a kitchen and entertainment area, the main house is setup perfectly for entertaining guests. Attention to detail on the house and surrounding areas will not go unnoticed, as the prior owners were both Commercial Contractors. Along with the main house, a ±1,200 sf “cook house” is also setup for entertainment and can quickly be converted into a guest house. This house was recently upgraded with insulation and split system for heating and air. Other structures on the property include two (2) tractor/equipment sheds totaling in ±1,500 sf and multiple deer stands already in place. This property has been surveyed in summer 2021, and this can be found within the attached map set.

With an estimated ±90 tillable acres, a new owner will have a few options. All fields are currently in Agricultural production through a local farmer with a year to year lease. A few power lines throughout the property could make a nice addition to a dove field if desired. Prior owners had a dove field, which had good hunting throughout all 3 seasons in years past. Multiple areas along the edges of the property have recently been cleared and grubbed, making them ideal locations for new food plots to attract deer and turkey. Included with the property are five (5) 1,200 lb Xtreme Protein Feeders and ten (10) Skypoint Trail Cams. Many of these Deer and Turkey emerge from the ±90 ac refuge of bottomland swamp that backs up to Buck Creek in the rear of the property. This “wildlife refuge” also has multiple Wood Duck holes scattered throughout.

A few steps from the back porch, a ±6 Ac pond is stocked and ready to go for any avid fisherman. This pond has a 4” well to replenish water to the pond during the dryer times of the year. The pond holds Bass, Catfish, and Bream, additionally in 2020, 100 12-inch tiger strain bass were stocked in the pond. This area is a spectacular spot to relax and view the abundance of wildlife that decide to stop by the pond throughout the day. In addition to the main pond, a much smaller “cattle pond” sits amongst the agricultural fields. This pond has recently been cleared around the perimeter making it another great spot to relax and catch a few bream.

Located just ±11 miles from I-95, Buck Creek can be reached from Myrtle Beach in under 1 hour and Charlotte, Columbia and Raleigh all under 2 hours. Easy access and a pristine landscape make it the ideal weekend getaway for you, family and friends, or a corporate retreat.

The **Sale Price** for Buck Creek is: **\$1,047,800 or \$3,795/ac**

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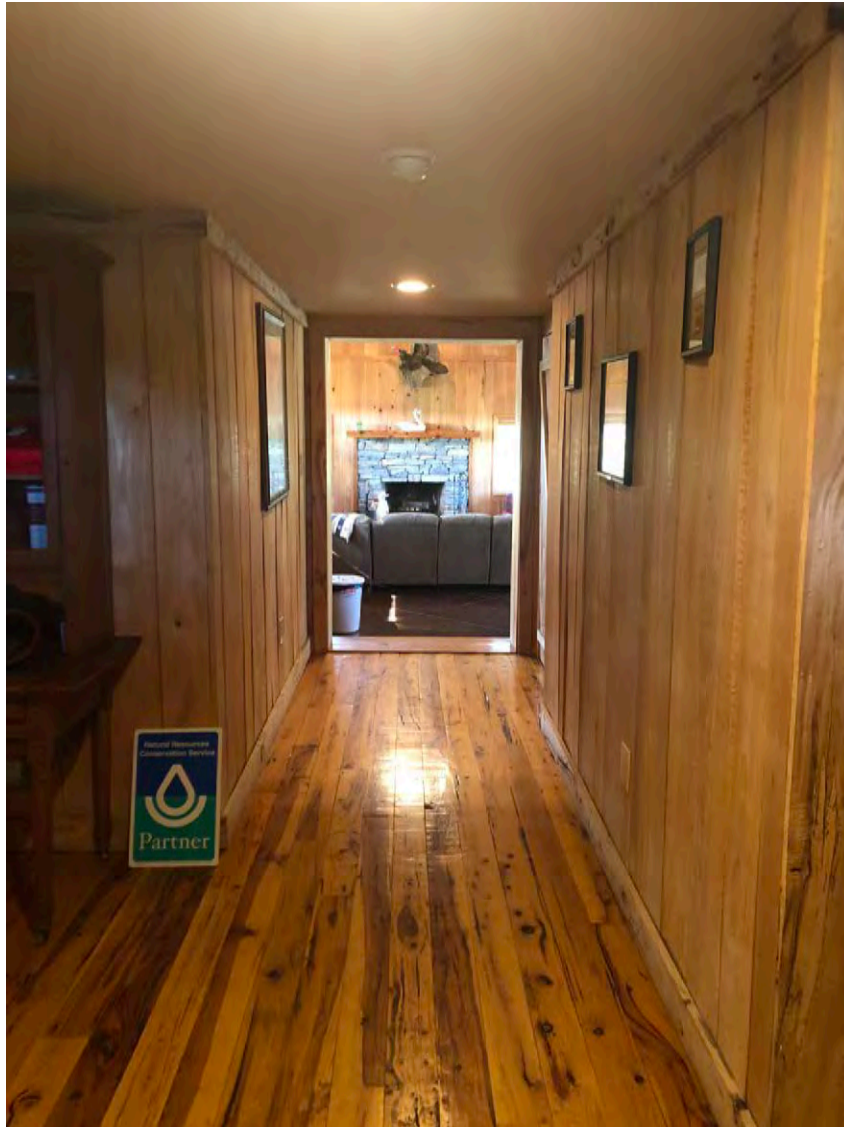
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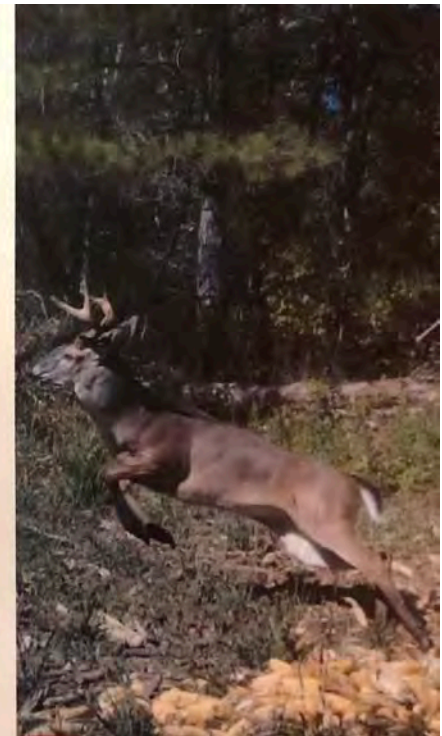
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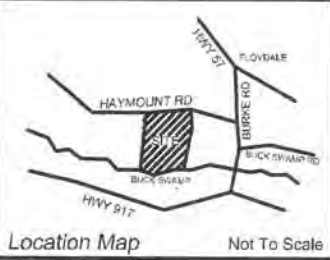
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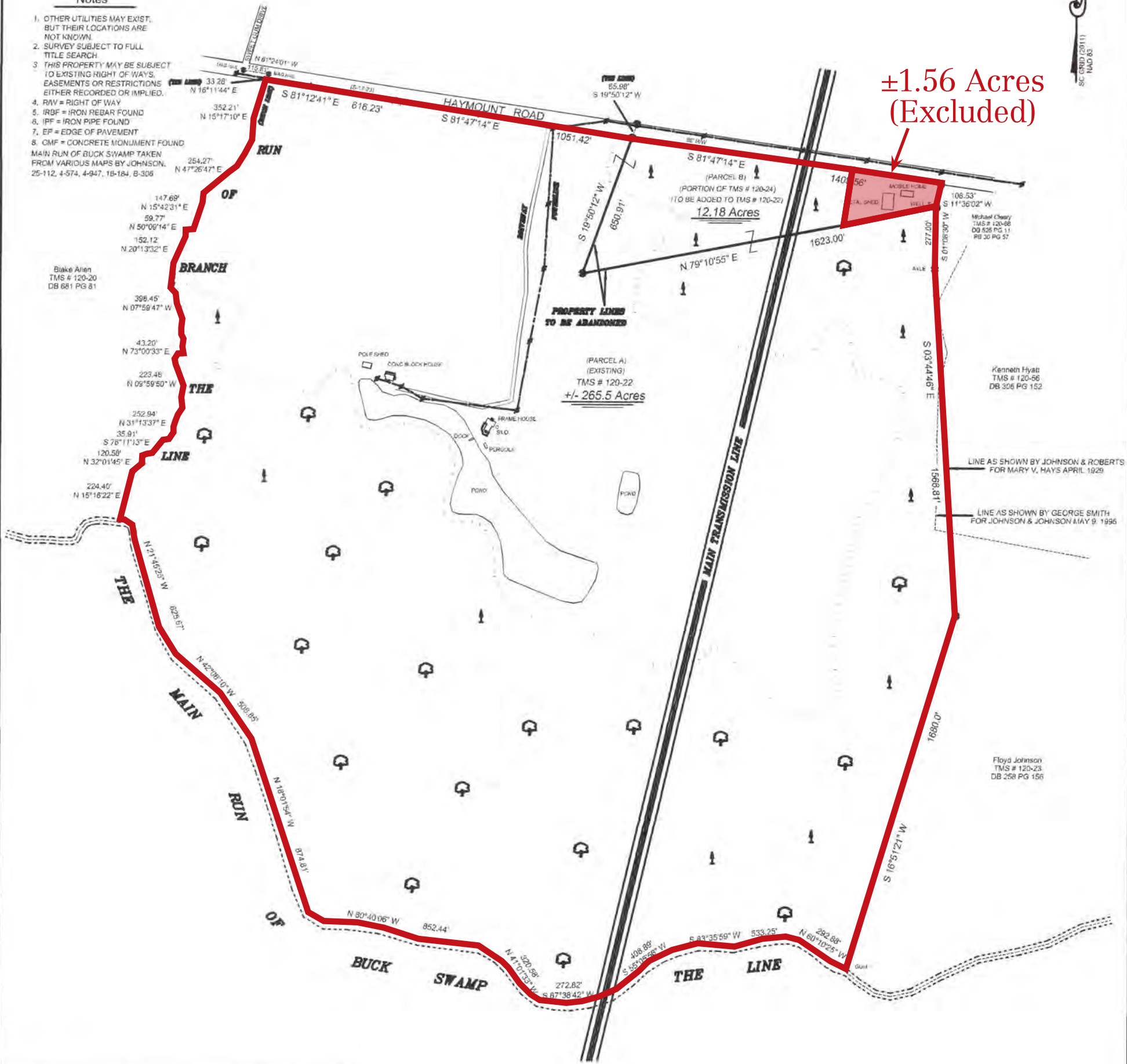


Flood Zone

THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" & "A", AS SCALED FROM F.E.M.A. PANEL # 45033C 0255 C & 0275 C DATED MAY 24, 2011.

Notes

1. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
 2. SURVEY SUBJECT TO FULL TITLE SEARCH.
 3. THIS PROPERTY MAY BE SUBJECT TO EXISTING RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 4. R/W = RIGHT OF WAY
 5. IRBF = IRON REBAR FOUND
 6. I/PF = IRON PIPE FOUND
 7. EP = EDGE OF PAVEMENT
 8. CMF = CONCRETE MONUMENT FOUND
- MAIN RUN OF BUCK SWAMP TAKEN FROM VARIOUS MAPS BY JOHNSON. 25-112, 4-574, 4-947, 16-184, B-306



Surveyed by :
Robert Bryan Pittman, PLS
356 N. Bear Swamp Road
Lake View, SC 29563
Phone : 843-433-4544

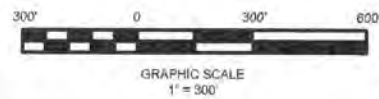
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; also there are no visible encroachments or projections other than shown.

ROBERT BRYAN PITTMAN SCPLS # 23206



Legend

- Iron Clo
- 1" Iron Pipe
- Iron New
- 1/2" Iron Pipe
- Power Pole
- Light Pole



A Recombination Survey

TMS # 120-22 AND A PORTION OF TMS # 120-24 (+/- 277.7 ACRES TOTAL)

CONNER BRACEY

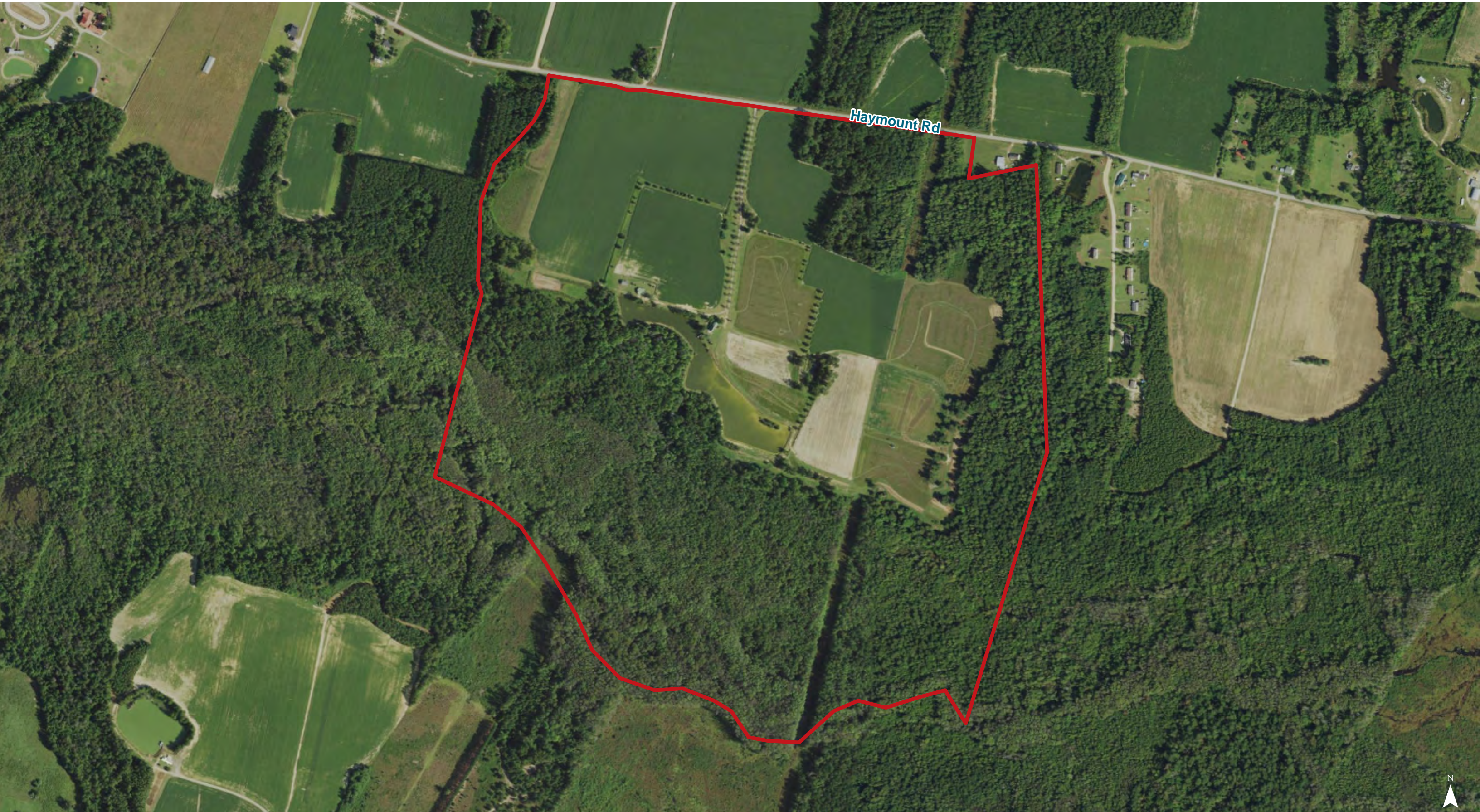
NEAR FLOYDALE, DILLON COUNTY, SOUTH CAROLINA

DATE OF SURVEY: 8/5/2021

CAD FILE: CONNER250AC

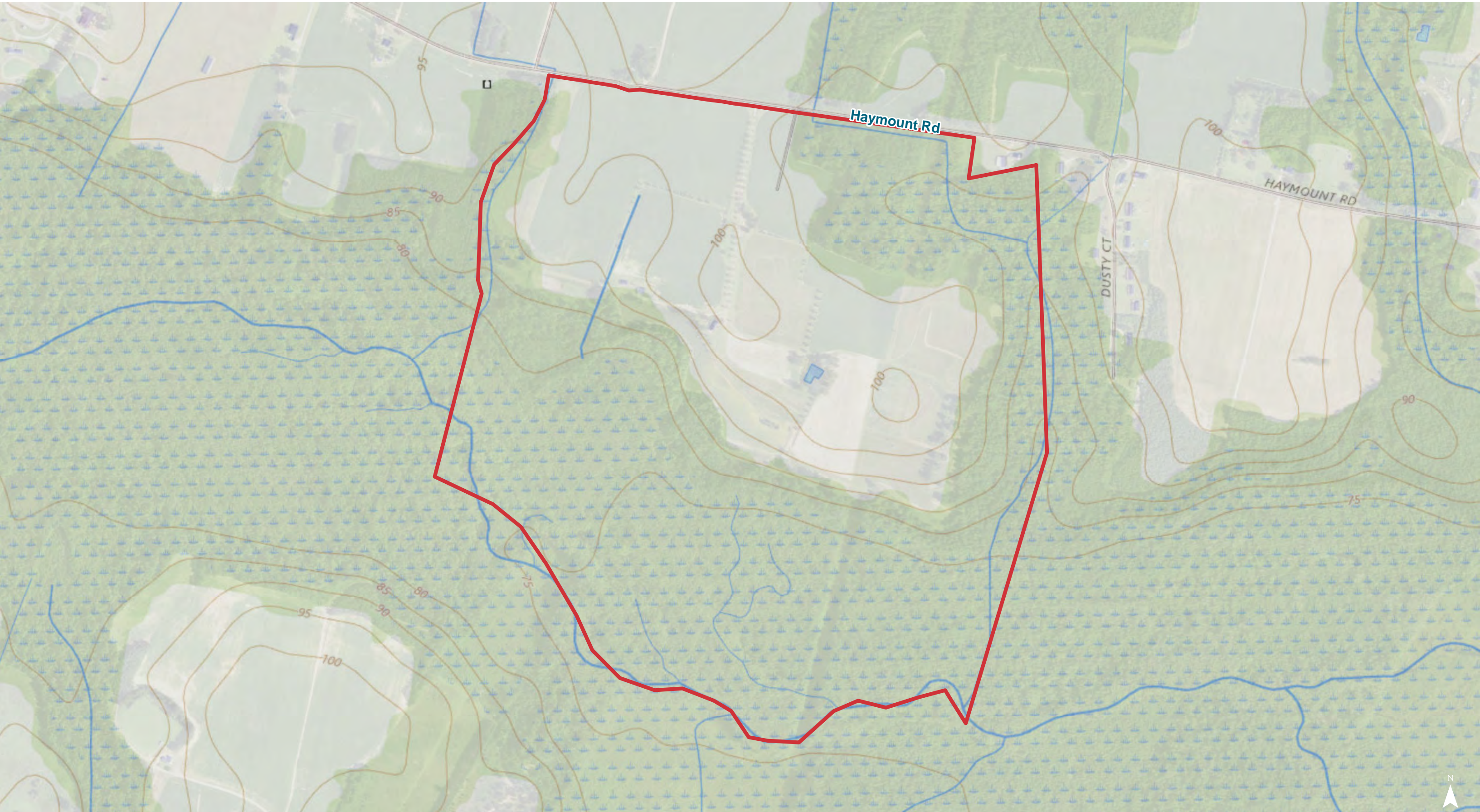


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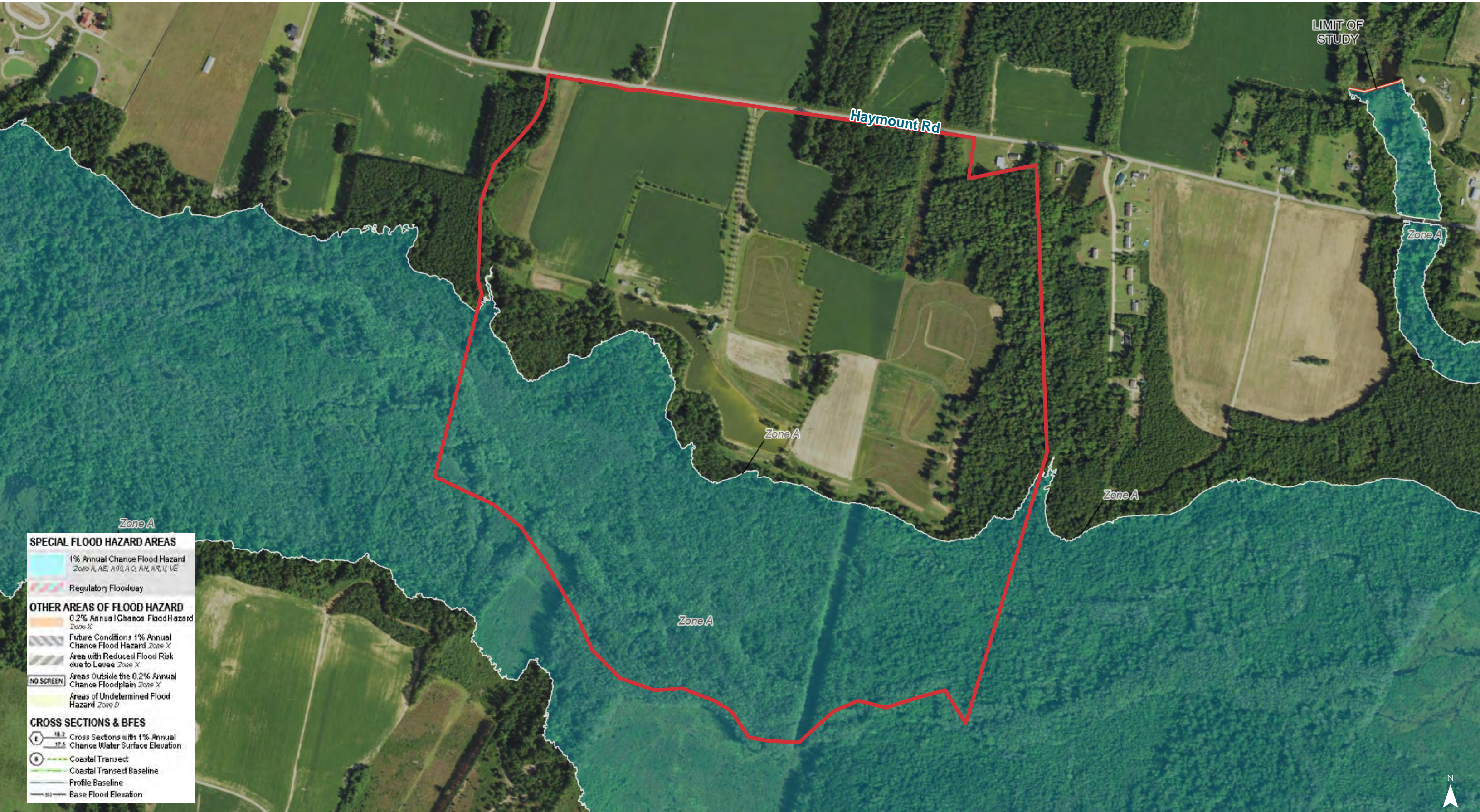




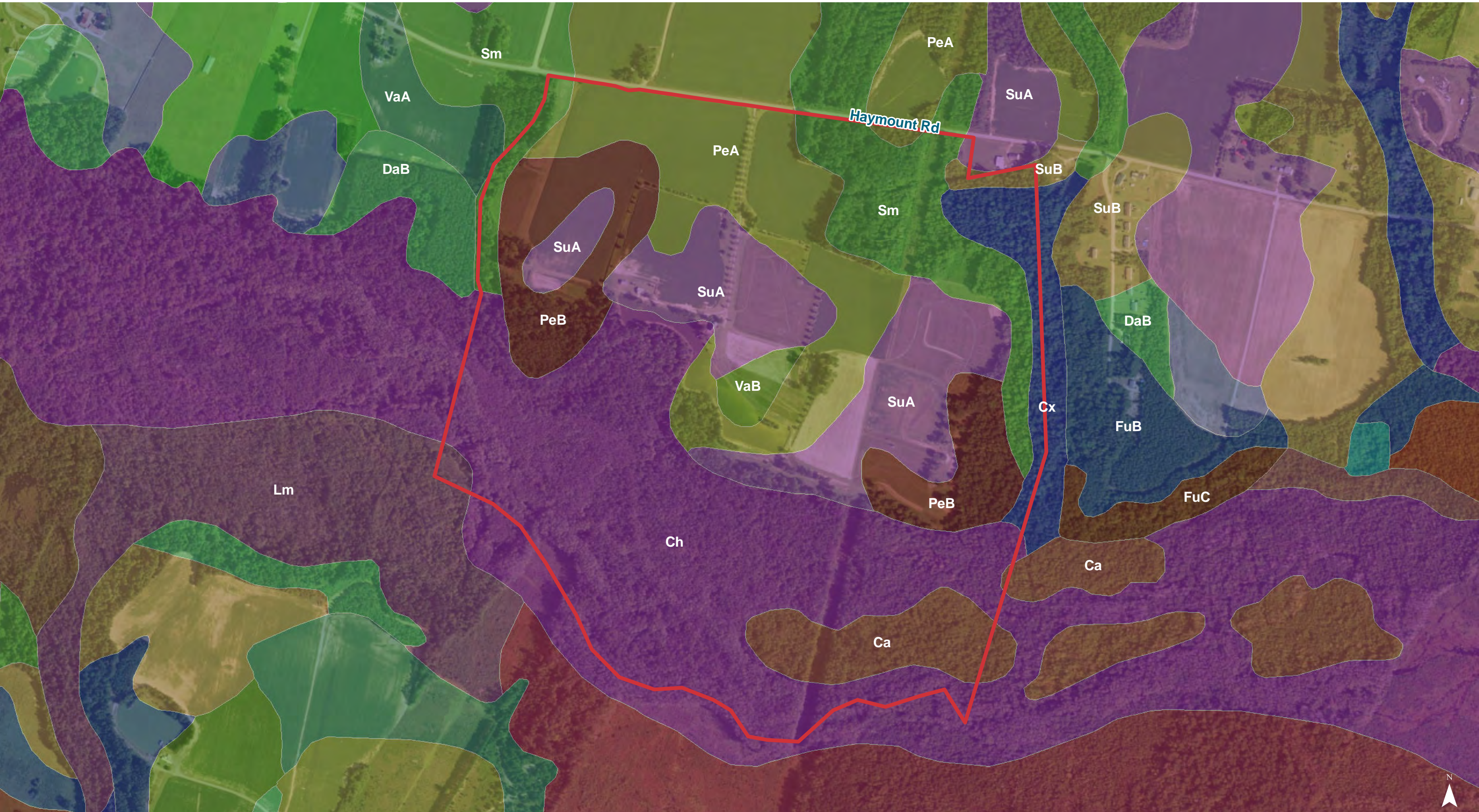
Topographical Map



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Map Unit Description (Brief, Generated)

Dillon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ca - Cantey loam

Component: Cantey (100%)

The Cantey 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 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: Ch - Chastain loam, frequently flooded

Component: Chastain (100%)

The Chastain 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 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, May, 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: Cx - Coxville fine sandy loam

Component: Coxville (100%)

The Coxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, coastal plains, marine terraces. 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: DaB - Dothan loamy fine sand, 2 to 6 percent slopes

Component: Dothan (100%)

The Dothan component makes up 100 percent of the map unit. Slopes are 2 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. A seasonal zone of water saturation is at 42 inches during January, February, March, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Dillon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay sand, 0 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. 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 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. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: FuC - Fuquay sand, 6 to 10 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, 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 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. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: Lm - Lumbee sandy loam

Component: Lumbee (100%)

The Lumbee 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 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 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 0 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Pb - Paxville loam

Component: Paxville (100%)

The Paxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways, 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 very 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 rarely 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 6 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Description (Brief, Generated)

Dillon County, South Carolina

Map unit: PeA - Persanti fine sandy loam, 0 to 2 percent slopes

Component: Persanti (96%)

The Persanti component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. 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 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 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Sm - Smithboro loam

Component: Smithboro (96%)

The Smithboro component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. 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: SuA - Summerton loamy fine sand, 0 to 2 percent slopes

Component: Summerton (96%)

The Summerton component makes up 96 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 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 1. This soil does not meet hydric criteria.

Map unit: SuB - Summerton loamy fine sand, 2 to 6 percent slopes

Component: Summerton (100%)

The Summerton component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. 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.

Dillon County, South Carolina

Map unit: VaA - Varina sandy loam, 0 to 2 percent slopes

Component: Varina (100%)

The Varina component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. 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 low. 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, April, December. 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: VaB - Varina sandy loam, 2 to 6 percent slopes

Component: Varina (100%)

The Varina component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. 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 low. 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, 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.