

For Sale

±56.88 AC
Agricultural Land

Hebron Road

Neeses, South Carolina

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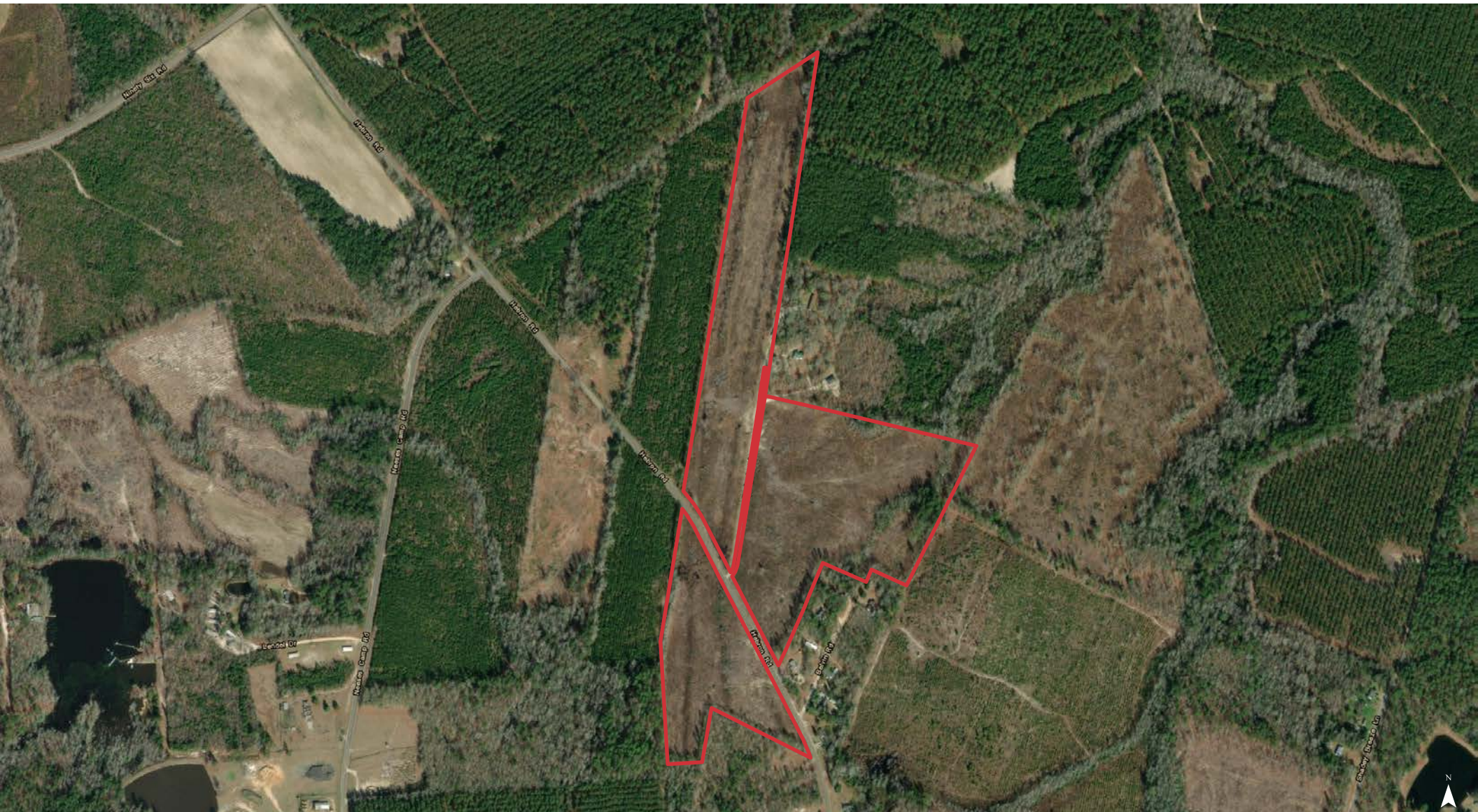
Property Features

- 56.88 Acres just outside the Town of Neeses
- Property is divided into three (3) parcels by Hebron Rd and Becky Lou Lane
 - 12 +/- Acres on Western side of Hebron Rd
 - Approximately 1,500 +/- ft of road frontage on Hebron Rd
 - 20 +/- Acres on Western side of Becky Lou Lane
 - Approximately 515 +/- ft of road frontage on Hebron Rd
 - 24 +/- Acres on Eastern side of Becky Lou Lane
 - Approximately 550 +/- ft of road frontage on Hebron Rd
- Property is zoned Forest and Agriculture (FA)
- Sales Price: \$182,016 or \$3,200/acre

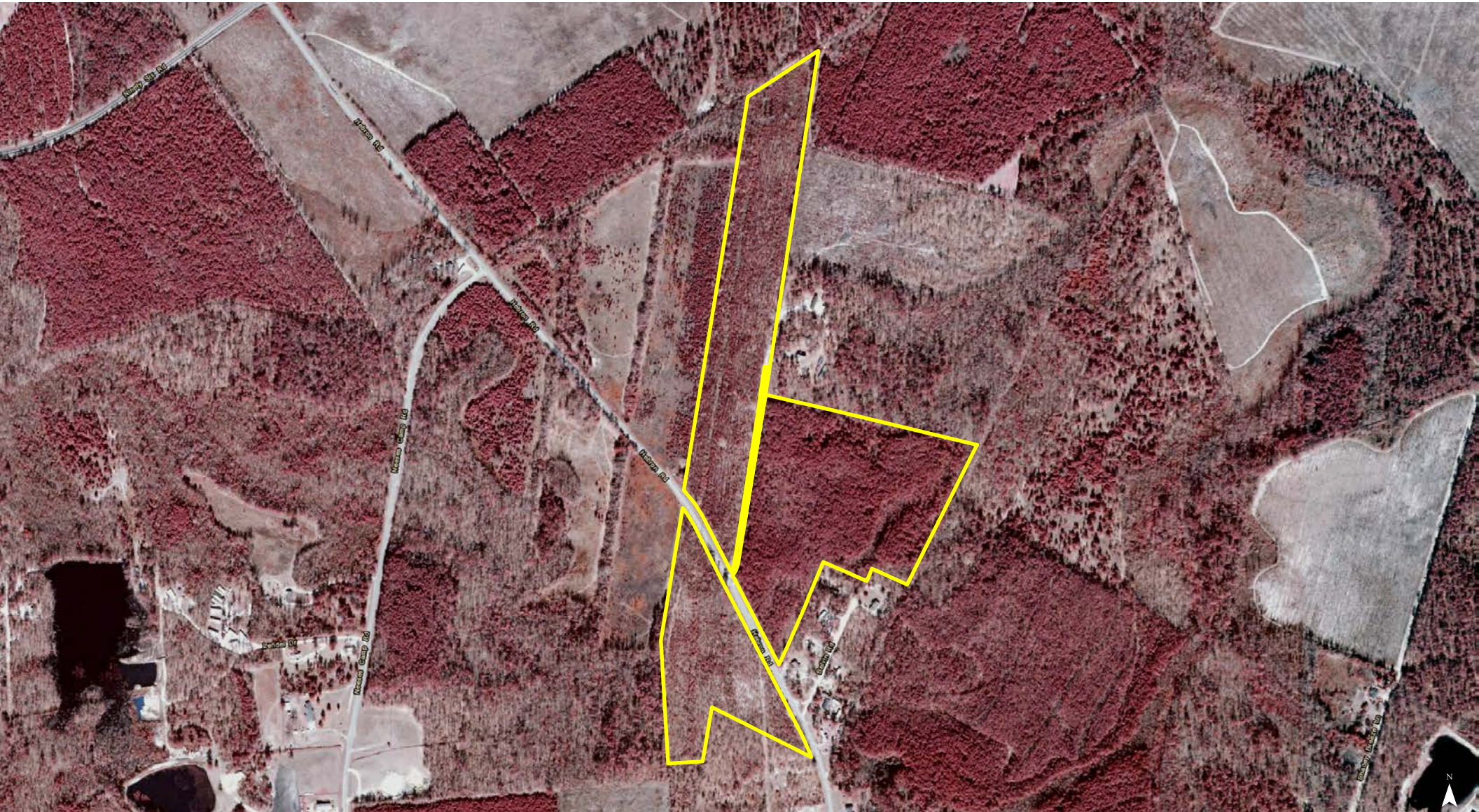


Location

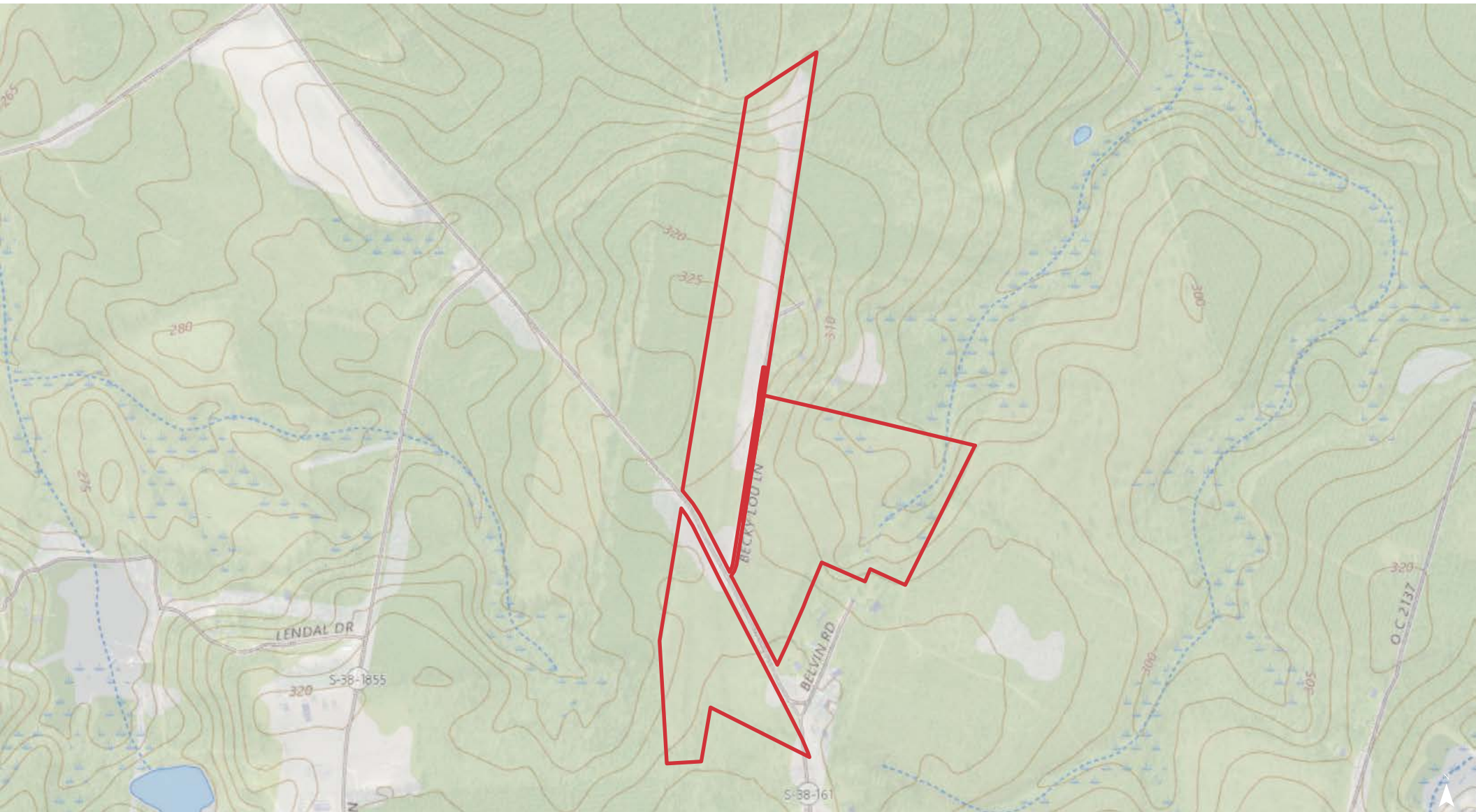




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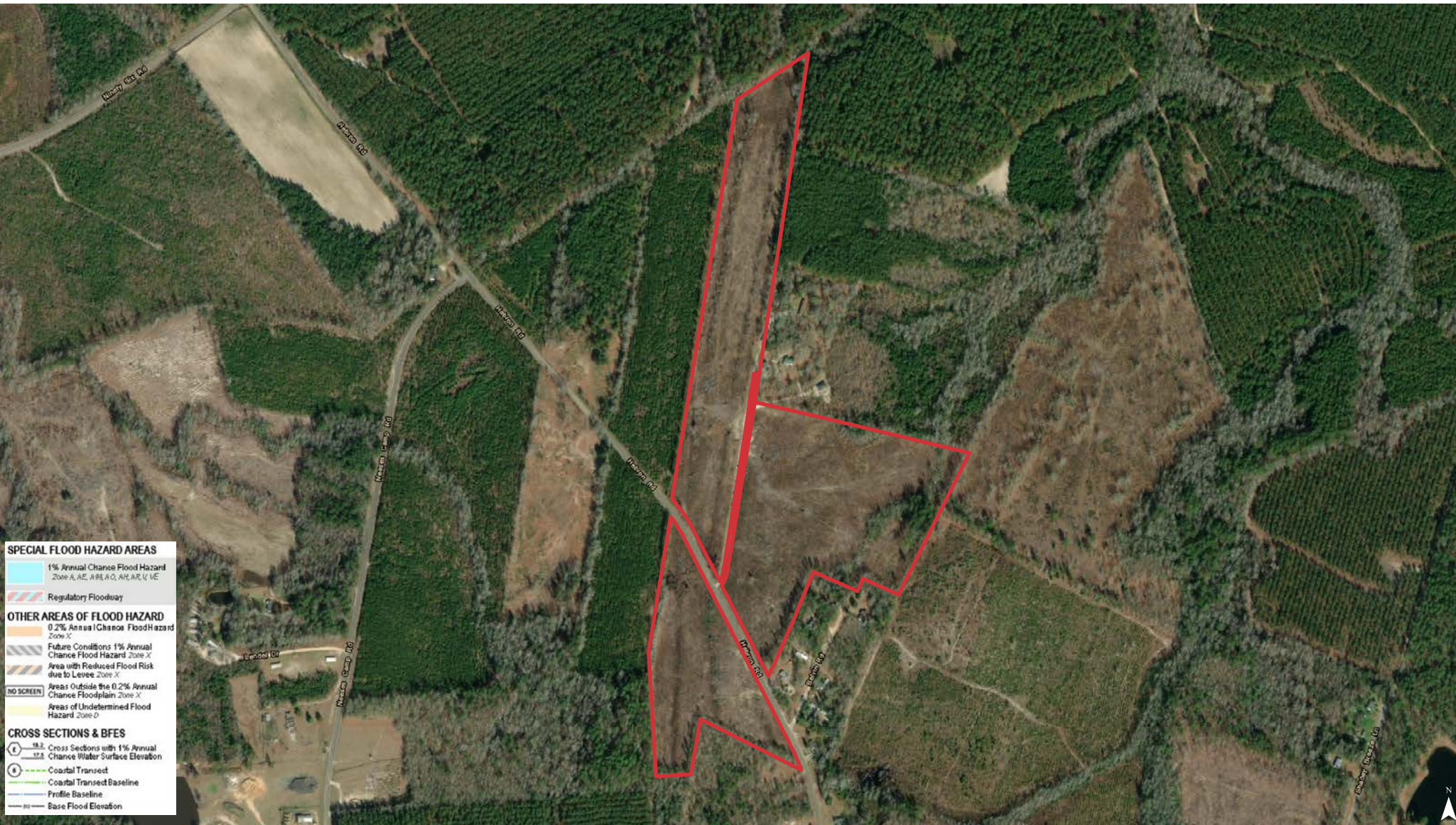


Topographical Map



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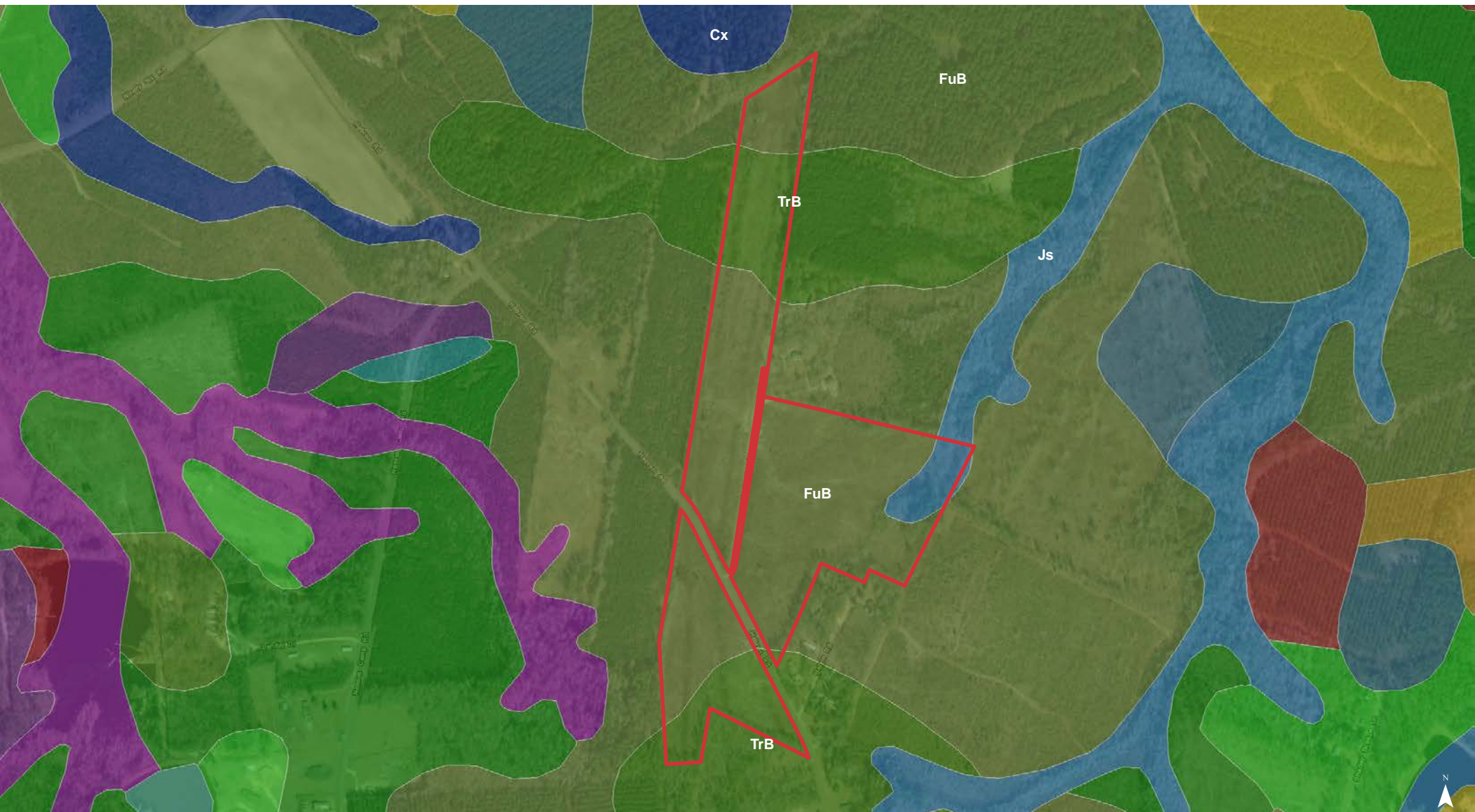
FEMA Flood Zones





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Soil Survey



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Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville 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 depressions. 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: 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 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 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 2s. This soil does not meet hydric criteria.

Map unit: Js - Johnston sandy loam

Component: Johnston (90%)

The Johnston component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of loamy 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 moderate. Shrink-swell potential is low. This soil is frequently flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: TrB - Troup sand, 0 to 6 percent slopes

Component: Troup (90%)

The Troup component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, sandhills. The parent material consists of sandy and/or loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively 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 3s. This soil does not meet hydric criteria.