

Horse Creek Terrace

3496 Old River Road, Winnsboro, SC



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Horse Creek Terrace

Property Features

Located in central Fairfield County, Horse Creek Terrace is a turn-key recreational tract ready for your enjoyment. Consisting of approximately 93.77 Acres, this property has everything you are looking for in a hunting tract and weekend getaway. Accessed from Old River Rd just off I-77, this tract is a quick 35 +/- minute drive from Columbia and only 1 +/- hour from Charlotte. After entering the property through a custom wrought iron gate, you are greeted by a 1,200 sf Barndominium with breathtaking views of the surrounding area. Built in 2017, the living space includes three bunk beds (queen size on bottom), a full bathroom, and a kitchen space with a range and refrigerator. The fully insulated building has heating & air with a hot water heater running off two generators (1 diesel - no electricity on property). In addition to the indoor living space, the covered porch area comes equipped with a deer skinning station, fire pit, and outdoor sound system. Just down the hill is a 720 sf work shed with two roll-up doors and a 10' overhang on three sides. This is the perfect place for all your hand tools and ATV's. Along with the work shed, there is an open-aired 1,500 sf tractor shed for your larger machinery and implements.

Just a short walk down the hill from the Barndominium is a second outdoor fire pit right next to a 100+ yard Rifle Range. This is the perfect place to get dialed in before heading out to one of the six custom built deer stands throughout the property, which are located amongst the six planted food plots, creating an attractive habitat for deer, turkey, and other small game. In addition to the food plots, Gobbler Saw Tooth Oaks, Apple, and Pear trees have been planted throughout to give multiple sources of food on the property. One food plot includes a dummy power line allowing for a quick conversion to a dove field. An excellent road system with rock and piping allows one to easily access the entire property by ATV. Along the main road leading towards Horse Creek in the rear of the property, a multitude of creeks and draws create beautiful hardwood bottoms perfect for recreation.

Horse Creek Terrace is the perfect place for a weekend getaway with friends, family, or clients. Whether chasing wild game in the woods or looking to relax and take in the surroundings, this property really has it all.

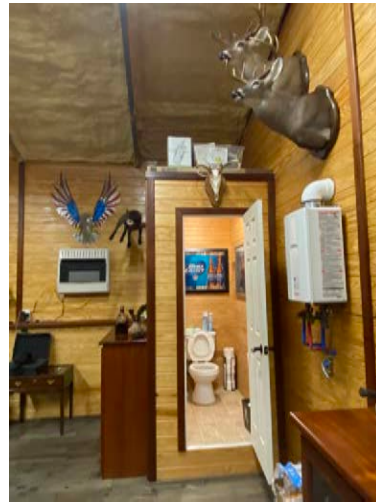


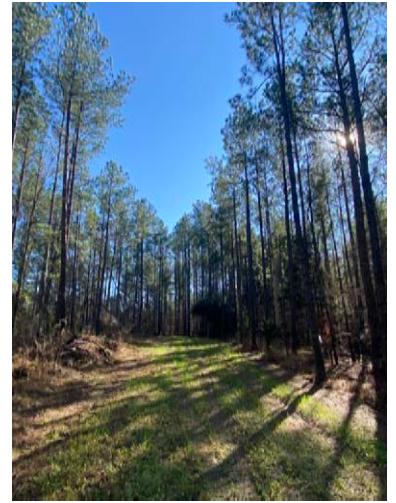
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Location



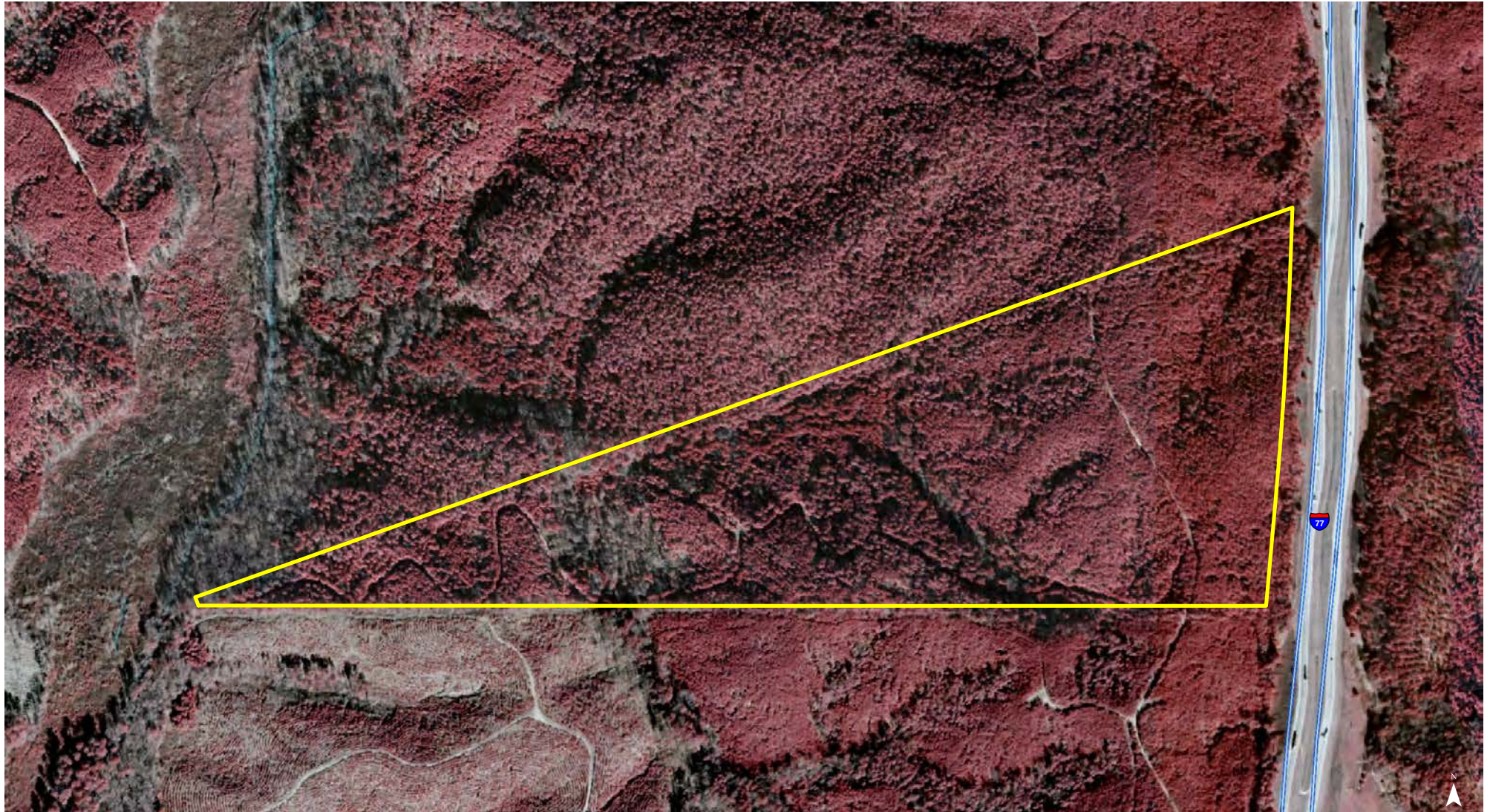
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Aerial



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2006 Infrared

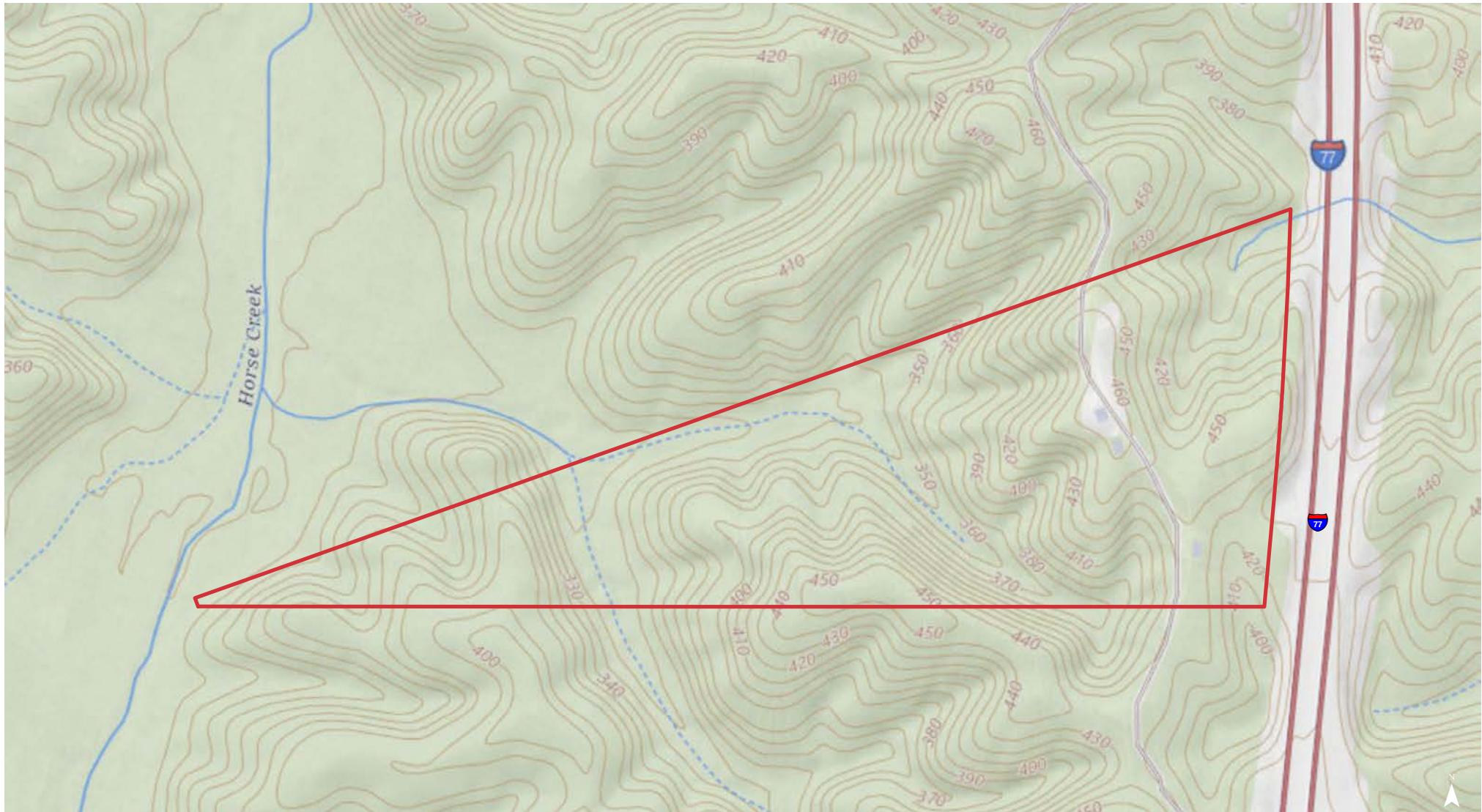


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± 93.77 Acres
3496 Old River Rd., Winnsboro, SC 29180

Topographical Map



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Soil Survey



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Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: To - Toccoa loam

Component: Toccoa (70%)

The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 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: WkD - Wilkes sandy loam, 6 to 15 percent slopes

Component: Wilkes (80%)

The Wilkes component makes up 80 percent of the map unit. Slopes are 6 to 15 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from hornblende schist, hornblende gneiss, diorite, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 low. Shrink-swell potential is moderate. 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: WkF - Wilkes sandy loam, 15 to 40 percent slopes

Component: Wilkes (75%)

The Wilkes component makes up 75 percent of the map unit. Slopes are 15 to 40 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from hornblende schist, hornblende gneiss, diorite, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 low. Shrink-swell potential is moderate. 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 7e. This soil does not meet hydric criteria.