

For Sale
±842.67 AC
Recreational Property



“Raglins Creek Tract”

Old English Rd. (±842.67 acres)
Lugoff, South Carolina

NAIColumbia

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Executive Summary

For Sale
±842.67 AC
Recreational Property

“Raglins Creek” - Old English Rd., Lugoff, South Carolina

The Raglins Creek Tract is a turn-key Recreational Tract consisting of approximately ±842 Acres centrally located less than 30 mins from Columbia. Accessed by Hwy 601 (McCord's Ferry), a well maintained entrance road leads you to a partially finished ± 3,200 sq. ft. Barndominium which was completed in 2023 with an oversized well, power and an engineered septic system large enough to accomodate a Large Hunting Lodge or Home. An open floor layout with a kitchen and 1 bathroom, and a separate workshop with two (2) roll-up doors allows for plenty of room to store equipment or to relax after a long day of hunting or fishing. Just beyond the Barndominium, a ±20 Acre lake with breathtaking views and plenty of fishing spots gives the perfect setting for your weekend getaway or entertainment venue. The lake can be fished for Bass, Bream and Jackfish.

Boasting many diverse habitats for wildlife, Raglins Creek really has it all. Some of these include Planted Pines, Natural Loblolly Regeneration, Upland Hardwoods, Black Gum Swamp and Mature Bottomland Hardwoods, so there is no shortage of recreational opportunities for the avid outdoorsman. Throughout the property there are approximately ±20 food-plots and scattered amongst them are six (6) brand new Deer Stands and six (6) brand new Commercial Feeders ready to go. Surrounding the Barndominium are approximately ±15 acres of mature Loblolly Pines that were recently mulched giving it a “Plantation Look” that is perfect for relaxing or hosting friends and family. Towards the Wateree River, you will find approximately ±150 acres of Mature Bottomland Ricer Swamp, teeming with Deer, Hogs, Turkey and other small game. An excellent road and trail system throughout makes it easy to traverse by vehicle, UTV or by foot.

Two (2) beaver ponds that make the perfect place for a quick wood-duck hunt. Beyond the westernmost Beaver Pond, the Raglins Creek Swamp creates the perfect natural buffer from Hwy 601 and the new Raglins Creek Development along Hwy 601, while also creating a natural refuge for wildlife. With multiple “high & dry” areas throughout, there are also several locations where a large dove field could be built. The remaining acreage predominantly consists of upland Pines & Hardwoods varying in age, which gives a future owner some near future and long-term Timber Revenue.

Being less than 10 miles from Interstate 20, sitting on the Richland and Kershaw County border, the Raglins Creek Tract can be accessed from Columbia, Camden, and Sumter all in less than 30 minutes, while Charlotte is also less than a ±1.5 hour drive up the road. Easy access makes it the perfect weekend retreat for friends and family. The main entrance road is a shared access with one neighboring landowner. Currently there is no Conservation Easement in Place. We believe that Raglins Creek is prime for the Conservatoin minded person to put a Conservation Easement in place. Call or text to set up an appointment to see this unique offering.

SALE PRICE: \$4,209,000 or \$4995/acre

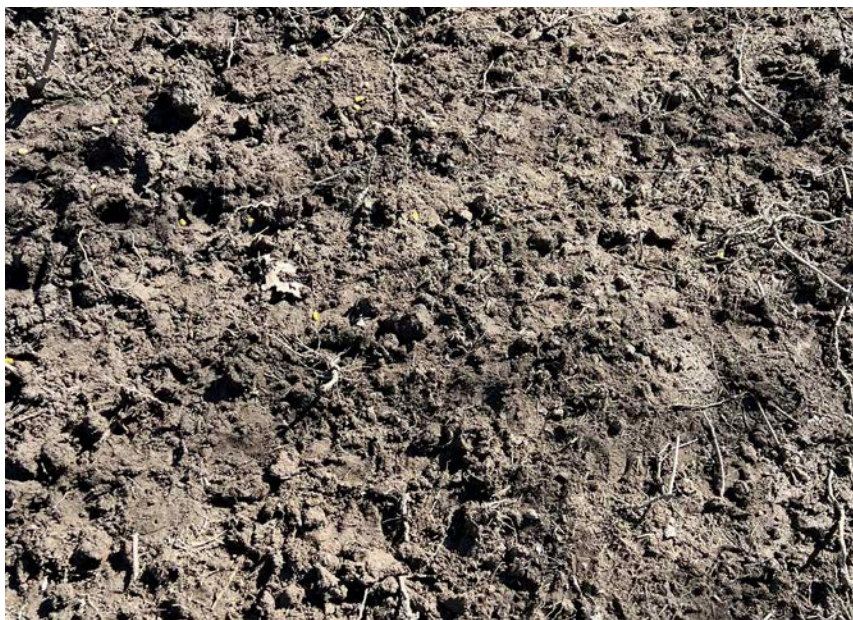
For Sale ±842.67 AC Recreational Property



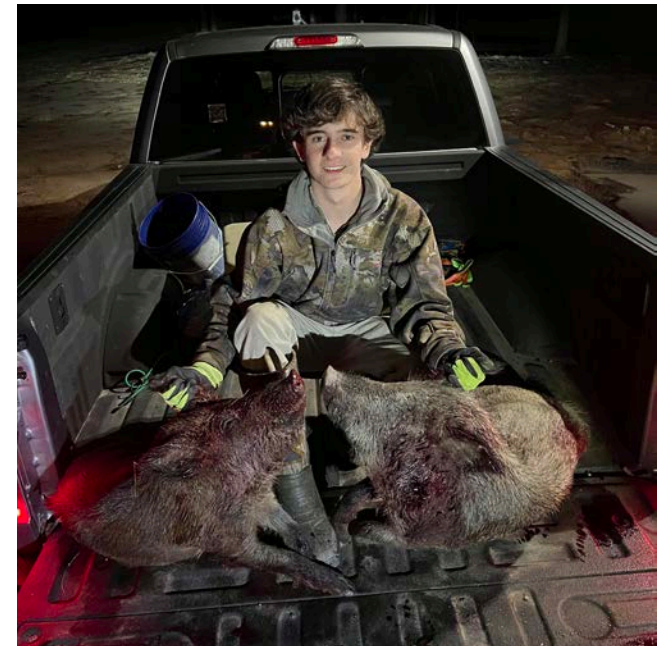
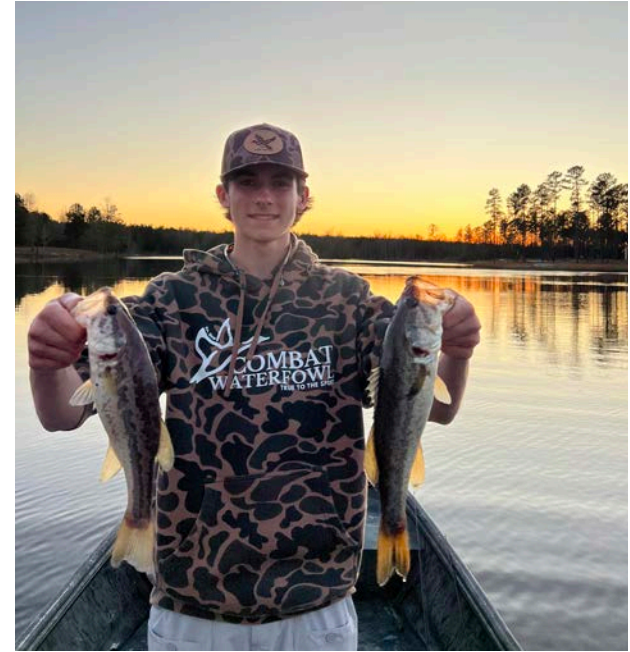
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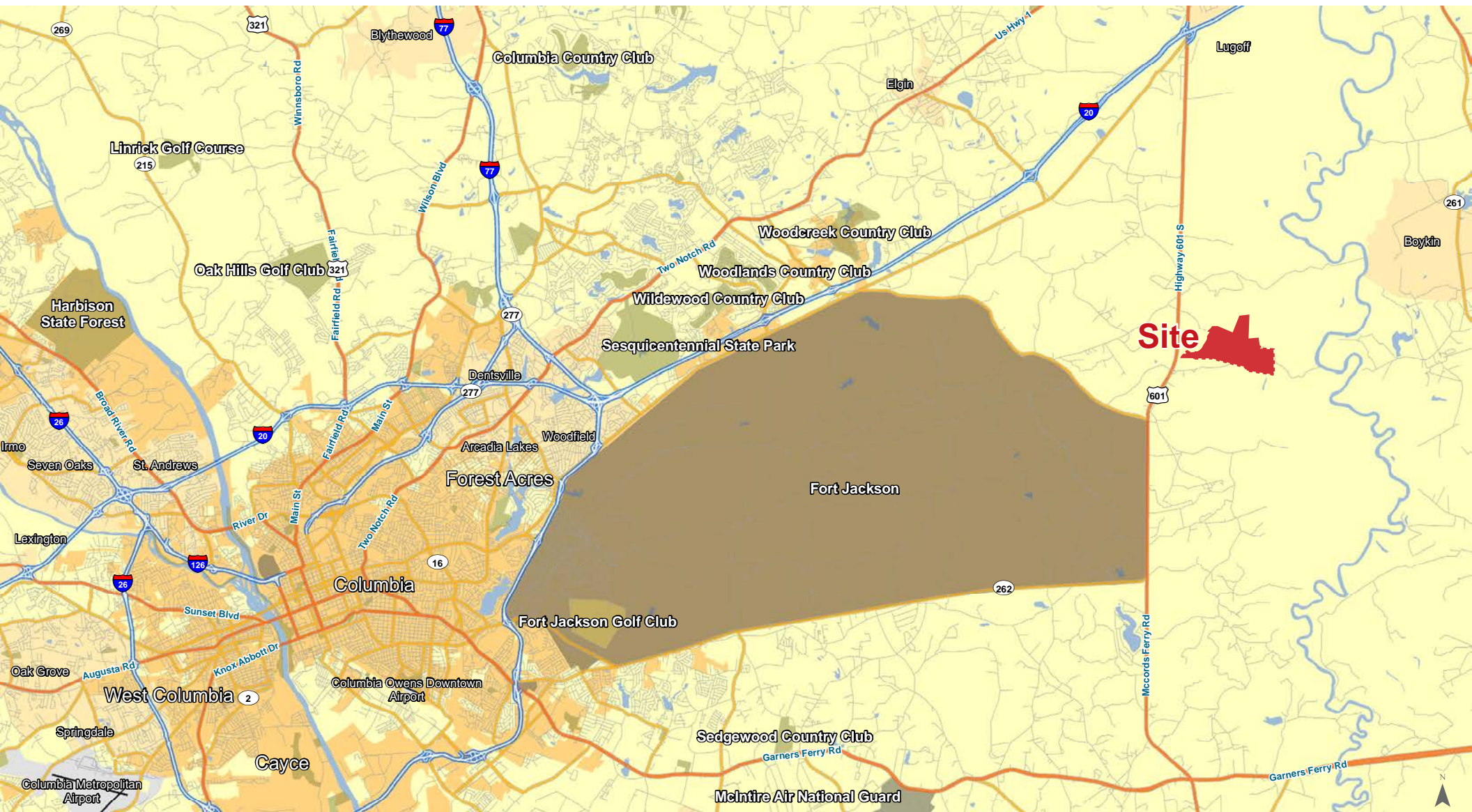
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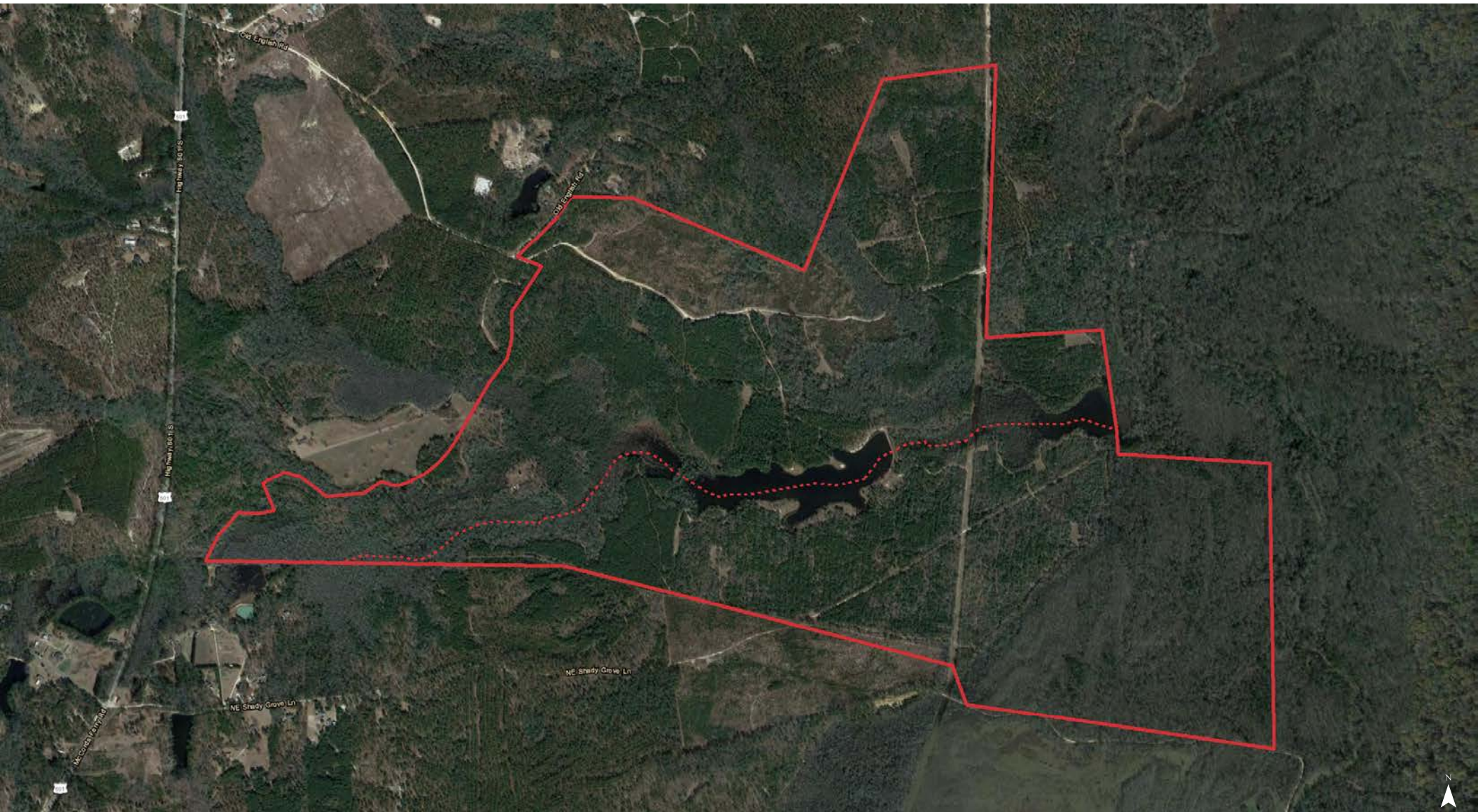
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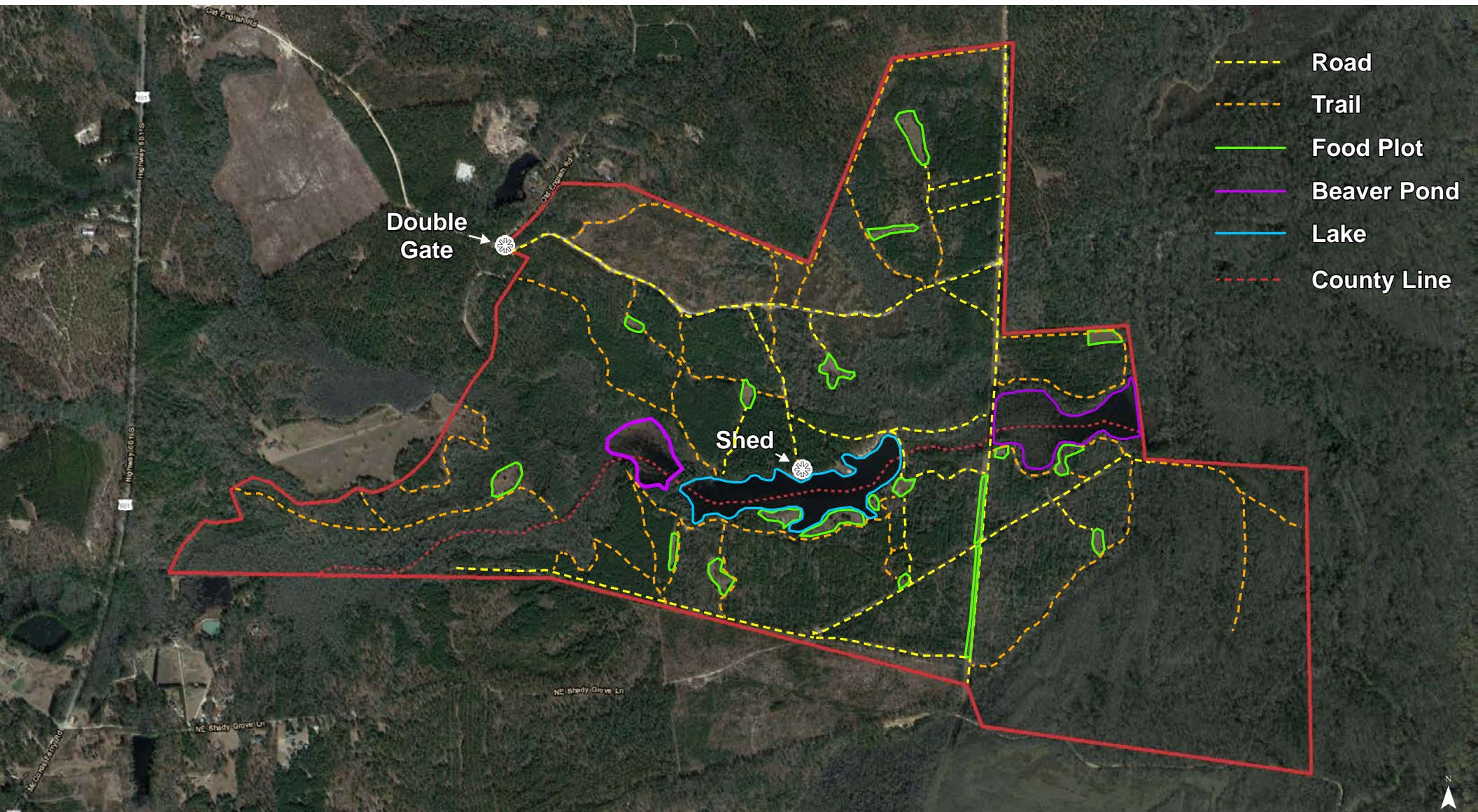


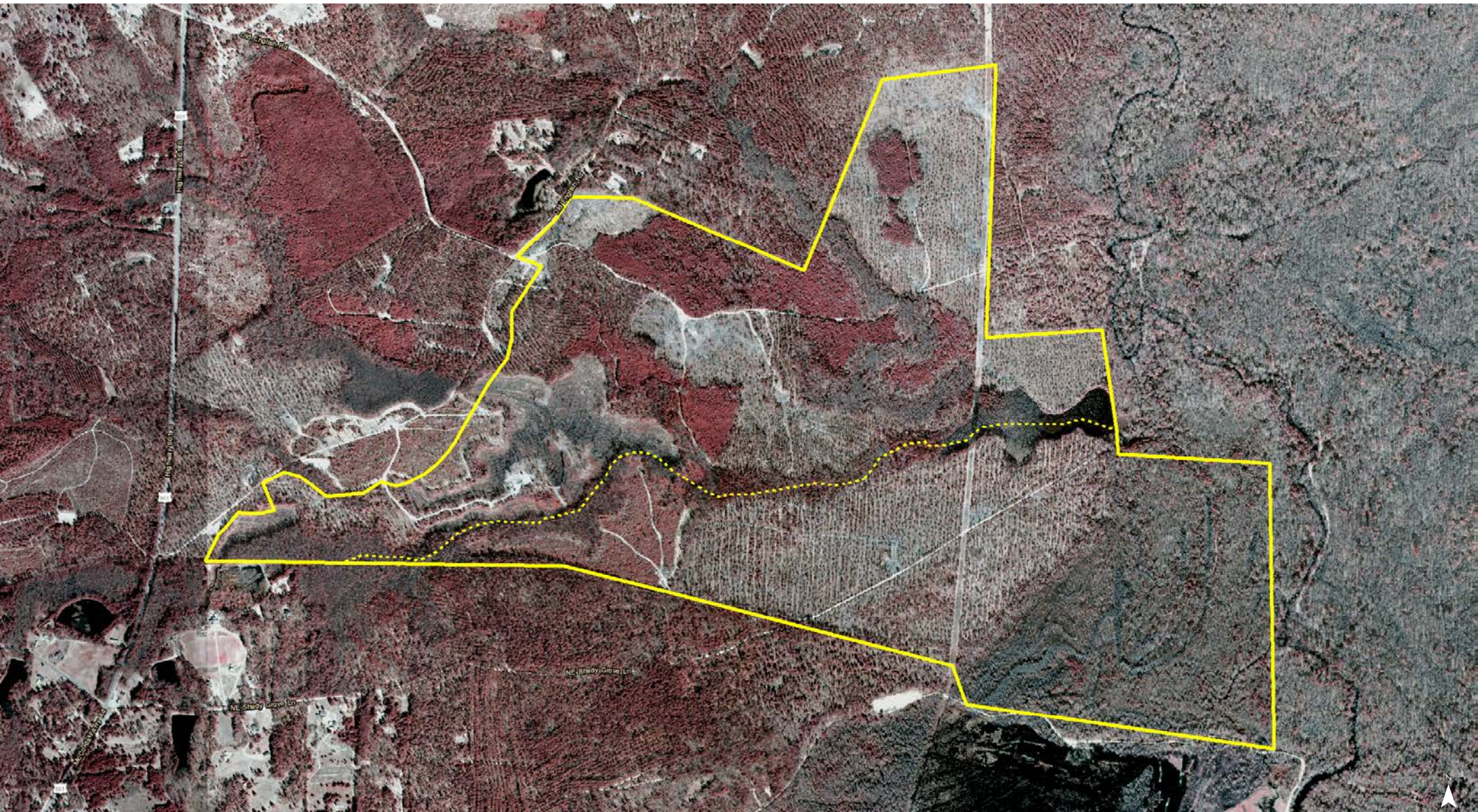
Location



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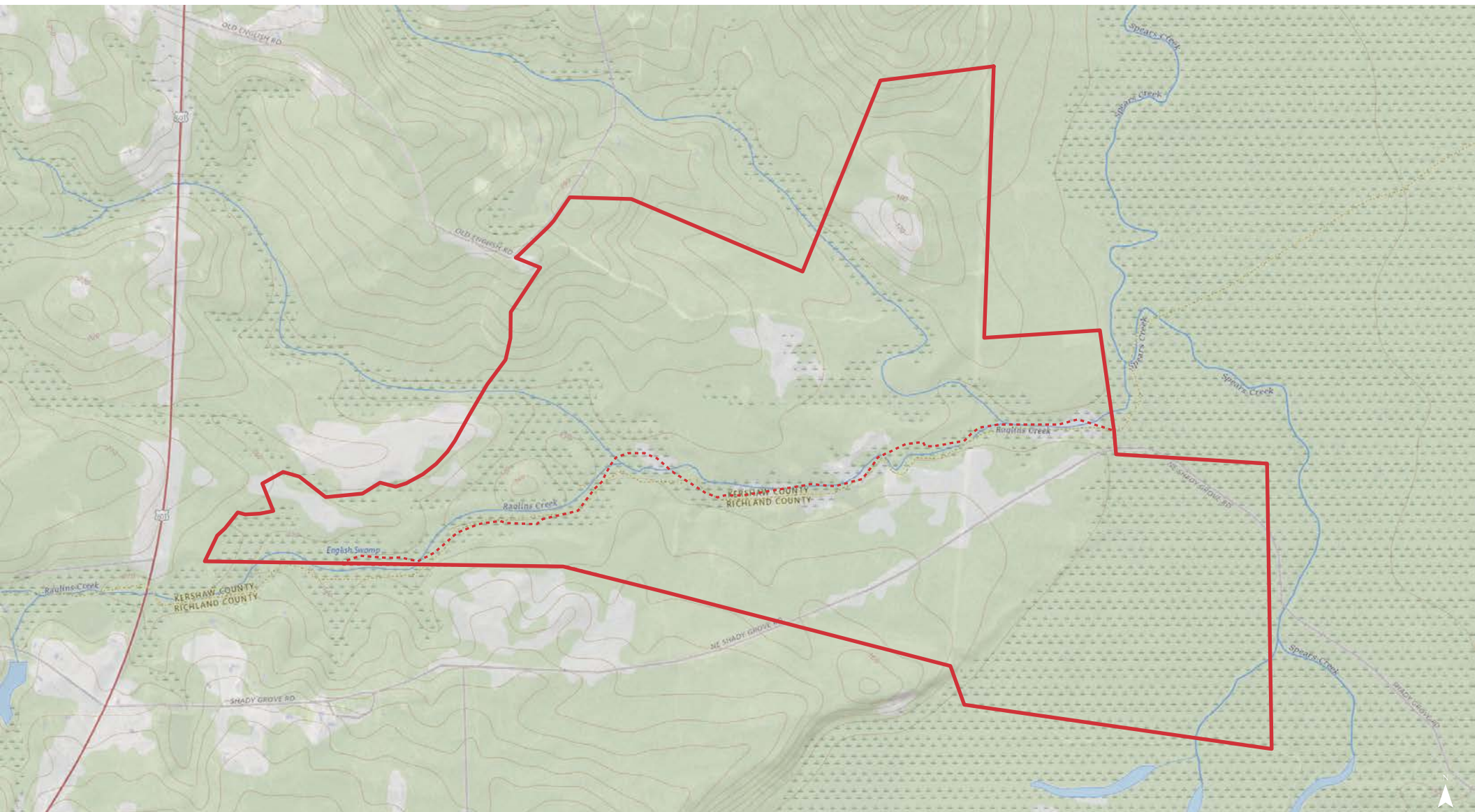






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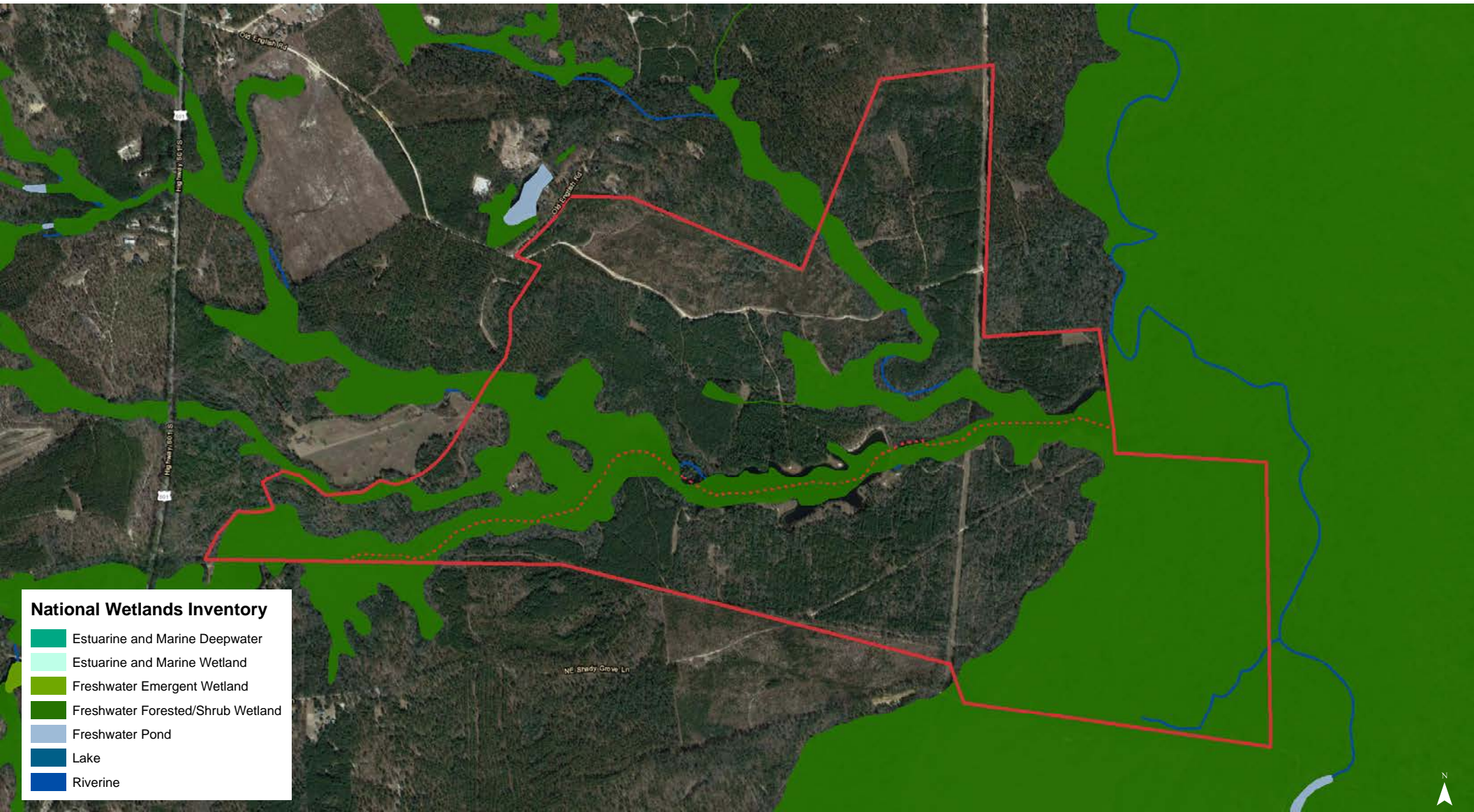
Topographical Map



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FEMA Flood Zones





Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeB - Ailey sand, 0 to 6 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 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 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. 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.

Map unit: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, coastal plains, sandhills. 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. 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 6s. This soil does not meet hydric criteria.

Map unit: AtA - Altavista loam, 0 to 2 percent slopes

Component: Altavista (100%)

The Altavista component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces, piedmonts. 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 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 18 inches during January, February, March, 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: Ch - Chewacla loam, 0 to 2 percent slopes, frequently flooded

Component: Chewacla, frequently flooded (80%)

The Chewacla, frequently flooded component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on southern piedmonts. The parent material consists of alluvium. 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 high. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Jo - Johnston loam

Component: Johnston (100%)

The Johnston component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of sandy alluvium. 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 not 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: LaB - Lakeland sand, 0 to 6 percent slopes

Component: Lakeland (86%)

The Lakeland component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, dunes. The parent material consists of eolian sands. 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 very 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 0 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: PnA - Pelion loamy sand, 0 to 2 percent slopes

Component: Pelion (96%)

The Pelion component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains, sandhills. 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 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 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: PnB - Pelion loamy sand, 2 to 6 percent slopes

Component: Pelion (97%)

The Pelion component makes up 97 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, coastal plains, sandhills. 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 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 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

Map unit: PnC - Pelion loamy sand, 6 to 10 percent slopes

Component: Pelion (98%)

The Pelion component makes up 98 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, coastal plains, sandhills. 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 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 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: PsA - Persanti 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 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 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: VaD - Vaucluse loamy sand, 10 to 15 percent slopes

Component: Vaucluse (100%)

The Vaucluse component makes up 100 percent of the map unit. Slopes are 10 to 15 percent. This component is on marine terraces, coastal plains, sandhills. 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 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. 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 3e. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeC - Ailey loamy sand, 2 to 10 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 2 to 10 percent. This component is on marine terraces on sandhills. 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 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. 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: Cd - Chastain silty clay loam

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, 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: Co - Congaree loam

Component: Tawcaw (85%)

The Tawcaw component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on 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 somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: Dn - Dorovan muck

Component: Dorovan (100%)

The Dorovan 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 loamy alluvium. 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 very high. 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, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 80 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Jo - Johnston loam

Component: Johnston (100%)

The Johnston 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 loamy alluvium. 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, 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: LaB - Lakeland sand, 2 to 6 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. 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: PeB - Pelion loamy sand, 2 to 6 percent slopes

Component: Pelion (90%)

The Pelion component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. 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 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 12 inches during January, February, March, April, November, 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.

Map unit: PeD - Pelion loamy sand, 6 to 15 percent slopes

Component: Pelion (100%)

The Pelion component makes up 100 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces on sandhills. 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 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 12 inches during January, February, March, April, November, December. 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 Description (Brief, Generated)

Richland County, South Carolina

Map unit: Tc - Tawcaw silty clay loam

Component: Tawcaw (85%)

The Tawcaw component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on 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 somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: To - Toccoa loam

Component: Toccoa (100%)

The Toccoa component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on coastal plains. 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 moderately 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 30 inches during January, February, March, April, 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: TrB - Troup sand, 0 to 6 percent slopes

Component: Troup (100%)

The Troup component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces on sandhills. 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 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 0 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: W - Water

Component: Water (100%)

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