

For Sale
±122.27 AC
Recreational/Rural



“Blackberry Retreat”, Gadsden, SC (±122.27 ac)

NAIColumbia

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807 Gervais Street, Suite 200
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±122.27 AC
Recreational/Rural

Property Description

1350 Blackberry Road, Gadsden, SC 29052

Blackberry Retreat is a turnkey recreational tract consisting of approximately ±122.27 acres in Lower Richland County off Blackberry Road near Gadsden, South Carolina. Blackberry Retreat is a wildlife haven home to Deer, Turkey, some hogs and other small game. Through very selective harvesting, numerous quality bucks have been taken from the property over the last 4 years. A small cattle pond attracts wood ducks in the fall and winter months. The property features a 1/2 mile rocked road that leads to a well manicured, centrally located open area where a newly constructed 60x30 Metal Shed (with Conex storage containers) and a “Day Cabin” that includes a small kitchen, sitting area, and a full bath offers a nice setting to relax and an ideal place to store equipment. Power, well, and internet are in place. Blackberry Retreat is set up perfect for a family getaway or a small club to enjoy its many amenities.

Sale Price: \$671,874 (\$5,495 per acre)



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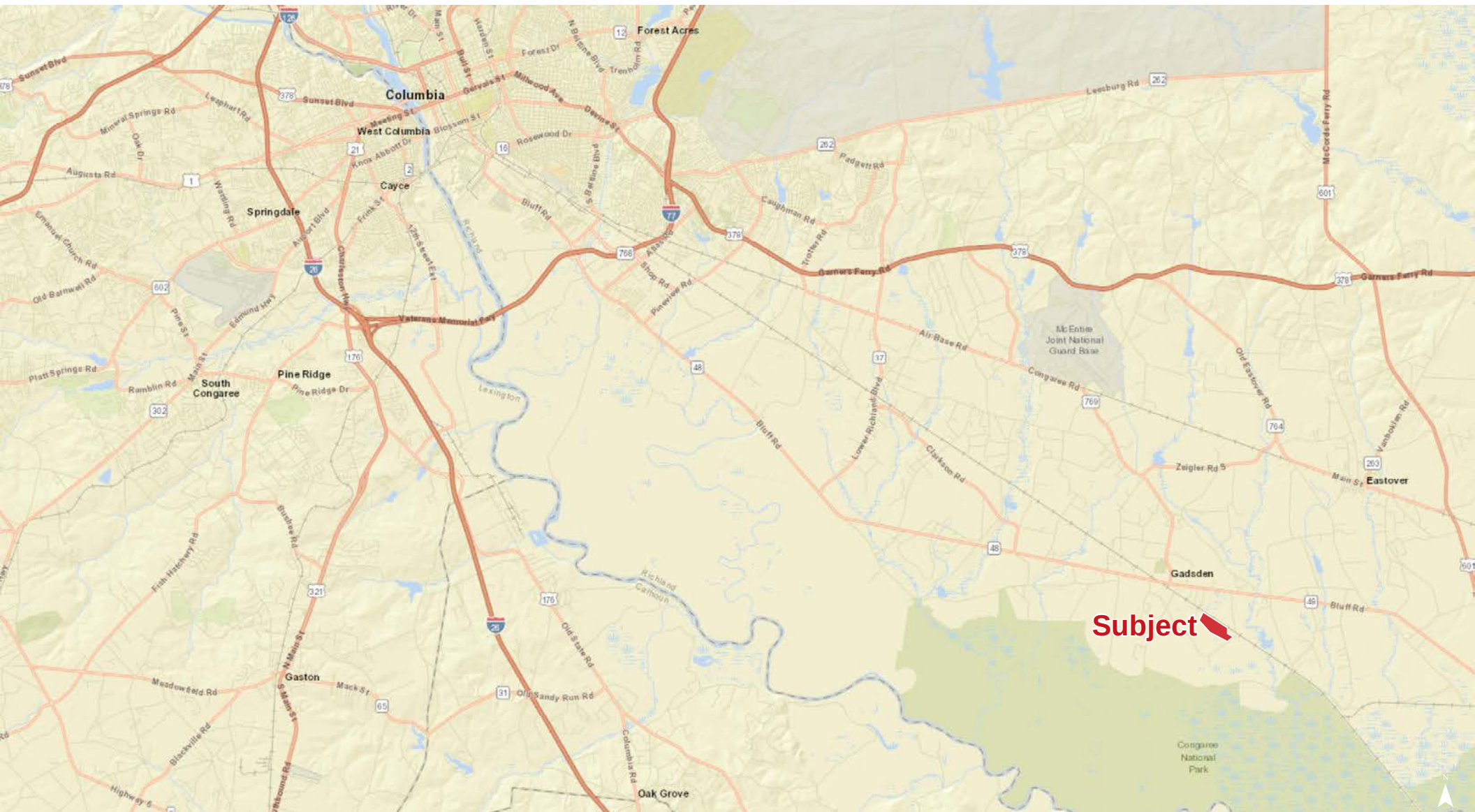


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Location



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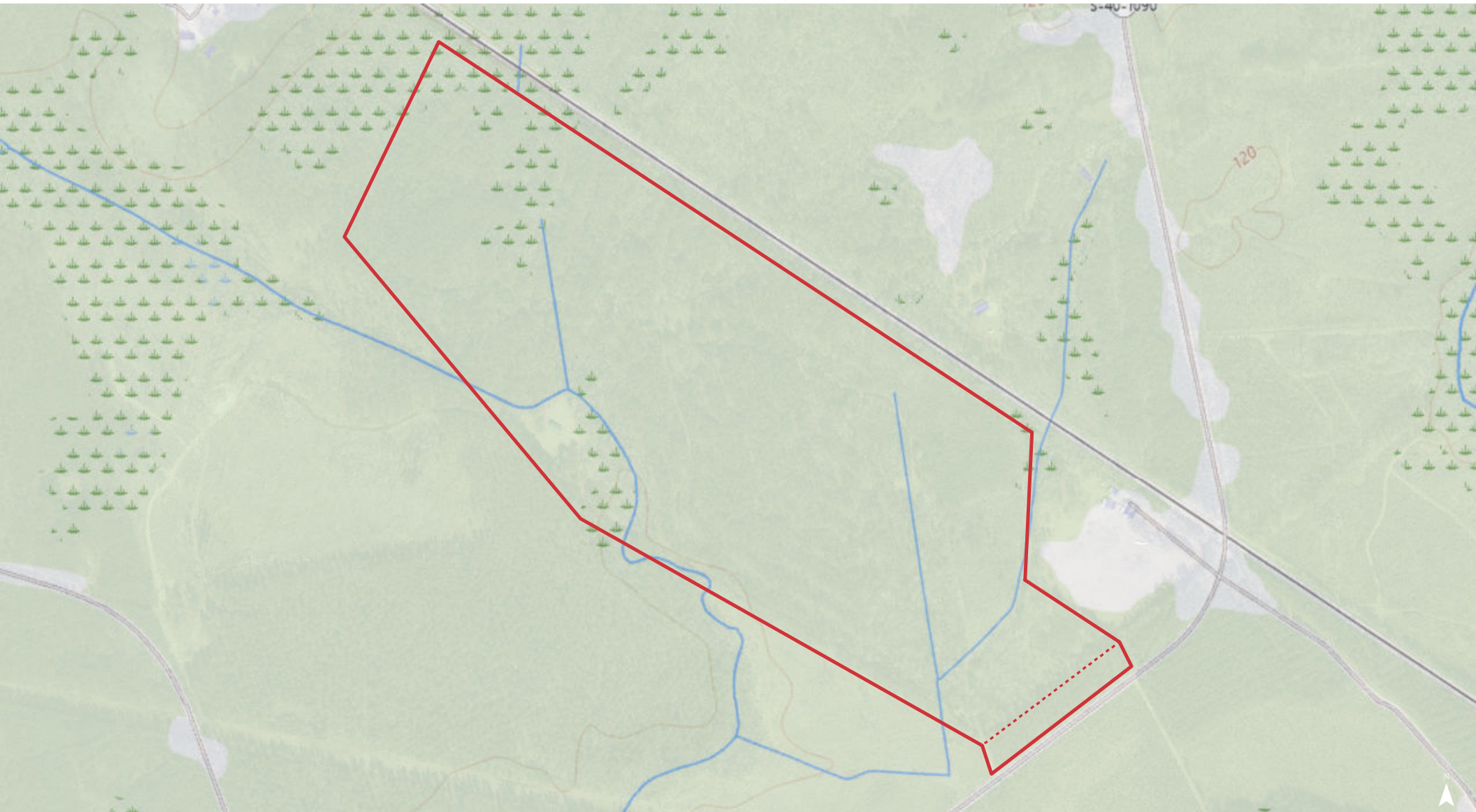


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Topographical Map

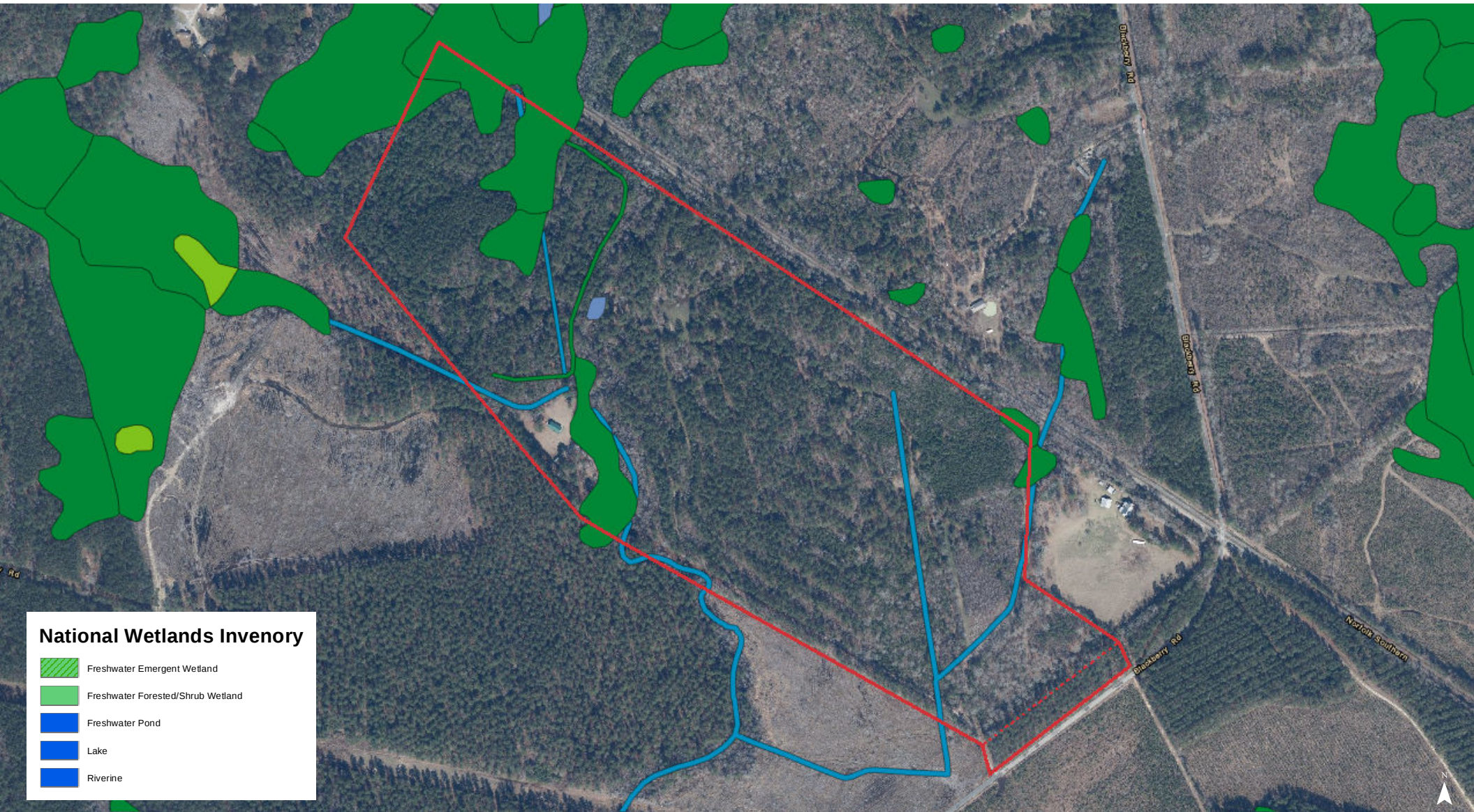


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Flood Zones



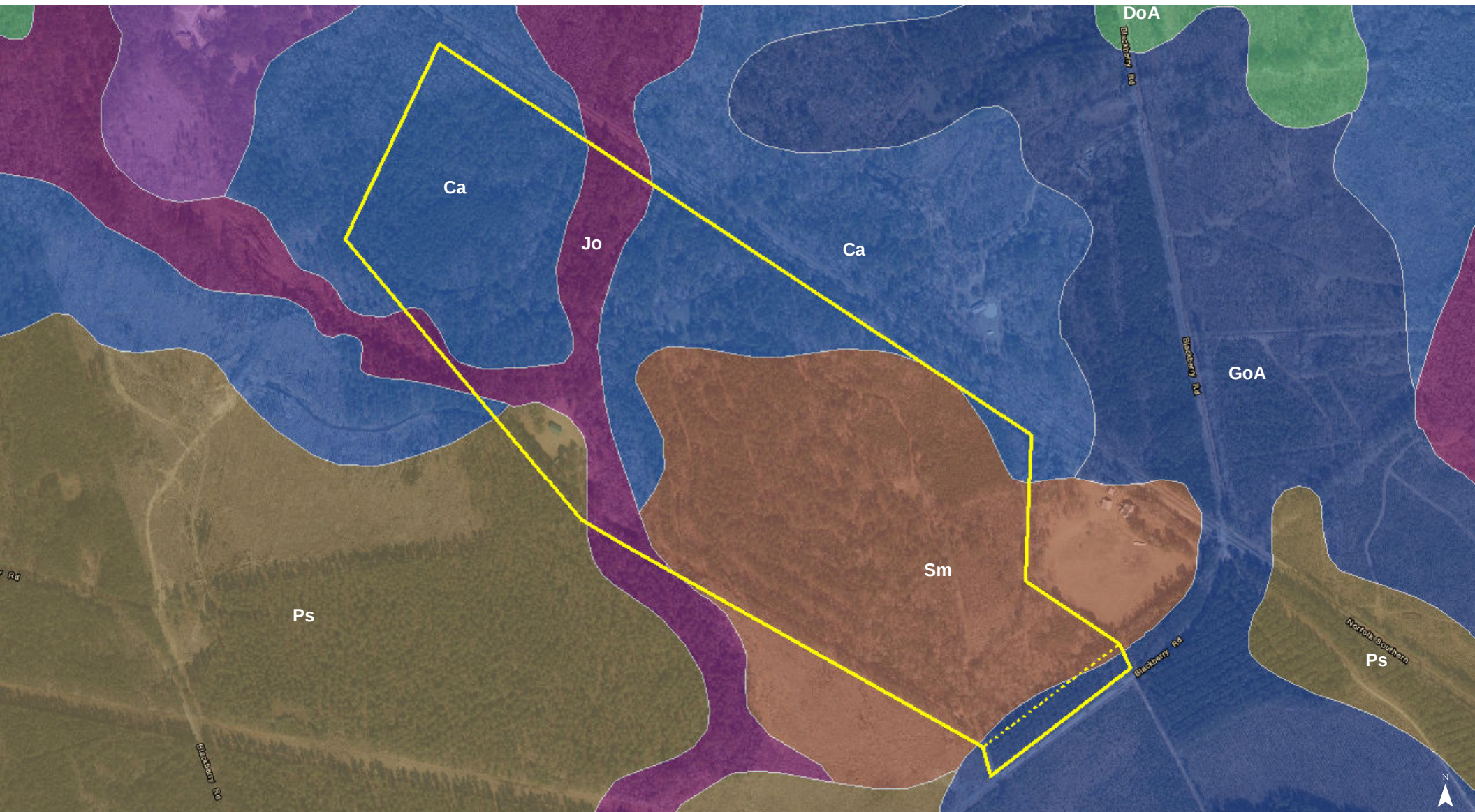
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National Wetlands Inventory

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

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Map Unit Description (Brief, Generated)

Richland 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 depressions, flats, marine terraces on 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 (or restricted depth) 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 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: DoA - Dothan loamy sand, 0 to 2 percent slopes

Component: Dothan (85%)

The Dothan component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on interfluves on 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 (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Map unit: GoA - Goldsboro sandy loam, 0 to 2 percent slopes

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 on 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 (or restricted depth) 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, 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.

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 (or restricted depth) 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. This component is in the F137XY010SC Flood Plains And Seepage Swamps ecological site. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: Ps - Persanti very fine sandy loam

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 on 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 (or restricted depth) is moderate. 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 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Sm - Smithboro loam

Component: Smithboro (90%)

The Smithboro component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on 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 somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) 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, 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.