

24.8+/- Acres

2565 St. Matthews Road, Orangeburg, SC

Orangeburg County



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas

O. Max Nelson, Broker
C: 803.404.8351
Max@selandbrokerage.com

1224 Pickens Street #200
Columbia SC 29201
www.selandbrokerage.com

Property Summary for Jackson Four Farms Tract - 2565 St. Matthews Rd, Orangeburg, SC

Asking Price:	\$699,000.00
Address:	2565 St. Matthews Rd, Orangeburg SC 29118
Road Frontage:	799 ft
TMS #:	0174-07-02-005.000
Property Type:	Acreage – Residential Development Potential
School District:	5
Zoning:	Forest and Agriculture
Sewer Connection:	Available nearby
Water Connection:	Available nearby
Electricity:	Available on site
Acreage:	24.8 +/-

24.8 acres located on St. Matthews Road NE on the north side of downtown Orangeburg. This property boasts 799' of paved road frontage with utilities across the street, square shape and straight boundary lines make for maximum development potential, two houses provide for excellent rental potential in the short term and the topo is very level with no lost acreage to low areas or wetlands. The property was surveyed in January 2022 with plat available. There are additional storage buildings on the property with great versatility. Open fields and hardwood stands provide a nice balance and provide privacy and tranquility.

Call today for more information and to schedule a private viewing.



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas

Max Nelson - Phone: 803-404-8351

LOTS AND ACREAGE

07/22/2025 12:54 PM

MLS # **613647**

Listing Office E&O certified until:1/1/2000 12:00:00 AM

PUBLISH TO INTERNET Yes

Status **ACTIVE**

Area 60

Class LOTS AND ACREAGE

Type Acreage

Address 2565 Saint Matthews Road

Unit #/Lot #

Subdivision NONE

City Orangeburg

Zip 29118

County Orangeburg

TMS 0174-07-02-005.000

Acreage 24.800

of Lots Remaining

Listing Price **\$699,000**

Original Price \$699,000

Elementary School Marshall

Middle School William J Clark

High School Orangeburg-Wilkinson

School District Orangeburg Five

Lot Size

Zoning FA

Road Frontage 799

Water Frontage

HOA Contact Name

HOA Contact #

Schedule a Showing

Submit Offer

Directions From I-26, south on Hwy 601, right on St. Matthews Rd. Property on the right.
Sale Includes Building(s)**Mobile Allowed** Yes**Water** Available**Sewer** Available**Electric** Available**Structures** Barn, Greenhouse, Residential, Storage**Products** Timber**Documents** Aerial**Restrictions** None**Improvements** Driveway**Soil** Sandy**Topography** Level**Vegetation** Timber**Miscellaneous** Horse OK**Road Surface** Paved**Road Type** City**Property Disclosure?** No**Prop Disclosure Exempt** Yes**Miscellaneous****Rollback Tax (Y/N)** No**Plat Book****Deed Book****Short Sale Y/N** No**Agent Remarks**

Call/Text listing agent to schedule appointment. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

Public Remarks

24.8 acres located on St. Matthews Road NE on the north side of downtown Orangeburg. This property boasts 799' of paved road frontage with utilities across the street, square shape and straight boundary lines make for maximum development potential, two houses provide for excellent rental potential in the short term and the topo is very level with no lost acreage to low areas or wetlands. The property was surveyed in January 2022 with plat available. There are additional storage buildings on the property with great versatility. Open fields and hardwood stands provide a nice balance and provide privacy and tranquility. Call today for more information and to schedule a private viewing. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas

Jackson Four Farms, LLC

Orangeburg

2565 St Matthews Rd, Orangeburg, SC, USA

24.8 Acres

\$699,000.00

Southeastern Land Brokerage

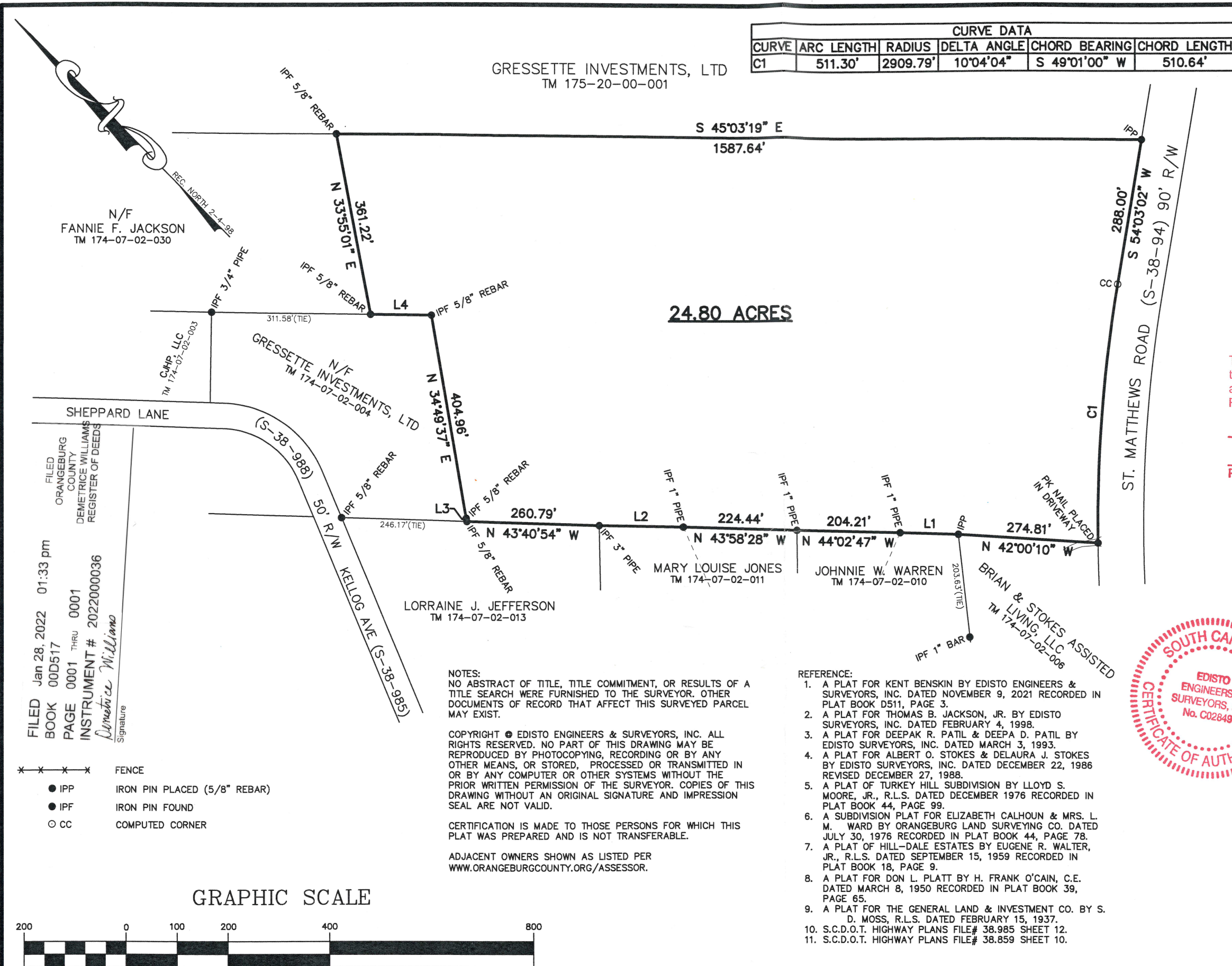
Max Nelson

(803) 404-8351

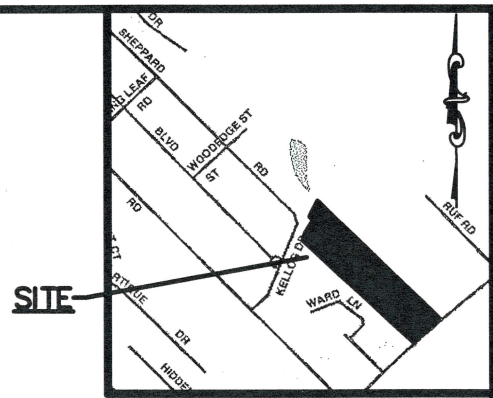
max@selandbrokerage.com

<http://www.selandbrokerage.com>





CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	511.30'	2909.79'	10°04'04"	S 49°01'00" W	510.64'



LOCATION SKETCH

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 43°42'04" W	114.87'
L2	N 44°24'59" W	166.25'
L3	N 33°59'54" E	6.37'
L4	N 44°35'12" W	119.57'

The Plat shown hereon has been found to comply with the County of Orangeburg Small Subdivision Regulation and has been approved for recording in the office of the Register of Deeds of Orangeburg County, South Carolina.

January 28, 2022
Amanda J. Sivers
Planning Director Orangeburg County

TM 174-07-02-005 (2000)
TM 194-00-02-009 (OLD)

A
PLAT
OF

24.80 ACRES

STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ORANGE TOWNSHIP

PREPARED FOR:

JACKSON FOUR FARMS, LLC

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 'C' SURVEY AS SPECIFIED THEREIN.

CLIFTON H. HARPER (803)536-1104 J. J. JOWERS, JR.
S.C. REG. L.S. NO. 25747 FAX (803)531-1815 S.C. REG. L.S. NO. 23142
EDISTO ENGINEERS & SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116

REFERENCE:

1. A PLAT FOR KENT BENSKIN BY EDISTO ENGINEERS & SURVEYORS, INC. DATED NOVEMBER 9, 2021 RECORDED IN PLAT BOOK D511, PAGE 3.
2. A PLAT FOR THOMAS B. JACKSON, JR. BY EDISTO SURVEYORS, INC. DATED FEBRUARY 4, 1998.
3. A PLAT FOR DEEPAK R. PATIL & DEEPA D. PATIL BY EDISTO SURVEYORS, INC. DATED MARCH 3, 1993.
4. A PLAT FOR ALBERT O. STOKES & DELAURA J. STOKES BY EDISTO SURVEYORS, INC. DATED DECEMBER 22, 1986 REVISED DECEMBER 27, 1988.
5. A PLAT OF TURKEY HILL SUBDIVISION BY LLOYD S. MOORE, JR., R.L.S. DATED DECEMBER 1976 RECORDED IN PLAT BOOK 44, PAGE 99.
6. A SUBDIVISION PLAT FOR ELIZABETH CALHOUN & MRS. L. M. WARD BY ORANGEBURG LAND SURVEYING CO. DATED JULY 30, 1976 RECORDED IN PLAT BOOK 44, PAGE 78.
7. A PLAT OF HILL-DALE ESTATES BY EUGENE R. WALTER, JR., R.L.S. DATED SEPTEMBER 15, 1959 RECORDED IN PLAT BOOK 18, PAGE 9.
8. A PLAT FOR DON L. PLATT BY H. FRANK O'CAIN, C.E. DATED MARCH 8, 1950 RECORDED IN PLAT BOOK 39, PAGE 65.
9. A PLAT FOR THE GENERAL LAND & INVESTMENT CO. BY S. D. MOSS, R.L.S. DATED FEBRUARY 15, 1937.
10. S.C.D.O.T. HIGHWAY PLANS FILE# 38.985 SHEET 12.
11. S.C.D.O.T. HIGHWAY PLANS FILE# 38.859 SHEET 10.

NOTES:

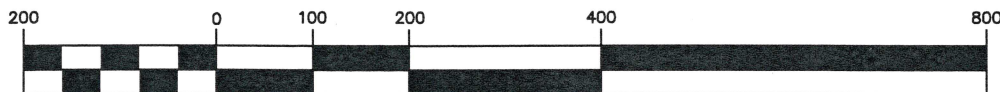
NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD THAT AFFECT THIS SURVEYED PARCEL MAY EXIST.

COPYRIGHT © EDISTO ENGINEERS & SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

ADJACENT OWNERS SHOWN AS LISTED PER WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.

GRAPHIC SCALE



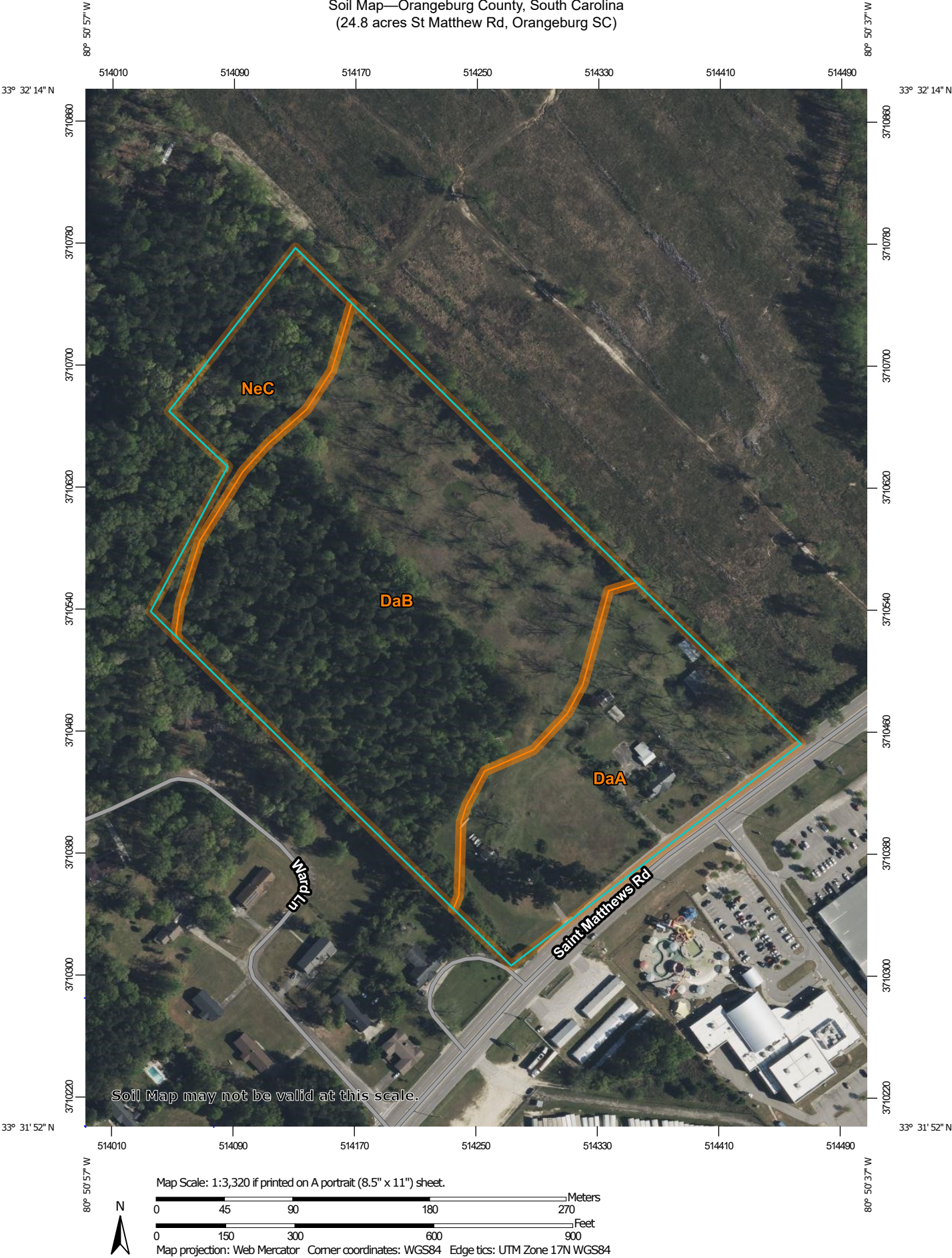
(IN FEET)
1 inch = 200 ft.

DATE: JANUARY 24, 2022

22842-1.DWG

22842-10917-2 B

Soil Map—Orangeburg County, South Carolina
(24.8 acres St Matthew Rd, Orangeburg SC)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orangeburg County, South Carolina

Survey Area Data: Version 22, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 10, 2022—Apr 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dothan loamy sand, 0 to 2 percent slopes	6.6	27.5%
DaB	Dothan loamy sand, 2 to 6 percent slopes	14.9	62.2%
NeC	Neeses loamy sand, 6 to 10 percent slopes	2.5	10.3%
Totals for Area of Interest		24.0	100.0%

D-BK:02051 PG:0059

FILED Dec 10, 2021 10:51 am
BOOK 02051
PAGE 0059 THRU 0062
INSTRUMENT # 2021005619
Demetrice Williams
Signature

FILED
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

COUNTY OF ORANGEBURG)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JACKSON FOUR FARMS, LLC, a South Carolina limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of FIVE (\$5.00) Dollars and no other consideration, to the Grantor in hand paid at and before the sealing of these presents, by KENT WILLIAM BENSKIN and JULIE BENSKIN (hereinafter called "Grantees") in the State aforesaid, (the receipt of which is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantees, KENT WILLIAM BENSKIN and JULIE BENSKIN, **as joint tenants with rights of survivorship, and not as tenants in common**, and the Grantees' heirs, successors and assigns, the following described property, to-wit:

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in the County of Orangeburg, State of South Carolina, shown as Parcel A (8.72 acres) on a plat prepared for Kent Benskin by Edisto Engineers & Surveyors, Inc., dated November 9, 2021 as recorded on December 8, 2021 in the ROD for Orangeburg County in Plat Book 00D511 at Page 0003, reference being hereby made to said plat for a metes and bounds description of said property. Be all measurements a little more or less.

Derivation: The above property being a portion of the property acquired by the Grantor pursuant to that certain deed from Thomas B. Jackson, III and Julia J. Davis and Elizabeth J. Caddell and Charles E. Jackson dated January 28, 2021 as recorded in the ROD Office for Orangeburg County on January 29, 2021 in Deed Book 01984 at Pages 0120-0124.

TMS Number: Portion of TMS No. 0174-07-02-005.000

Grantees' Address: 1130 Sheppard Rd.
Orangeburg, SC 29118

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

ENTERED IN THE OFFICE OF THE ASSESSOR

DATE: 12-10-2021

JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantees, KENT WILLIAM BENSKIN and JULIE BENSKIN, **as joint tenants with rights of survivorship, and not as tenants in common**, and the Grantees' heirs, successors and assigns forever.

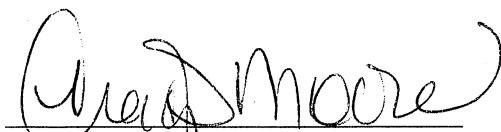
And the Grantor does hereby bind the Grantor and the Grantor's successors and assigns, to warrant and forever defend all and singular the said premises unto the Grantees, and the Grantees' heirs, successors and assigns, against claims of all persons claiming the whole or any part thereof by, through or under the Grantor, but not otherwise.

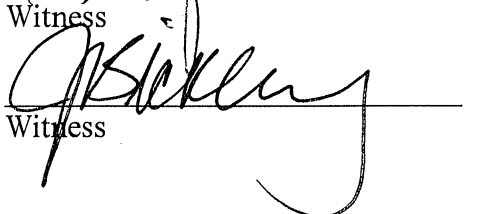
Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF the Grantor has hereunder set the Grantor's hand and seal this

9th day of DECEMBER, 2021.

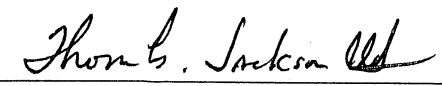
SIGNED, SEALED AND DELIVERED
in the presence of:



Witness


Witness

JACKSON FOUR FARMS, LLC

 (SEAL)
By: Thomas B. Jackson, III
Authorized Member

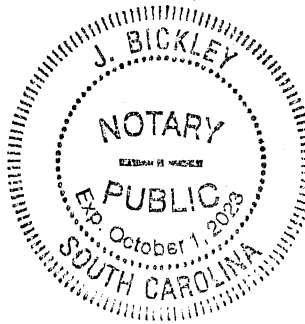
STATE OF SOUTH CAROLINA)

COUNTY OF ORANGEBURG)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that JACKSON FOUR FARMS, LLC, a South Carolina limited liability company, by Thomas B. Jackson, III, Authorized Member, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal on December 9, 2021.



J. Bickley (SEAL)
Notary Public for South Carolina
My Commission expires 10-1-2023

STATE OF SOUTH CAROLINA

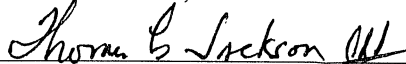
COUNTY OF ORANGEBURG

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred, being a portion of Orangeburg County Tax Map Number 0174-07-02-005.000, was transferred by JACKSON FOUR FARMS, LLC to KENT WILLIAM BENSKIN and JULIE BENSKIN on December 9, 2021.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid to or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X Exempt from the deed recording fee because (See Information section of affidavit):
No Consideration Paid; (Exemption No. 1) (If exempt, please skip Items 4-7 and go to Item 8 of this Affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The Fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$
 - (b) _____ The fee is computed on the fair market value of the realty which is
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is:
6. The deed recording is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$
 - (b) Place the amount listed in item 5 above here: \$
 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) above and place result here: \$
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that as a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

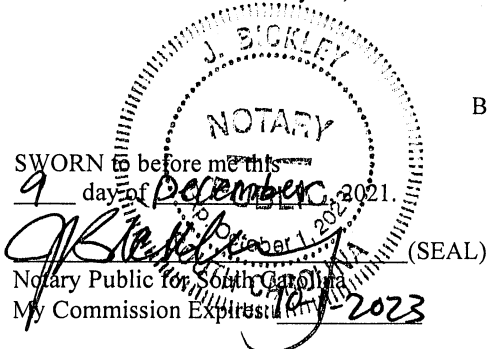
Jackson Four Farms, LLC



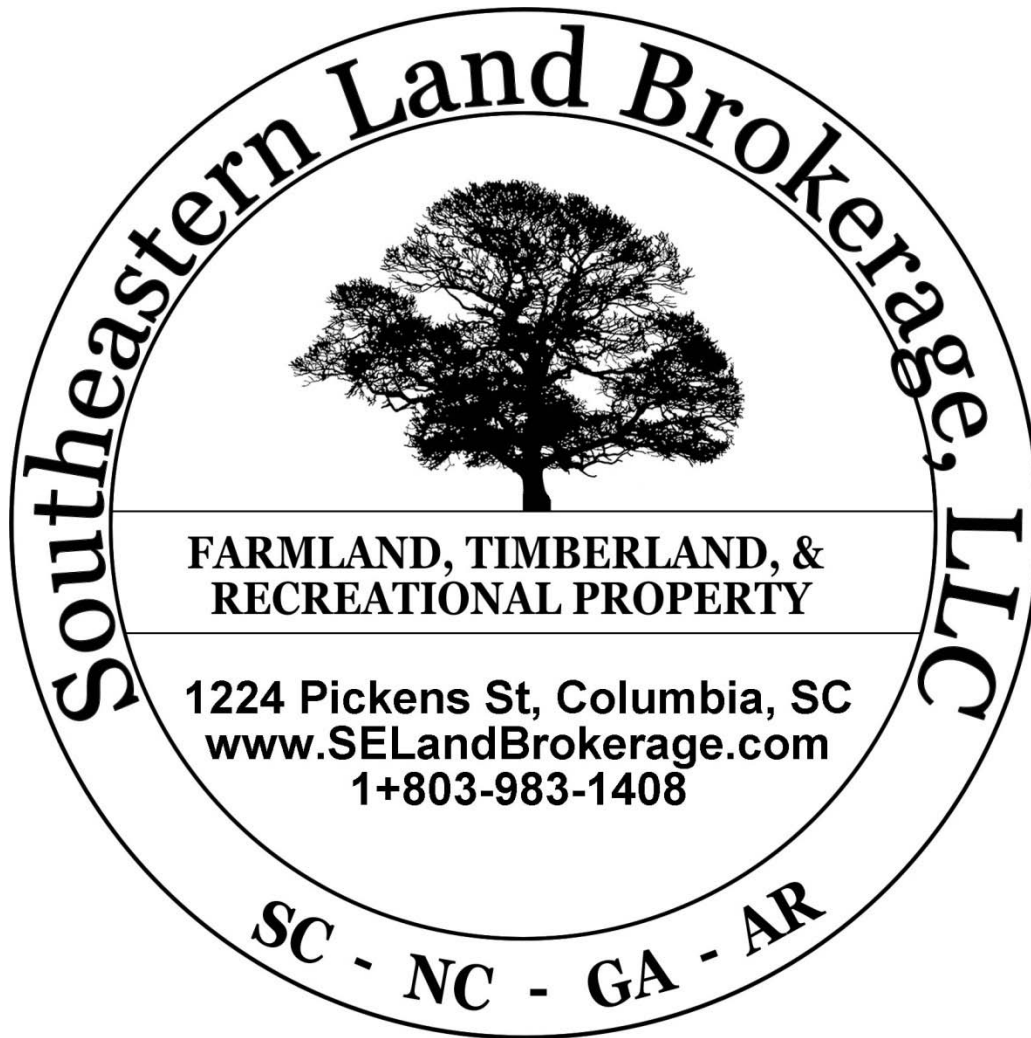
By: Thomas B. Jackson, III, Authorized Member
 Responsible Person Connected with the Transaction

SWORN to before me this
9 day of December, 2021.

Notary Public for South Carolina
 My Commission Expires 12/31/2023



This property is proudly marketed by...



Thank you for taking time to review this opportunity in Orangeburg County, SC. Please feel free to contact me for more information or to schedule a private viewing. I am always available.

Max Nelson

(803) 404-8351

Max@selandbrokerage.com