

# FOR SALE

Paschal Rd., Elgin, SC, 29045

±89.89 AC-Land



Nelson Weston III

803.678.7346 | [nweston@naicolumbia.com](mailto:nweston@naicolumbia.com)

Tombo Milliken

803.206.8384 | [tombo.milliken@naicolumbia.com](mailto:tombo.milliken@naicolumbia.com)

Tom Milliken

803.331.6999 | [tmilliken@naicolumbia.com](mailto:tmilliken@naicolumbia.com)

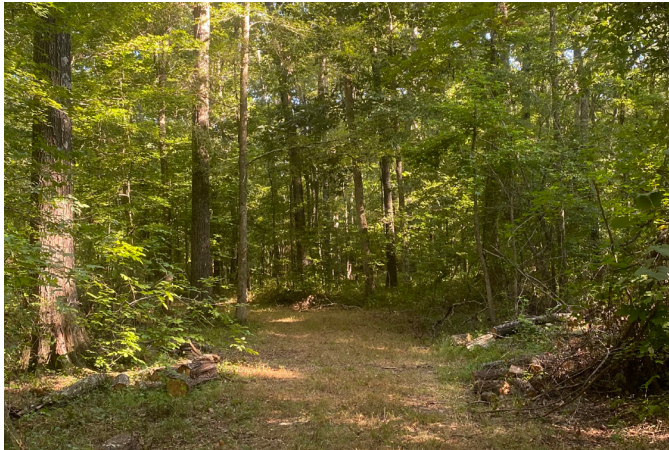
## PROPERTY INFORMATION

### Property Information

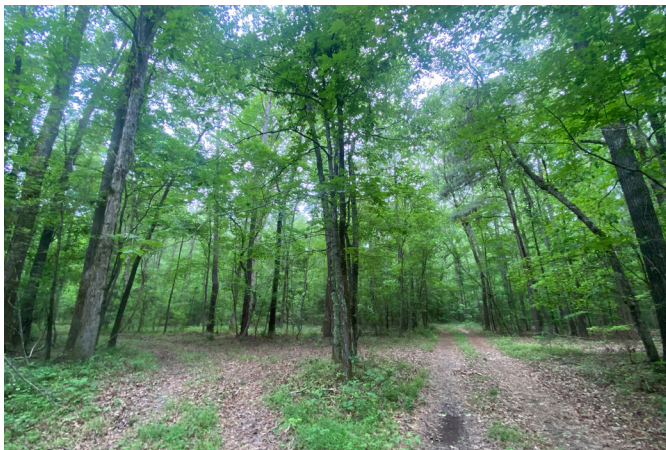
- 89.89 +/- acres for sale between Blythewood and Elgin on Paschal Rd. (Richland Co TMS: R23300-02-20 & R23300-02-03)
- Secluded get away that is perfect for a new homesite, family compound, or hunting cabin
- Approximately 3,200' +/- ft of creek frontage along Twenty-Five Mile Creek with an additional stream (intermittent) bisecting the tract
- Excellent internal road system allowing access to entire property.
- Approximately 15 +/- acres High & Dry includes 5 acres of planted loblolly pine and 10 Acres of upland hardwoods. Remainder of tract consists of mature bottomland hardwoods.
- 5 +/- acres of Powerline ROW for recreational opportunities and easy food-plot conversion. Three other cleared areas which could be easily converted
- Deer, Turkey, Hogs and other small game
- Less than 25 miles to Downtown Columbia, and only 10 minutes to Blythewood for everyday needs.
- **Sales Price:** \$745,000



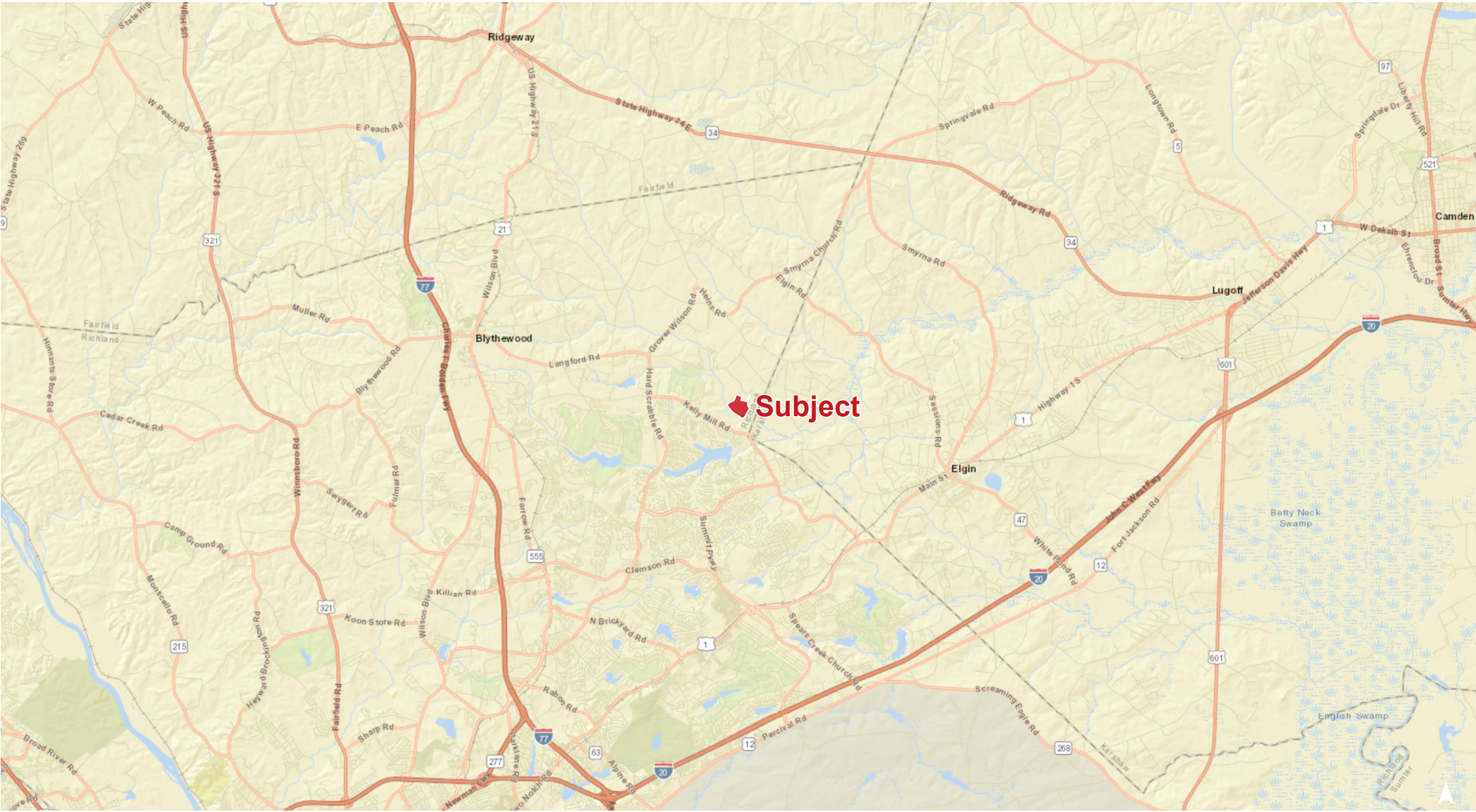
PROPERTY PHOTOS



## PROPERTY PHOTOS



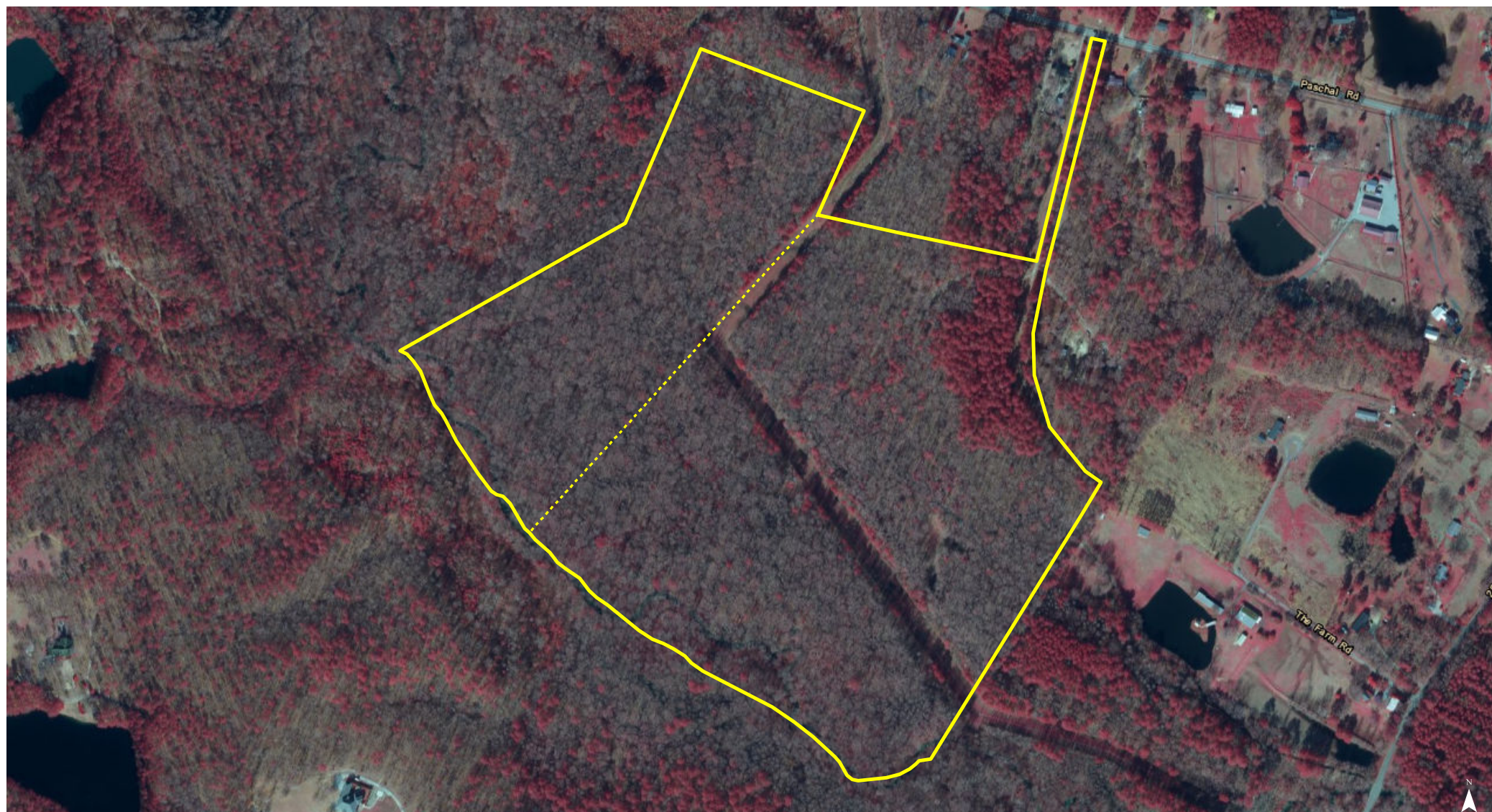
LOCATION



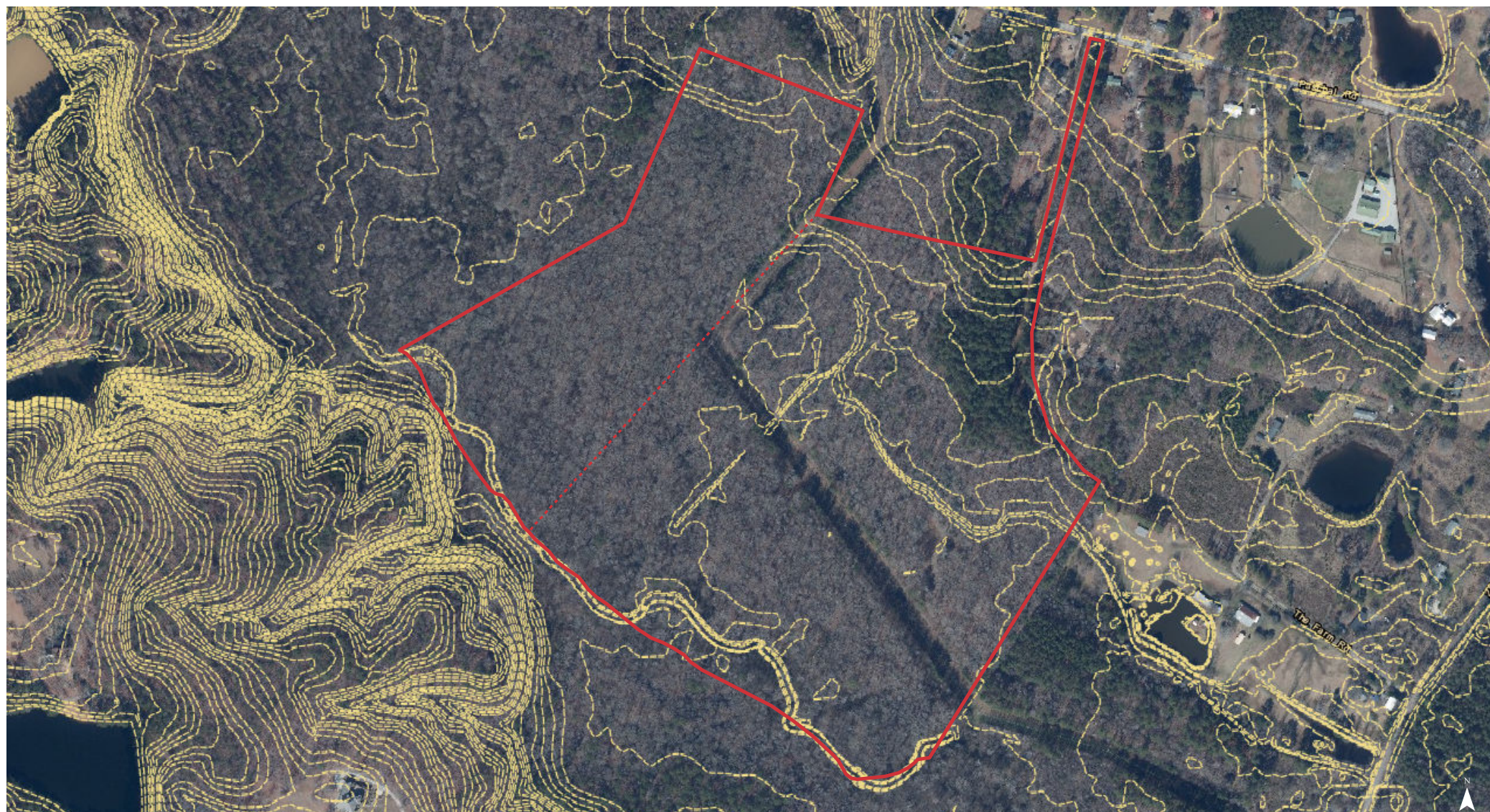
## AERIAL



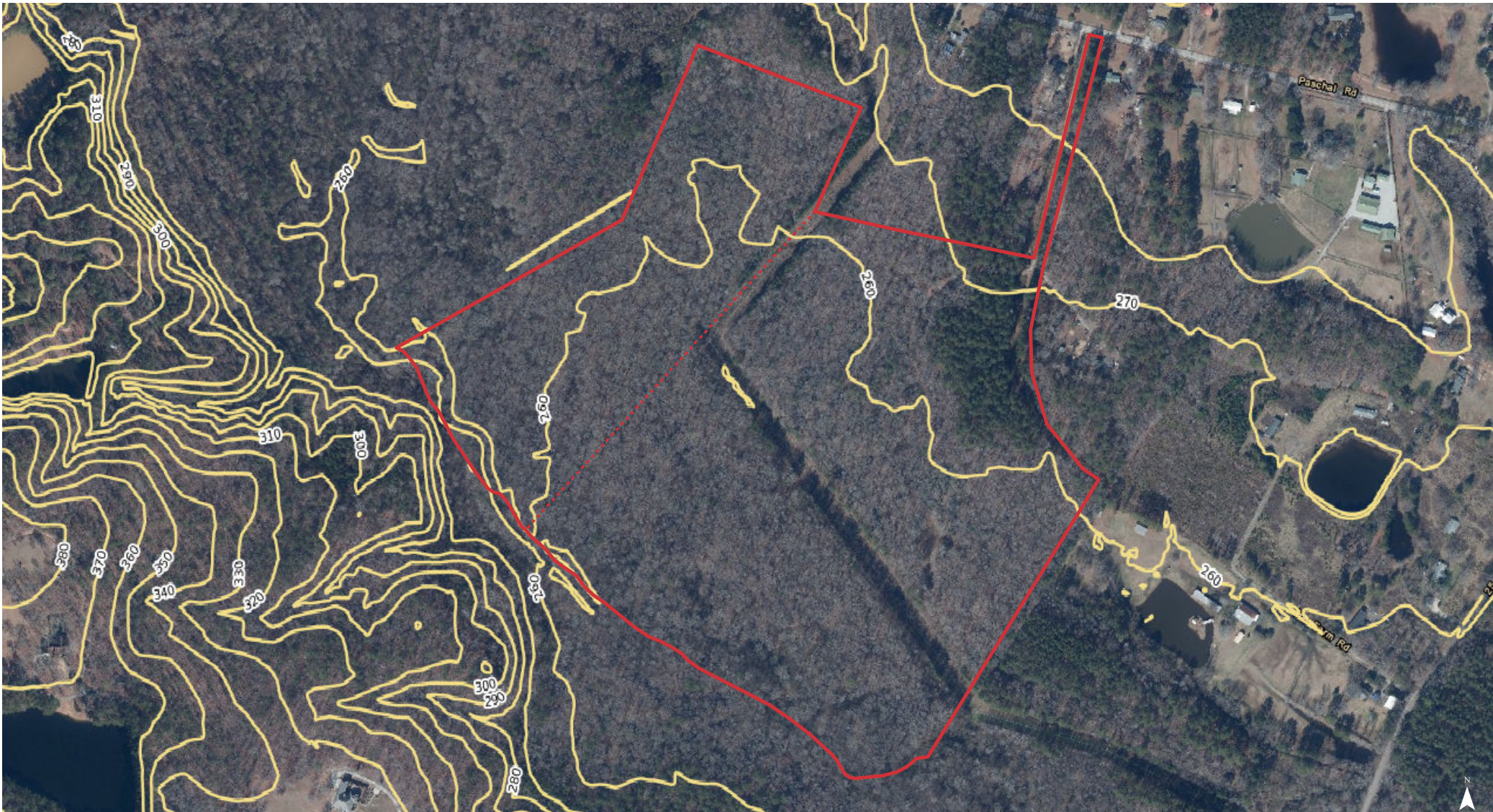
## 2020 INFRARED



## TOPOGRAPHICAL MAP: 2'



## TOPOGRAPHICAL MAP: 10'



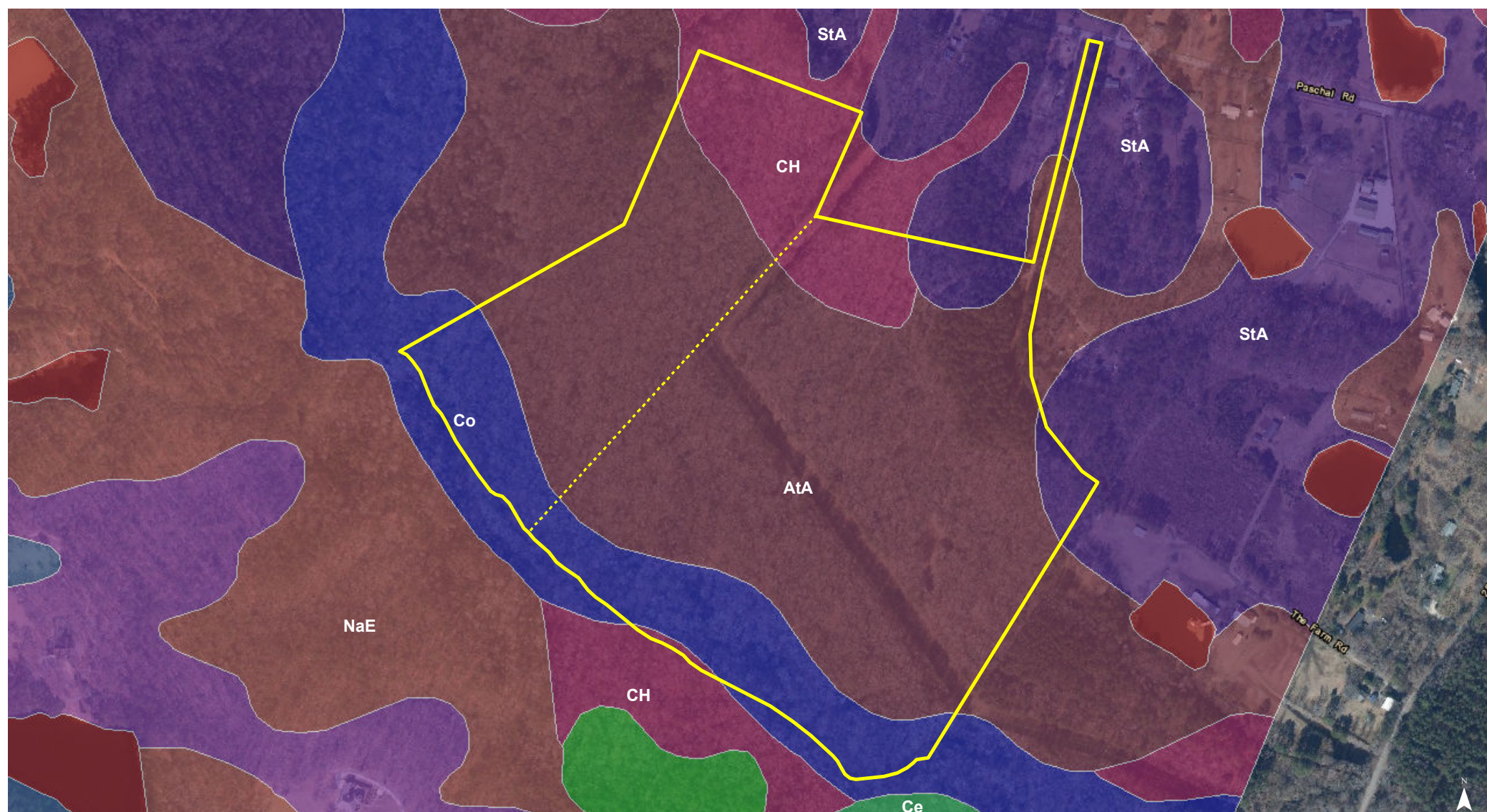
## FLOOD ZONES



## NATIONAL WETLANDS INV.



## SOIL SURVEY



# SOIL SURVEY

## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** AtA - Altavista silt 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, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer, bedrock, paralithic, is 49 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) 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 0 percent. This component is in the F136XY660NC High terraces, very rare inundation ecological site. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.*

**Map unit:** Ce - 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 (or restricted depth) 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. This component is in the F136XY610GA Flood plain forest, wet ecological site. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.*

**Map unit:** CH - Chewacla soils

**Component:** Chewacla (80%)

*The Chewacla component makes up 80 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 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 high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. This component is in the F136XY610GA Flood plain forest, wet ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.*

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**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 (or restricted depth) 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. This component is in the F136XY610GA Flood plain forest, wet, Small Brownwater River Floodplain ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.*

**Map unit:** NaE - Nanford silt loam, 10 to 30 percent slopes

**Component:** Nanford (90%)

*The Nanford component makes up 90 percent of the map unit. Slopes are 10 to 30 percent. This component is on hillslopes on Carolina Slate Belt uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, lithic, is 15 to 49 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. 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. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Map unit:** StA - State sandy loam, 0 to 2 percent slopes

**Component:** Wickham (100%)

*The Wickham component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces, coastal 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 well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. 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. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*