

For Sale
±59.88 AC
featuring a ±30 AC Mill Pond



VIEW

VIDEO

“Zimmerman Pond Tract”

Martin Smith Road, Gilbert SC (±59.88 acres)

NAIColumbia

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807 Gervais Street, Suite 200
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For Sale
±59.88 AC
featuring a ±30 AC Mill Pond

Property Description

“Zimmerman Pond Tract” Martin Smith Rd., Gilbert, SC

The Zimmerman Pond Tract is a Recreational Tract consisting of approximately ±59.88 acres near Gilbert South Carolina. This incredible property includes a mixture of ±30 acres of mature pines and a ±30 acre mill-pond offering abundant fishing opportunities. The property offers an excellent homesite location overlooking the pond and features a rustic cabin and barn.

Property offers easy access to I-20 between Exit 44 (Pond Branch Road) and Exit 51 (Longs Pond Road) and is less than 15 minutes to the fast growing Red Bank area of Lexington and 35 minutes to Downtown Columbia via Interstate 20.

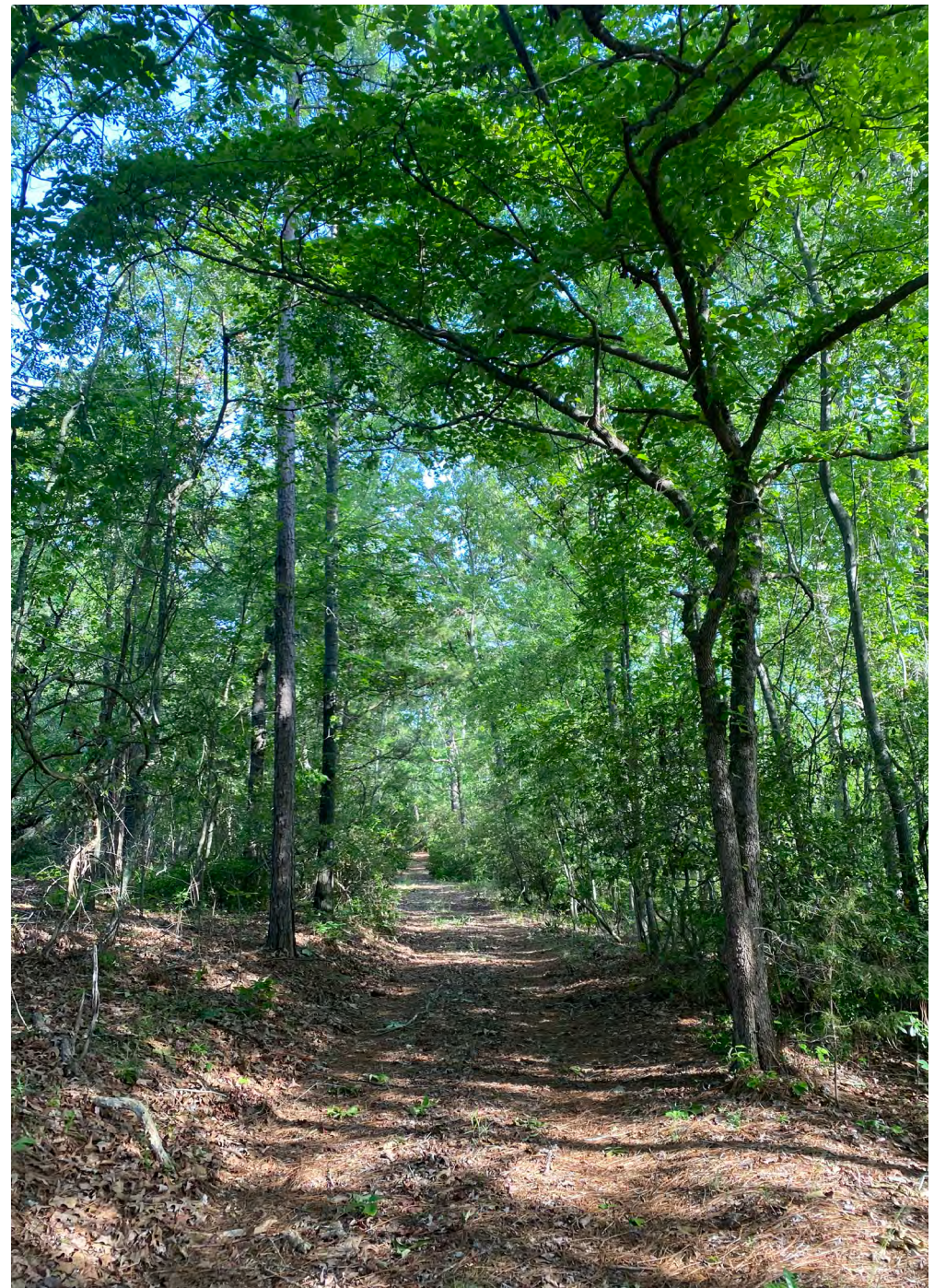
The **Sale Price** for Zimmerman Pond Tract is: **\$895,000 (\$14,946 per acre)**



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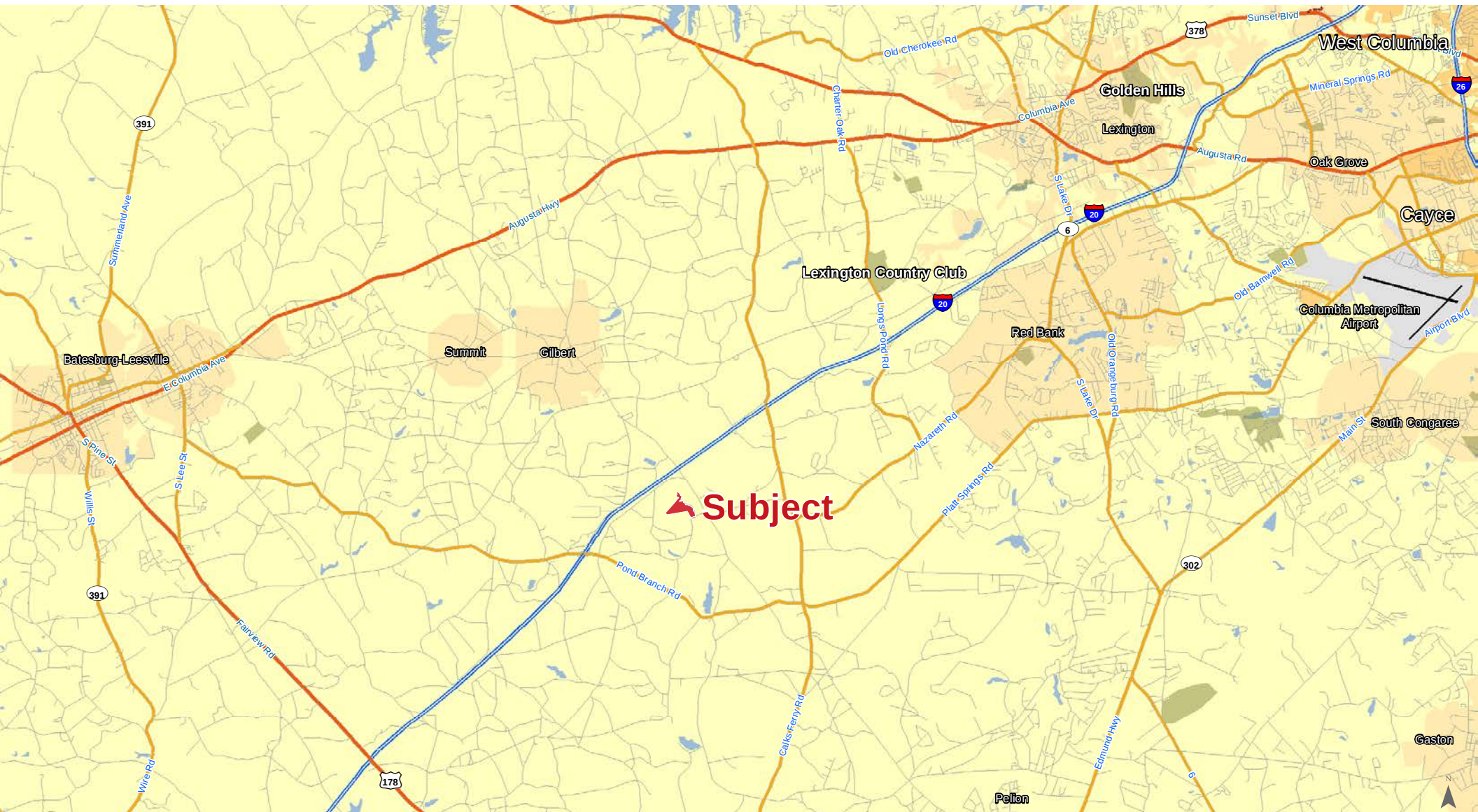


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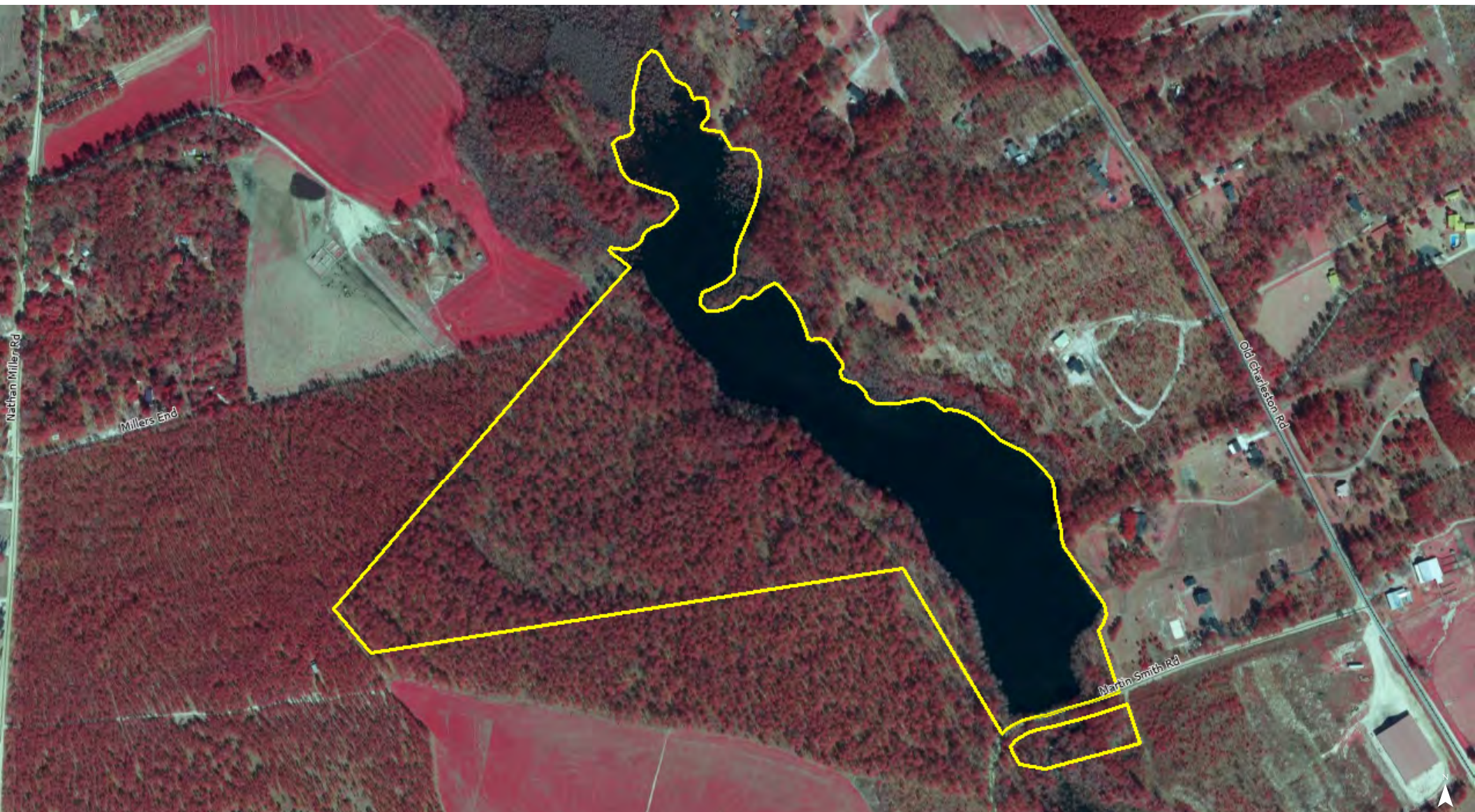
Location



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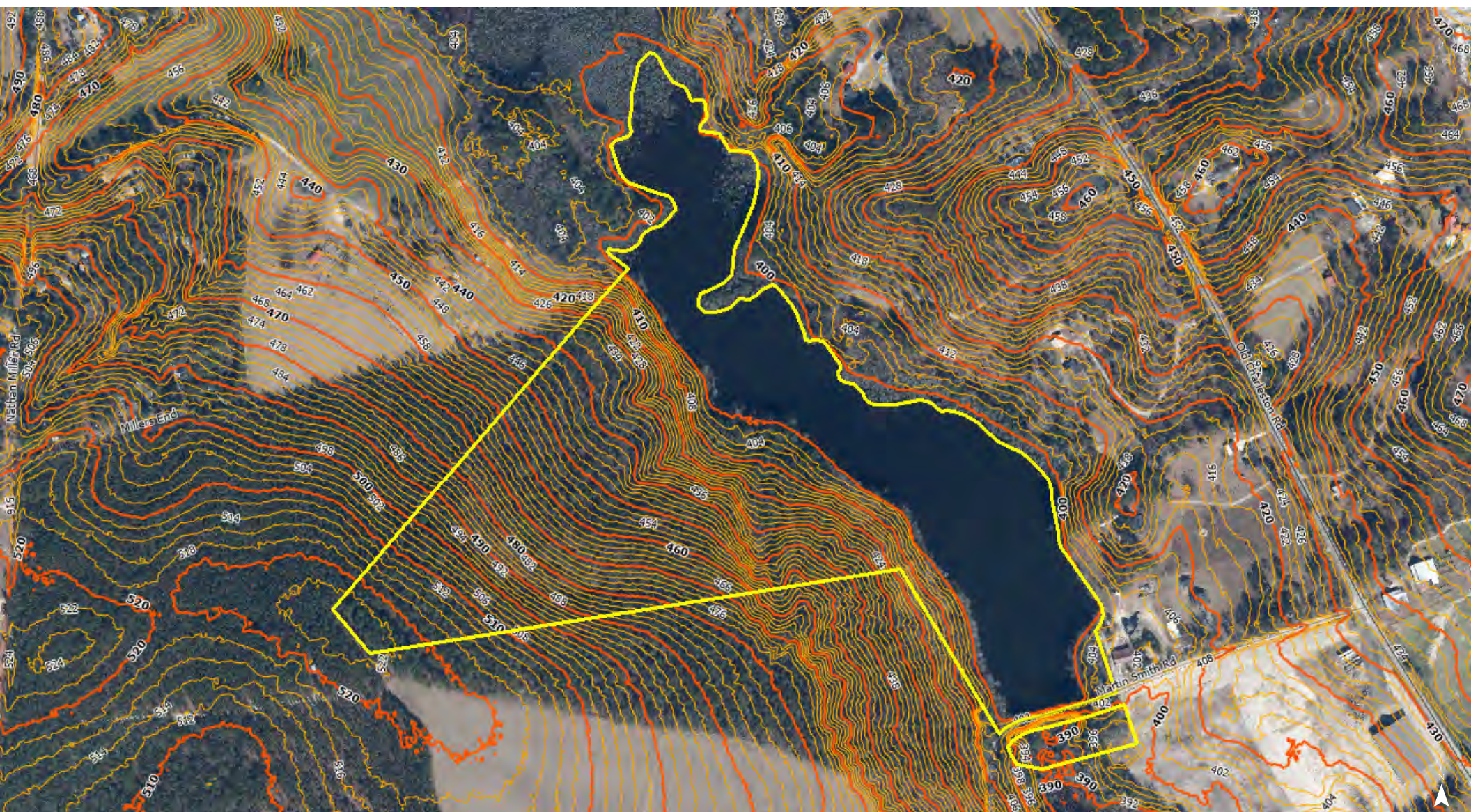


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Topographical Map: 2'



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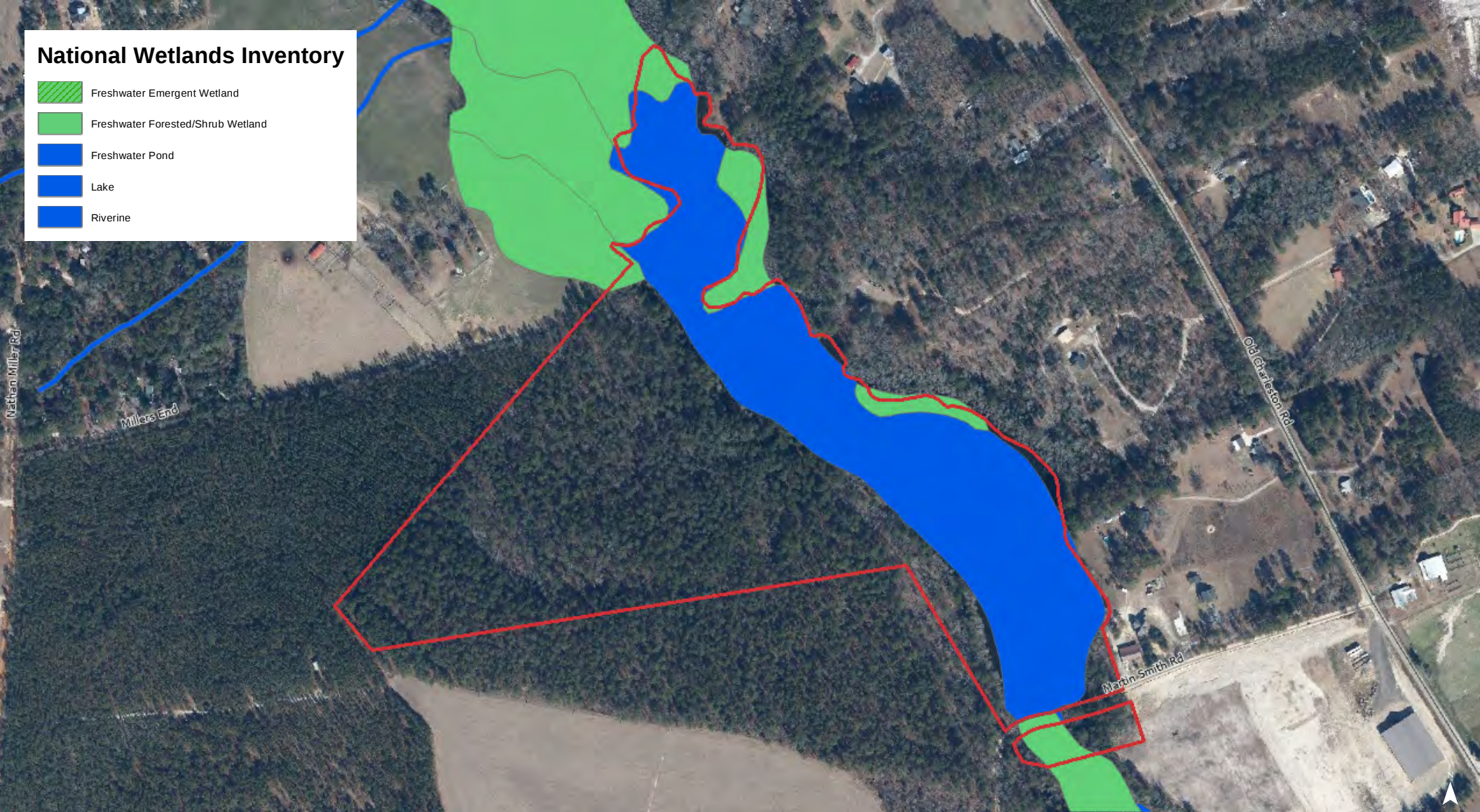
Flood Zones



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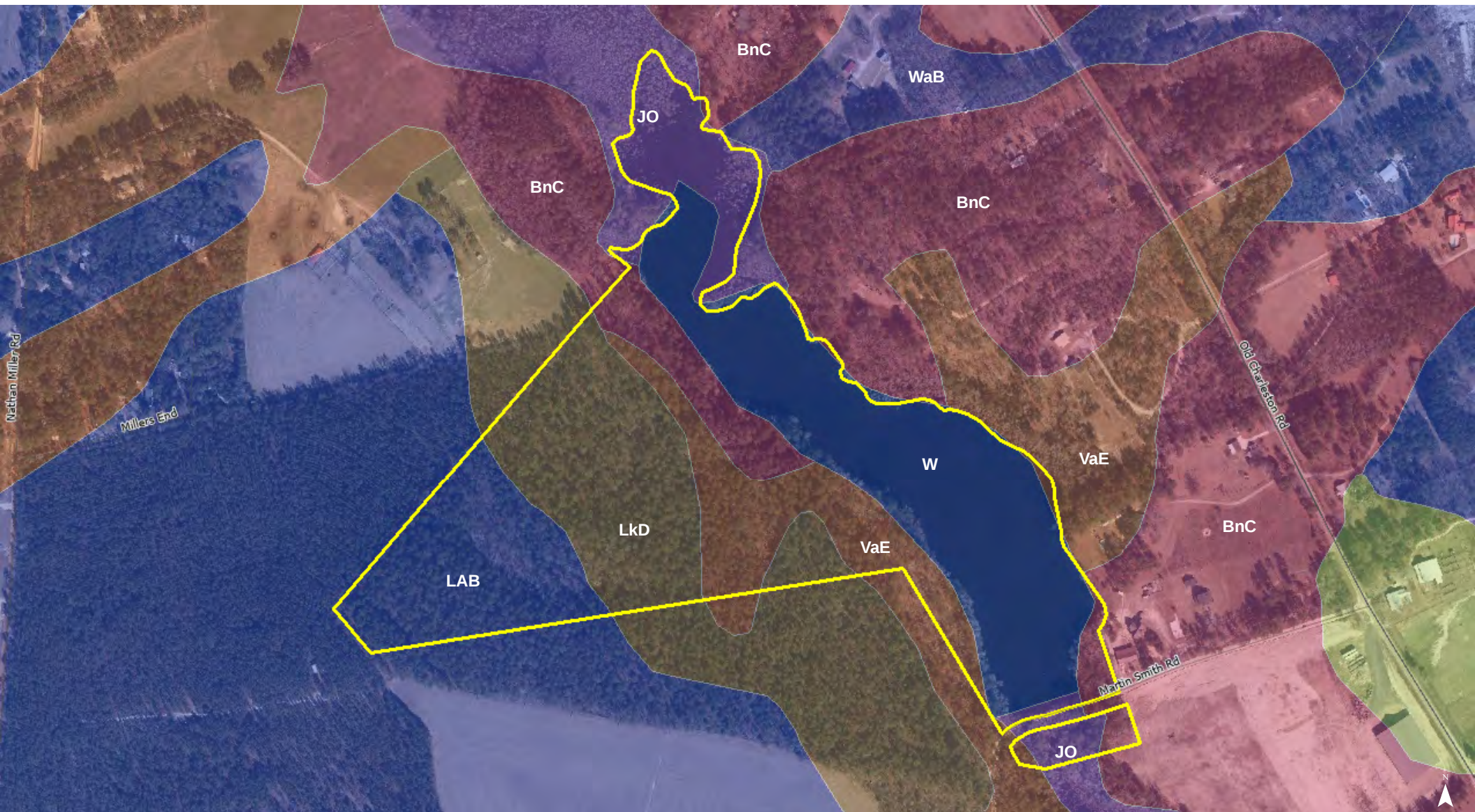
National Wetlands Inventory

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



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Soil Survey



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Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: BnC - Blaney sand, 2 to 10 percent slopes

Component: Blaney (100%)

The Blaney component makes up 100 percent of the map unit. Slopes are 6 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 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. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: JO - Johnston soils

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 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 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 occasionally 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 10 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: LAB - Lakeland soils, undulating

Component: Lakeland (100%)

The Lakeland 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 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 2 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: LkD - Lakeland sand, 6 to 15 percent slopes

Component: Lakeland (100%)

The Lakeland 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 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 2 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: VaE - Vaucluse loamy sand, 10 to 25 percent slopes

Component: Vaucluse (100%)

The Vaucluse component makes up 100 percent of the map unit. Slopes are 10 to 25 percent. This component is on marine terraces on coastal plains. 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 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. Nonirrigated land capability classification is 6e. 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.

Map unit: WaB - Wahee sandy loam, 0 to 4 percent slopes

Component: Wahee (96%)

The Wahee 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 somewhat 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 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 0 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.