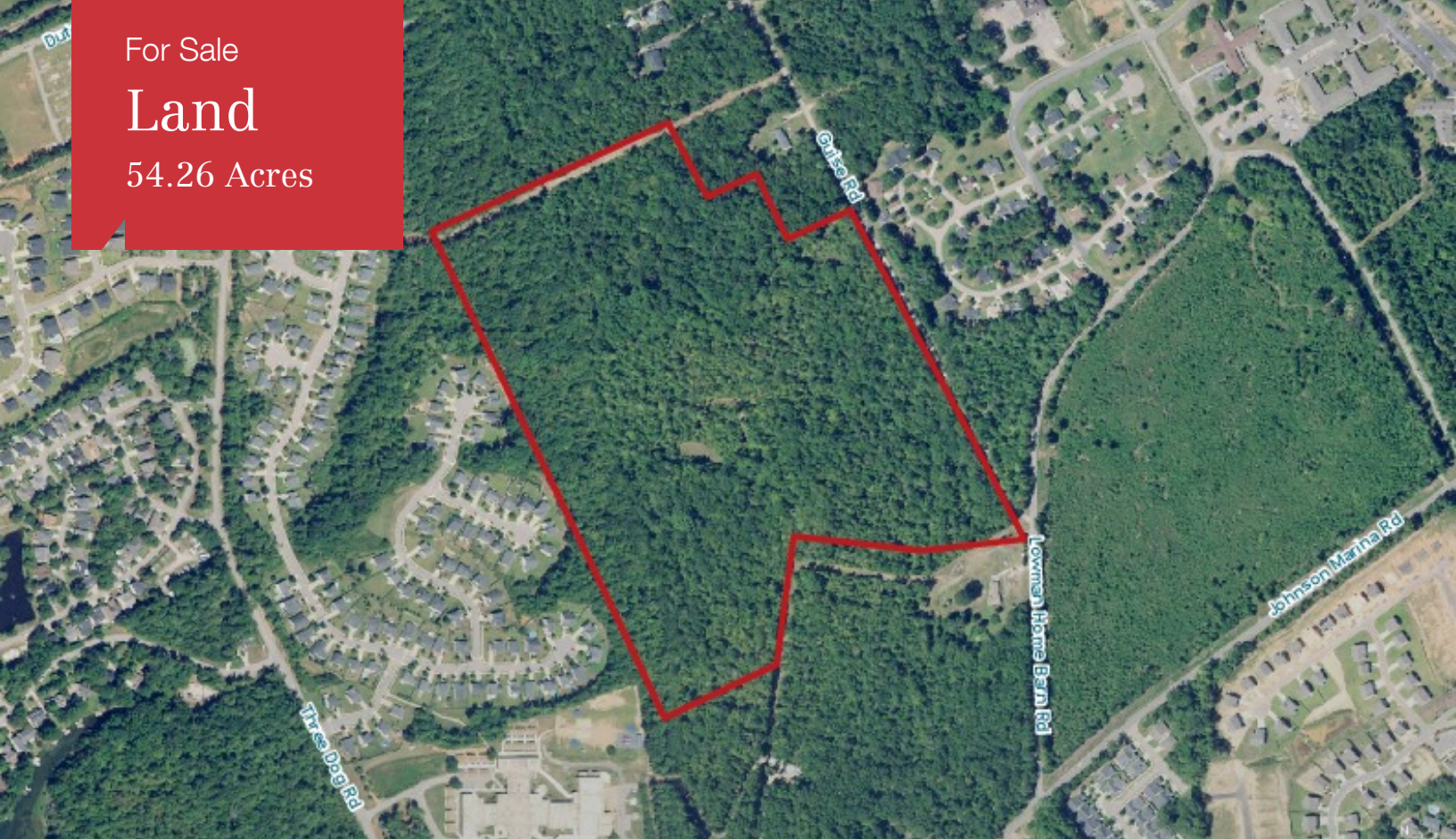


For Sale

Land

54.26 Acres



Guise Road

Chapin, South Carolina 29036

Property Highlights

- ±1,218 feet of road frontage
- Gentle topography on Guise Road
- Mature hardwoods and pines
- Small amount of wetlands
- Water and sewer available
- Owner will consider subdividing
- Recently surveyed
- Sales price: \$756,927 (\$13,950 per acre)

Property Description

54.26 +/- Acres for Sale at \$13,950 per Acre

OFFERING SUMMARY

Sale Price	\$756,927
Lot Size	54.26 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,236	\$117,322
5 Miles	24,411	\$101,054
10 Miles	111,747	\$88,661

For more information

Tombo Milliken

O: 803 744 9852
tombo.milliken@naicolumbia.com

Tom Milliken

O: 803 744 9837
tmilliken@naicolumbia.com

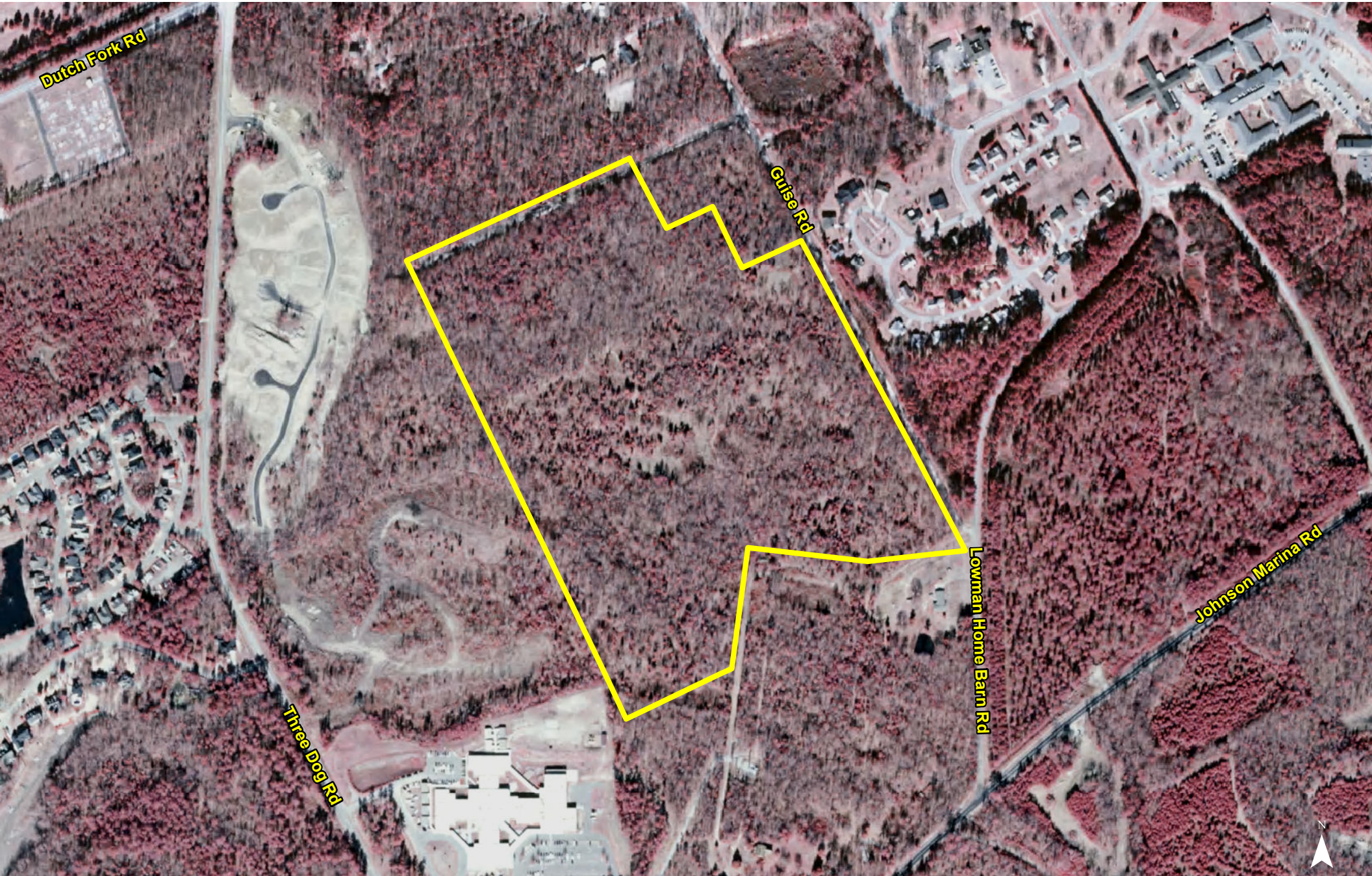
Location



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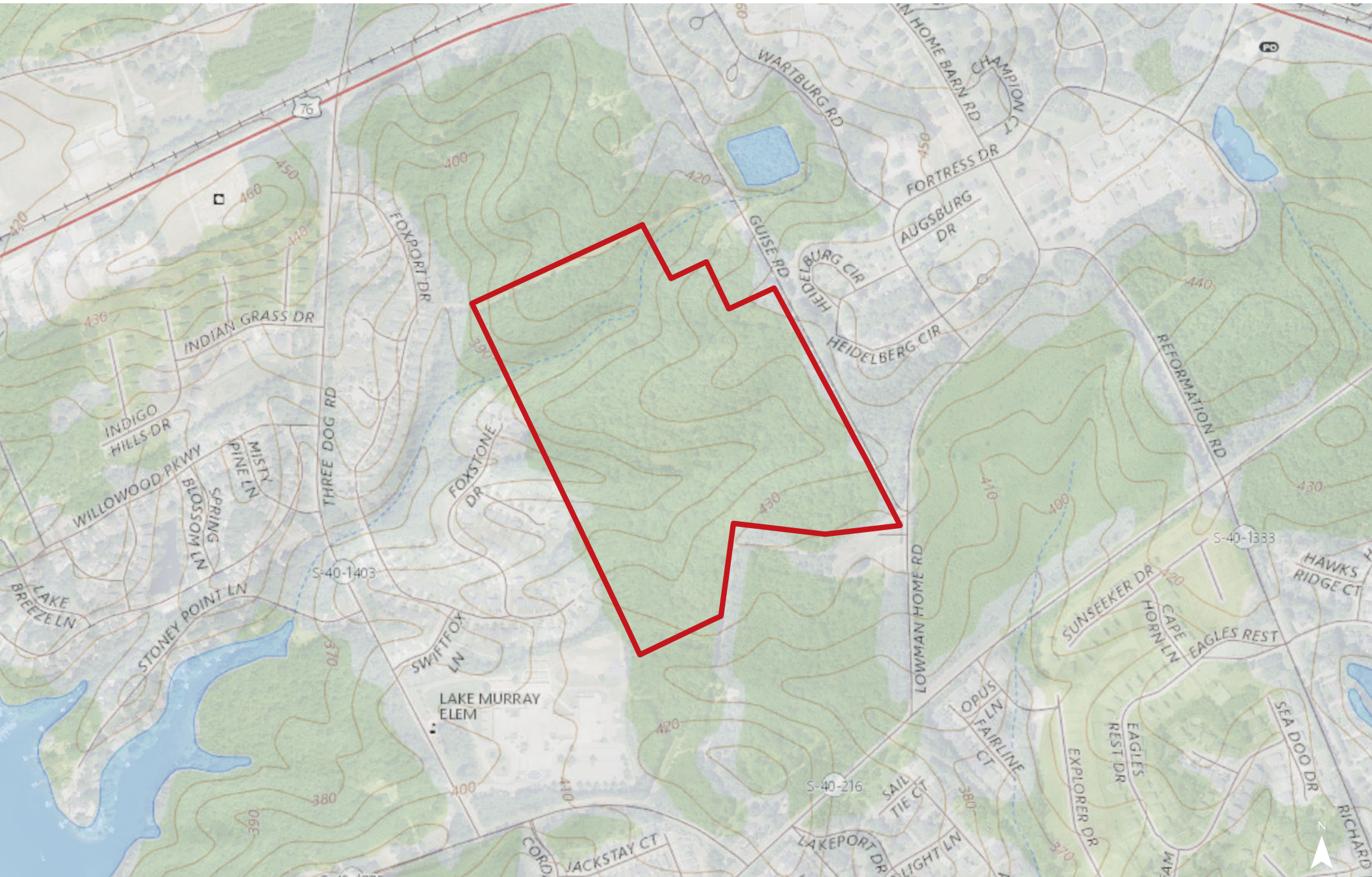
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Topographical Map: 10' Contours



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Topographical Map



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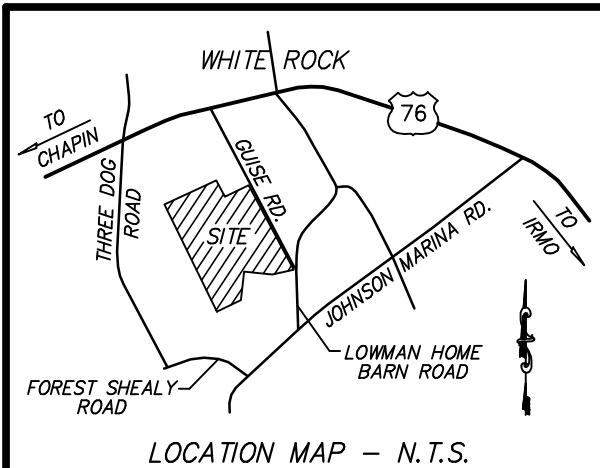


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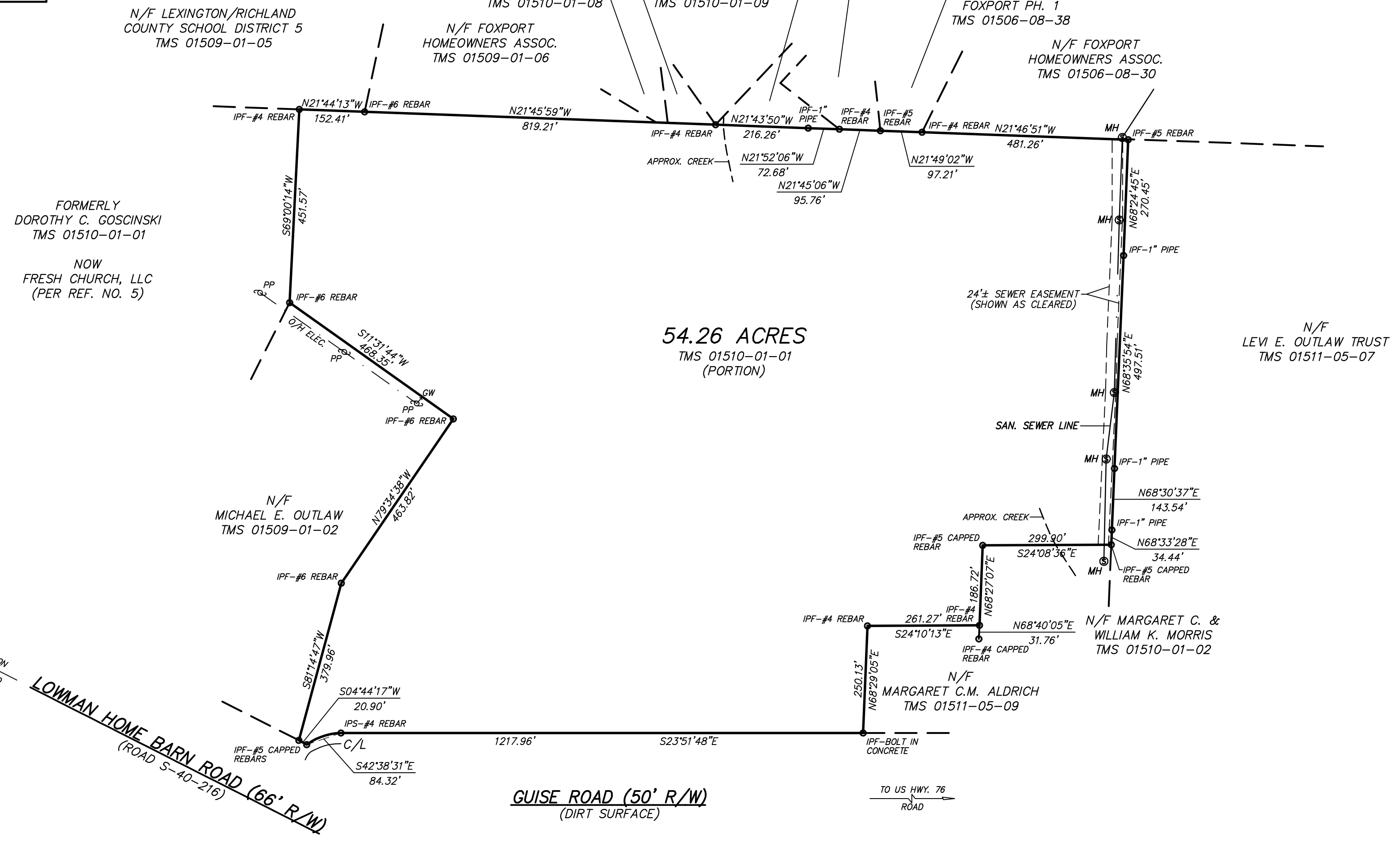
Soil Survey



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CP = CALCULATED POINT
 IPS = IRON PIN SET
 IPF = IRON PIN FOUND
 TMS = TAX MAP SHEET
 R/W = RIGHT OF WAY
 N/F = NOW OR FORMERLY
 O/H = OVERHEAD
 PP = POWER POLE
 MH = SEWER MANHOLE



PLAT PREPARED FOR
DOROTHY C. GOSCINSKI & ROBERT CLARK CLOYD
 SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: JULY 18, 2019

- REFERENCES:
1. RICHLAND COUNTY TAX MAP NUMBER 01510-01-01
 2. PLAT PREPARED FOR "EVELYN GUISE KOON, WILLIE L. GUISE & IRENE GUISE DERRICK" BY KEELS ENGINEERING CO., DATED MAY 3, 1968, AND RECORDED IN PLAT "BOO X" AT PAGE 710.
 3. PLAT PREPARED FOR "MICHAEL E. OUTLAW" BY LUCIUS D. COBB, SR., LAND SURVEYOR, INC., DATED JULY 31, 2015.
 4. PLAT PREPARED FOR "MARGARET DeCARRICO MORRIS" BY LUCIUS D. COBB, SR., LAND SURVEYOR, INC., DATED [unintelligible]
 5. PLAT PREPARED FOR "FRESH CHURCH, LLC" BY ASSOCIATED E & S, INC., DATED FEBRUARY 19, 2019.

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ACCORDING TO FEMA/FIRM PANEL #45079C0069L DATED DEC. 21, 2017, THE LAND SHOWN HEREON IS LOCATED IN ZONE X.
 LARRY W. SMITH, S.C.P.L.S. NO. 3724

ASSOCIATED E & S, INC.
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: GeB - Georgeville silt loam, 2 to 6 percent slopes

Component: Georgeville (85%)

The Georgeville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves, piedmonts. The parent material consists of residuum weathered from metavolcanics and/or residuum weathered from metasedimentary rock and/or residuum weathered from slate. 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 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. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: HeB - Herndon silt loam, 2 to 6 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. 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 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. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: HeC - Herndon silt loam, 6 to 10 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. 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 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. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Richland County, South Carolina

Map unit: NaC - Nason silt loam, 6 to 10 percent slopes

Component: Nason (100%)

The Nason component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 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 is moderate. Shrink-swell potential is moderate. 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 3e. This soil does not meet hydric criteria.

Map unit: OaB - Orange loam, 0 to 4 percent slopes

Component: Orange (100%)

The Orange component makes up 100 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces on coastal plains. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, lithic, is 40 to 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 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, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.