

PRICE REDUCED

For Sale

±105 AC

Pasture Land w/ Pond



CLICK HERE FOR
DRONE FOOTAGE



Koon Road

Lugoff, South Carolina

NAIColumbia

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Executive Summary

Koon Road - Lugoff, South Carolina

- Kershaw County - Portion of TMS #'s 386-00-00-009 and 386-00-00-012
- ±105 acres of rolling pasture land and timberland
- Less than 15 minutes from Columbia and less than 10 miles from Lugoff
- ±7 miles from exit 82 on I-20 via Screaming Eagle Road
- ±3,600 feet of paved Koon Road frontage
- ±75 acres of pasture
- Several nice secluded homesites
- ±4.5 acre stocked spring fed pond
- Perfect for horses, cattle, gentleman farming or country living
- Large dove field potential
- Kershaw County schools
 - Doby's Mill Elementary School
 - Leslie M. Stover Middle School
 - Lugoff-Elgin High School
- Sale price: ~~\$606,625 (\$5,750 per acre)~~
\$519,750 (\$4,950 per acre)

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Property Pictures

Koon Road - Lugoff, South Carolina



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±105 AC

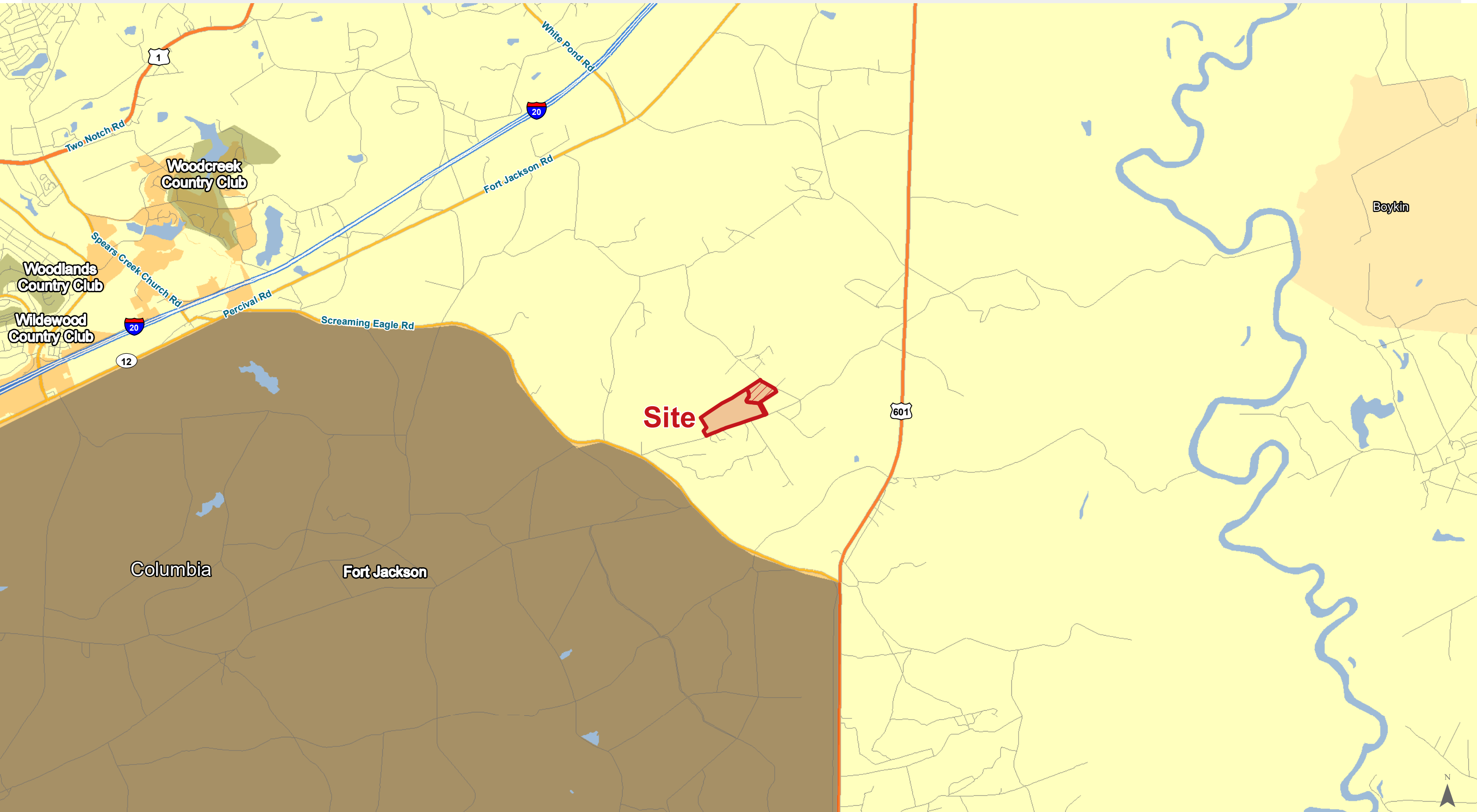
Pasture Land w/ Pond

Property Pictures

Koon Road - Lugoff, South Carolina



Location



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105 ± Acres

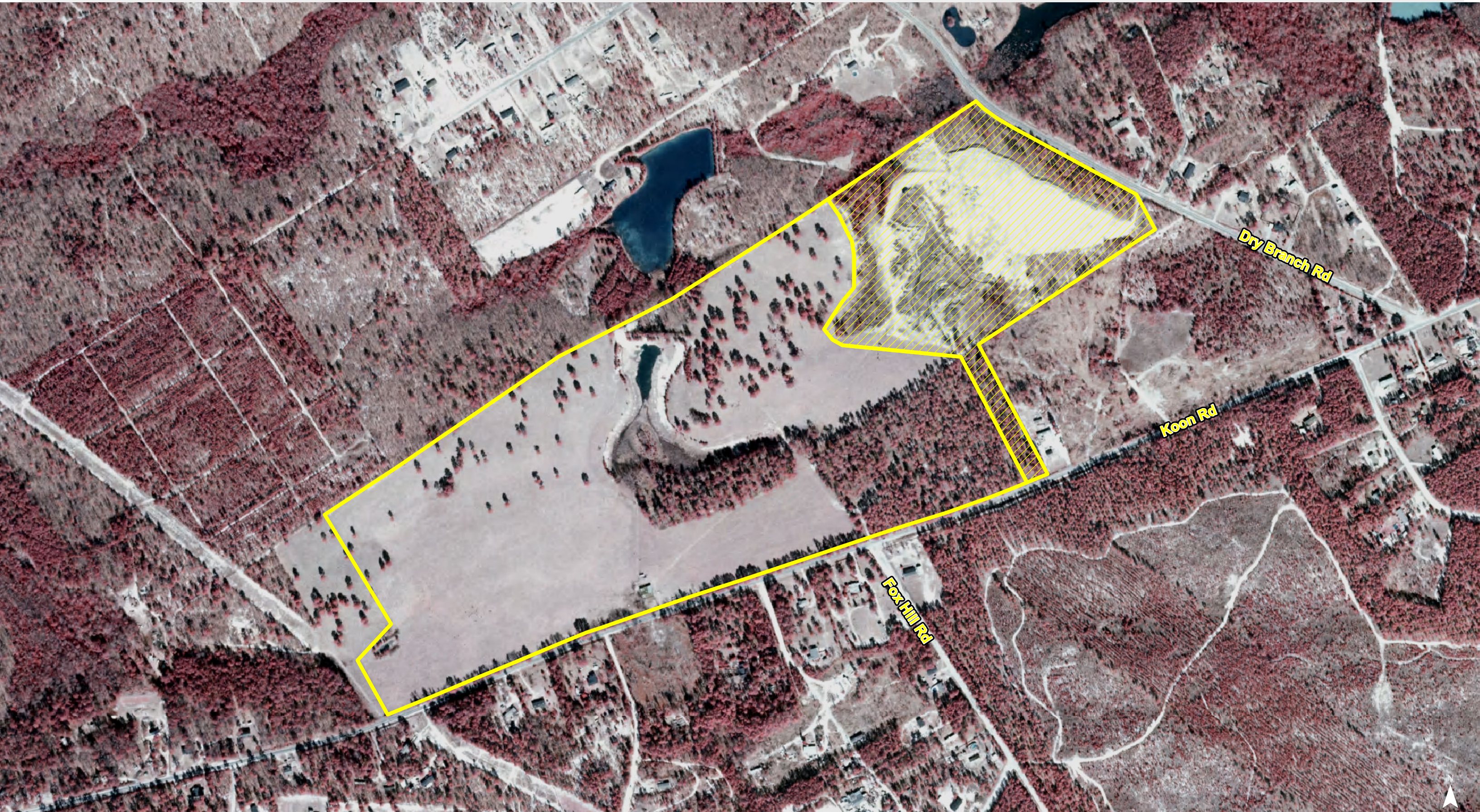
Not Available

Dry Branch Rd

Koon Rd

Fox Hill Rd





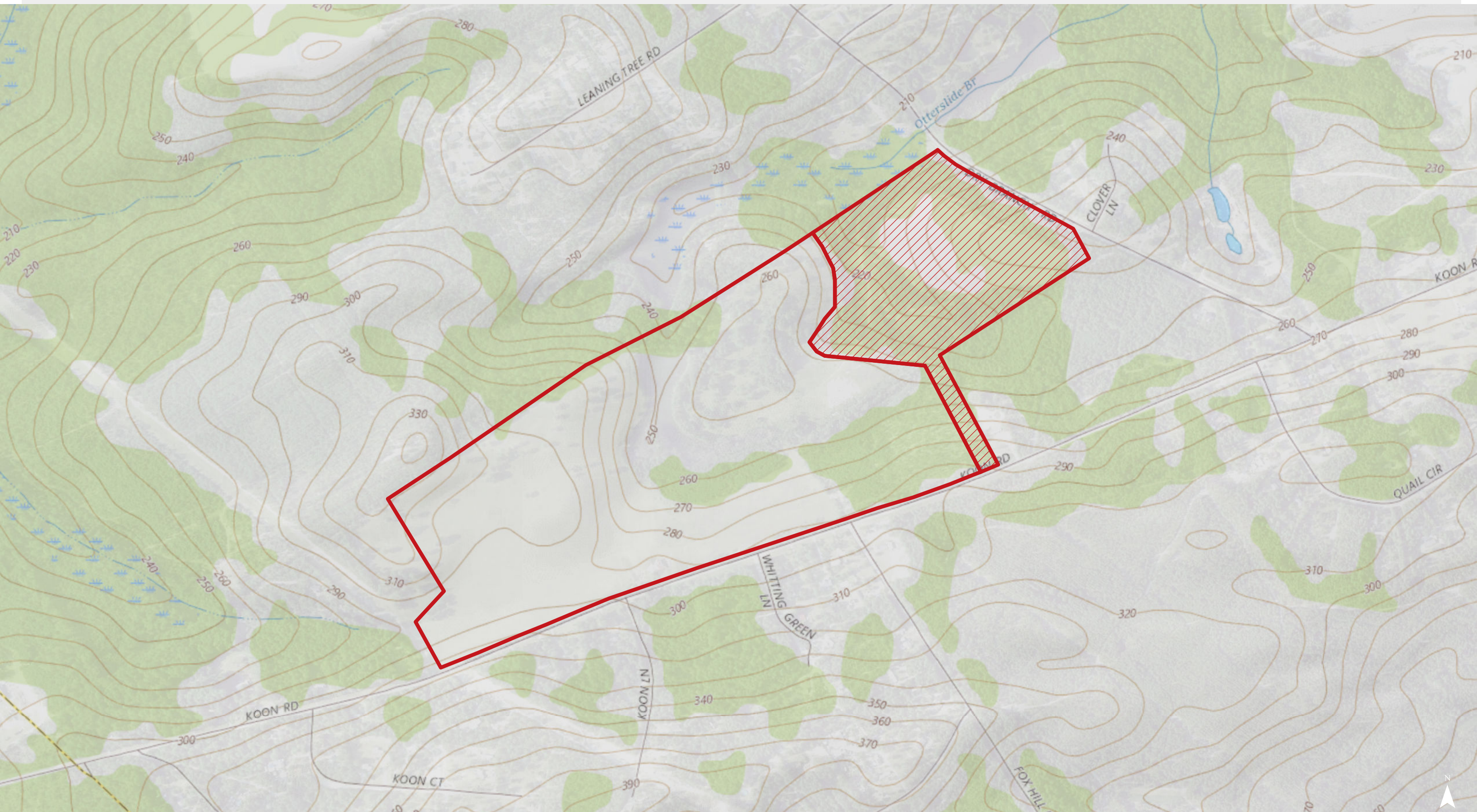
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Topographical Map



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Topographical Map



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SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
Zone A, AE, A99, A O, AH, AR, X VE
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard
Zone X
- Future Conditions 1% Annual
Chance Flood Hazard Zone X
- Area with Reduced Flood Risk
due to Levee Zone X
- Areas Outside the 0.2% Annual
Chance Floodplain Zone X
- Areas of Undetermined Flood
Hazard Zone D

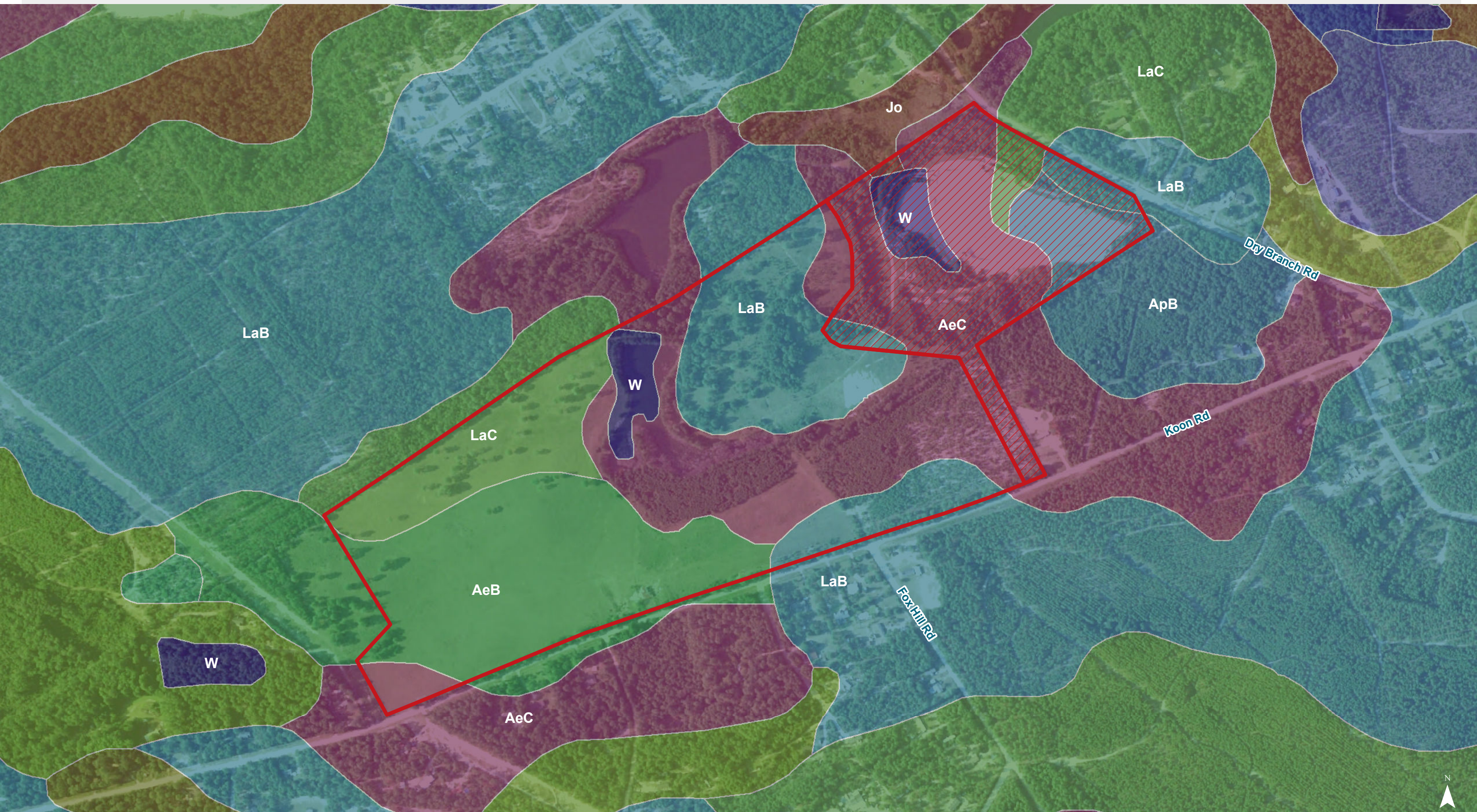
CROSS SECTIONS & BFES

- 18.2 Cross Sections with 1% Annual
Chance Water Surface Elevation
- 17.5 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeB - Ailey sand, 0 to 6 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, sandhills. 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 low. 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 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, coastal plains, sandhills. 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 low. 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 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map unit: ApB - Alpin sand, 0 to 6 percent slopes

Component: Alpin (100%)

The Alpin component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, 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 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

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 coastal plains, flood plains. The parent material consists of sandy 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 high. Available water to a depth of 60 inches 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, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: LaB - Lakeland sand, 0 to 6 percent slopes

Component: Lakeland (86%)

The Lakeland component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, dunes. The parent material consists of eolian sands. 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 very 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 0 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: LaC - Lakeland sand, 6 to 10 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces, 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 1 percent. Nonirrigated land capability classification is 6s. 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.