

For Sale
±124.45 AC
Timberland/Recreational
Property

Paper Mill Tract

McCords Ferry Road and Old Eastover Road Eastover, South Carolina

NAIColumbia

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Executive Summary

Paper Mill Tract - Eastover, South Carolina

- Richland County - TMS#: R39000-01-21
- ±124.45 acres located directly across from International Paper Mill
- Less than 30 minutes from Southeast Columbia
- Abundant wildlife - deer, turkey, dove and small game
- Small streams running through the property
- Gentle topography - old agricultural fields converted to plantation pine
- Soils seemingly suitable for Waterfowl Impoundments
- Several Dove Field sites to choose from
- ±50 acres of 2010 Loblolly Plantation Pine
- ±19 acres of 2011 Loblolly Plantation Pine
- ±45 acres of 2018 Loblolly Plantation Pine
- Sale price: \$435,575 (\$3,500 per acre)

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Property Pictures

Paper Mill Tract - Eastover, South Carolina



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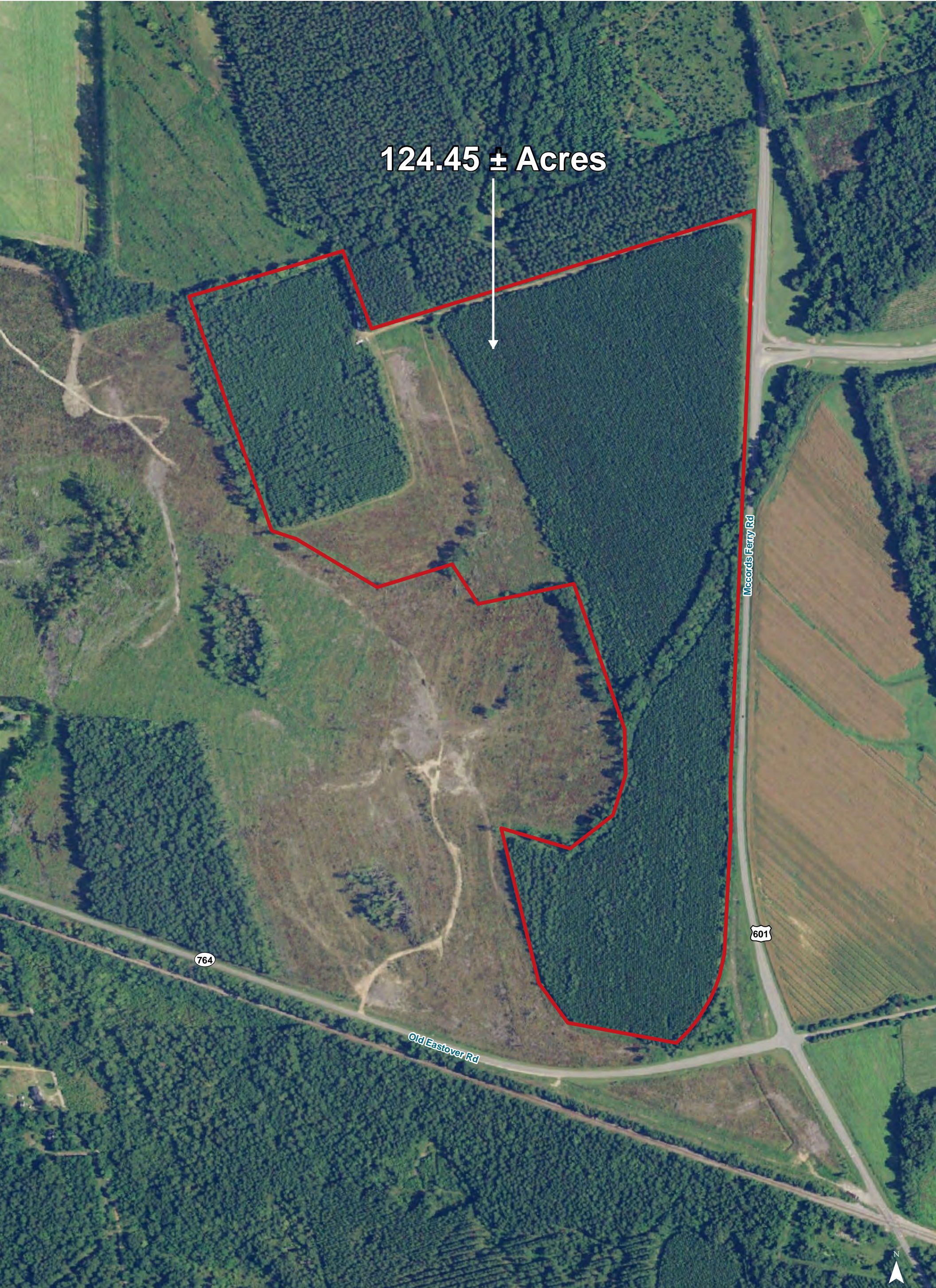
Property Pictures

Paper Mill Tract - Eastover, South Carolina





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124.45 ± Acres



764

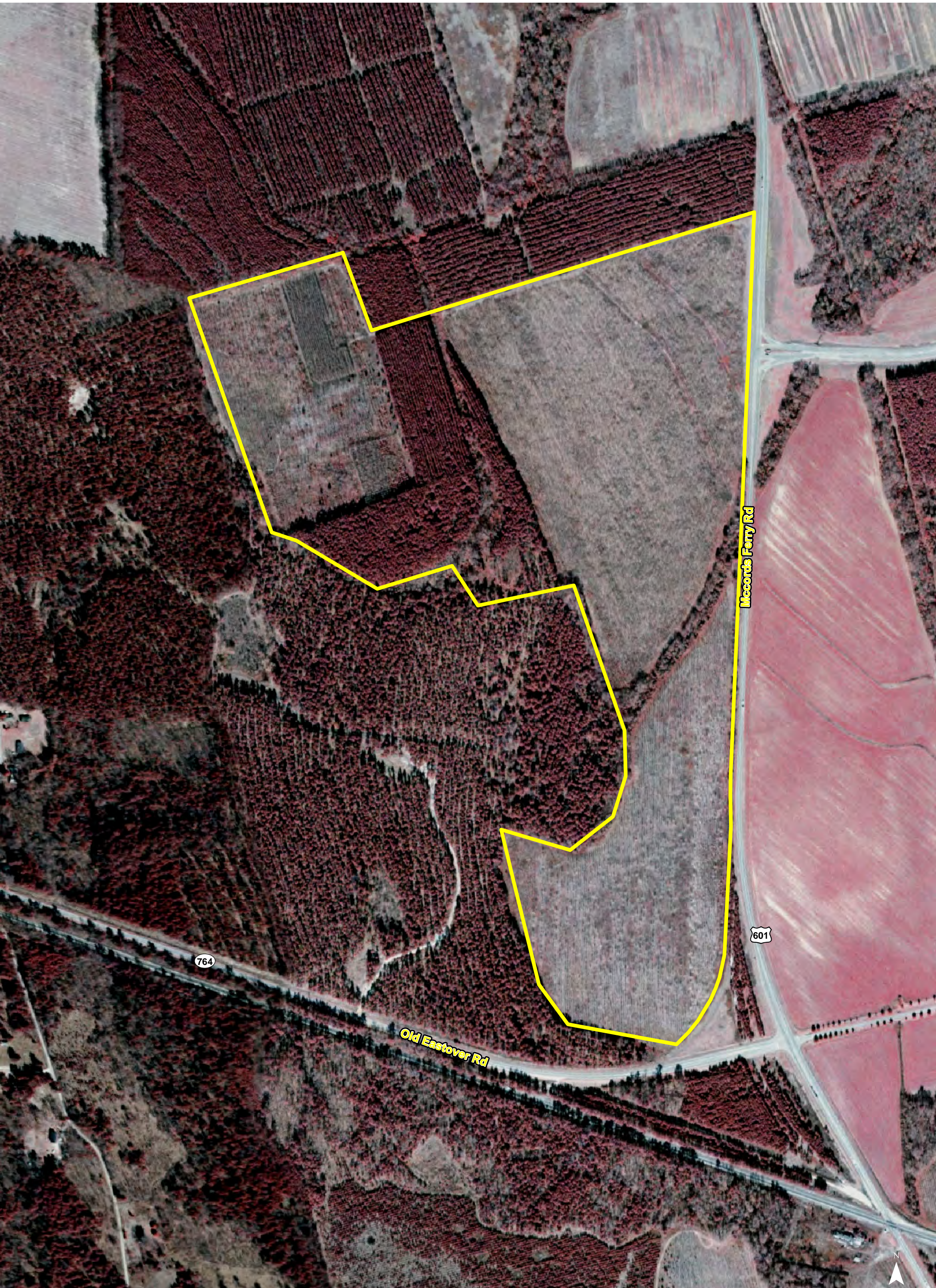
Old Eastover Rd

McCords Ferry Rd

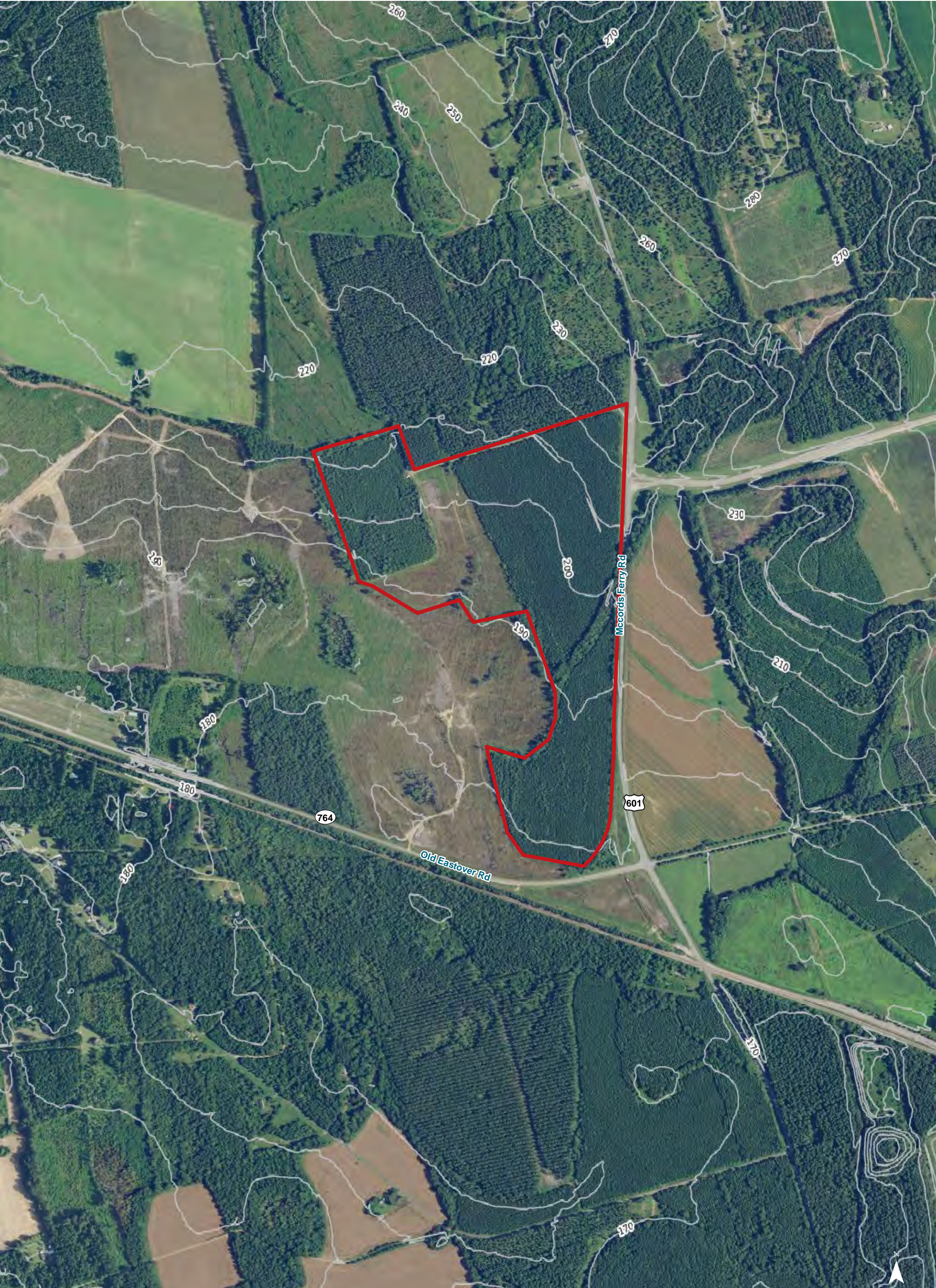
601



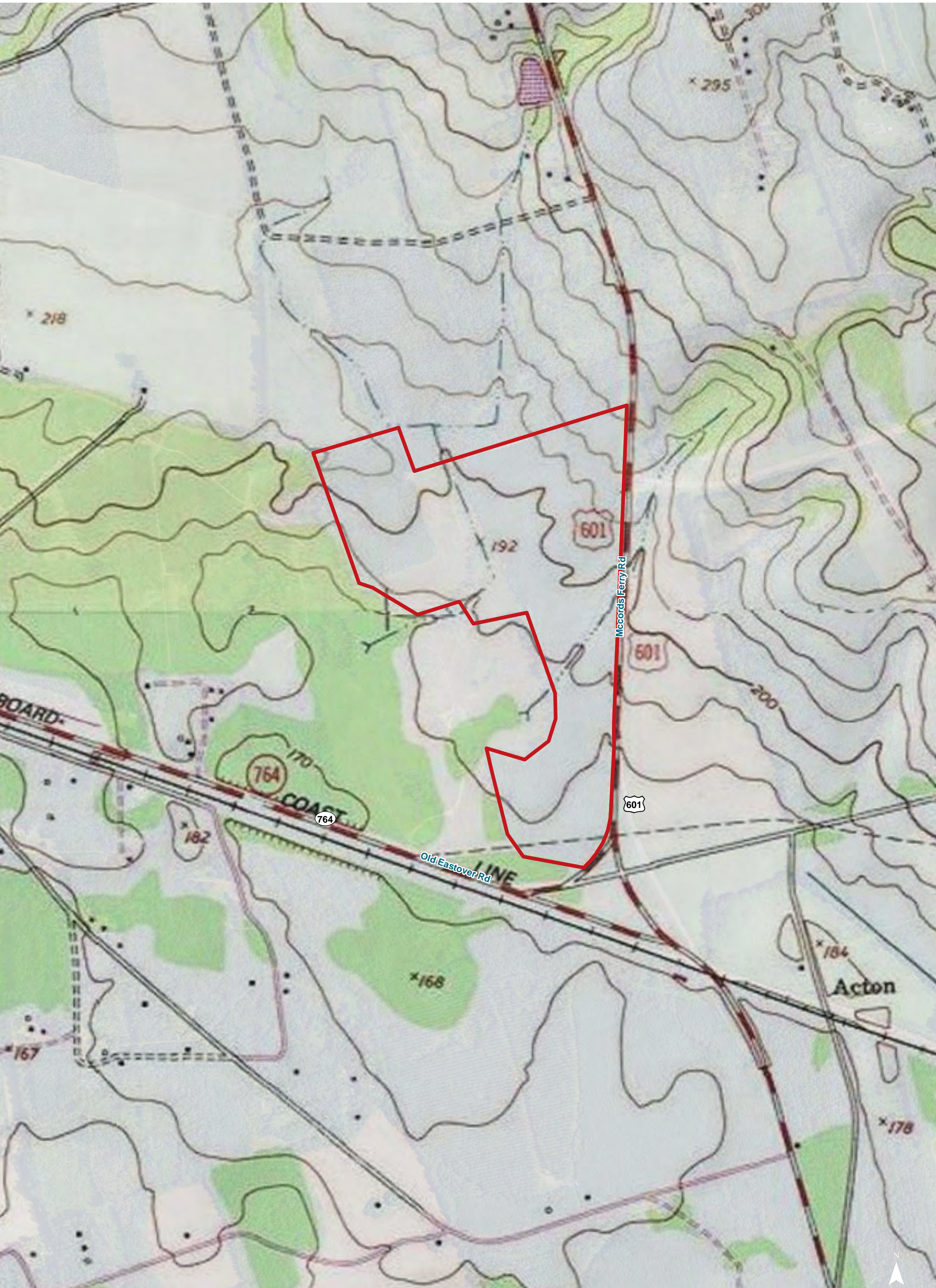
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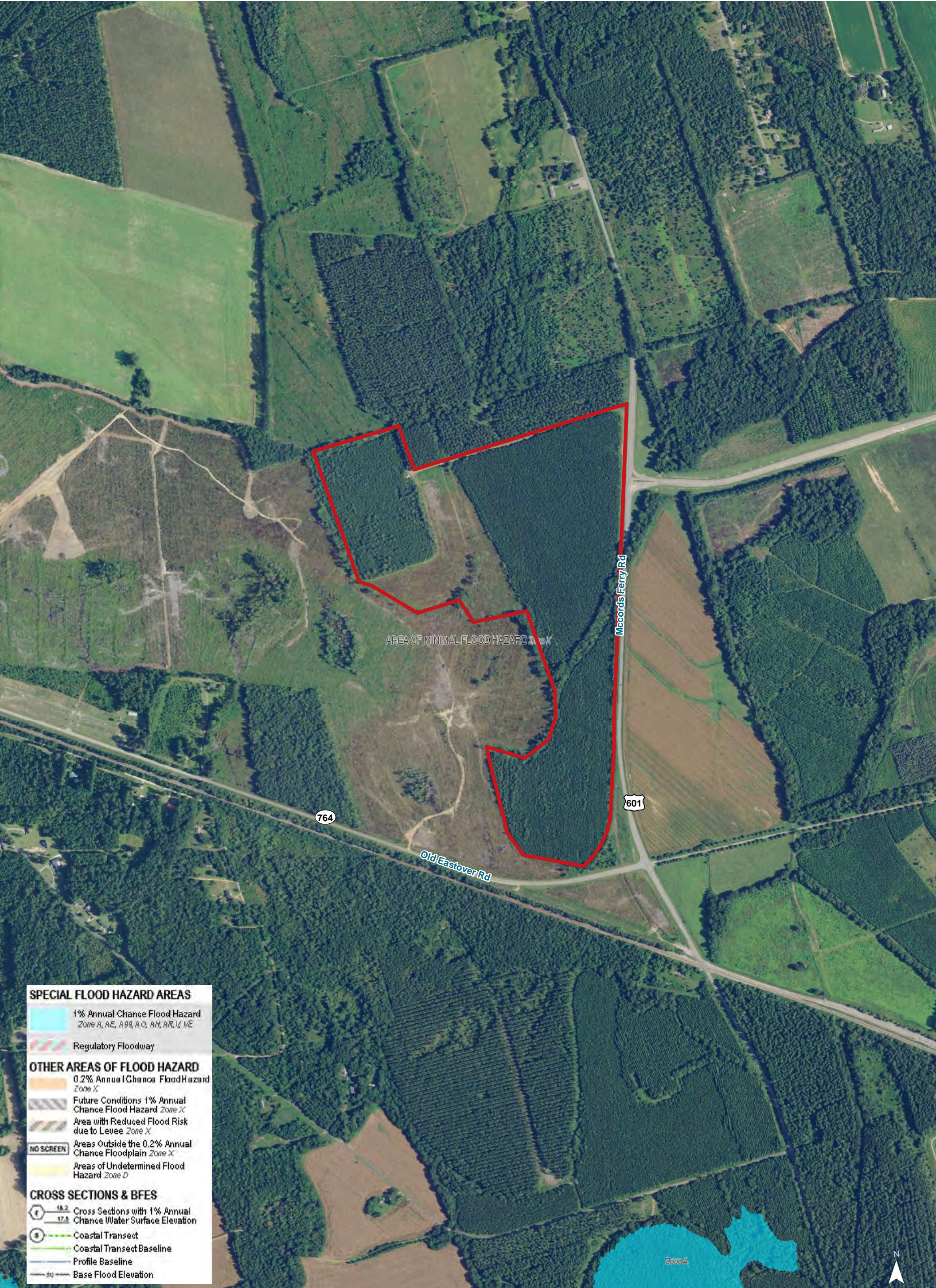
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SPECIAL FLOOD HAZARD AREAS

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

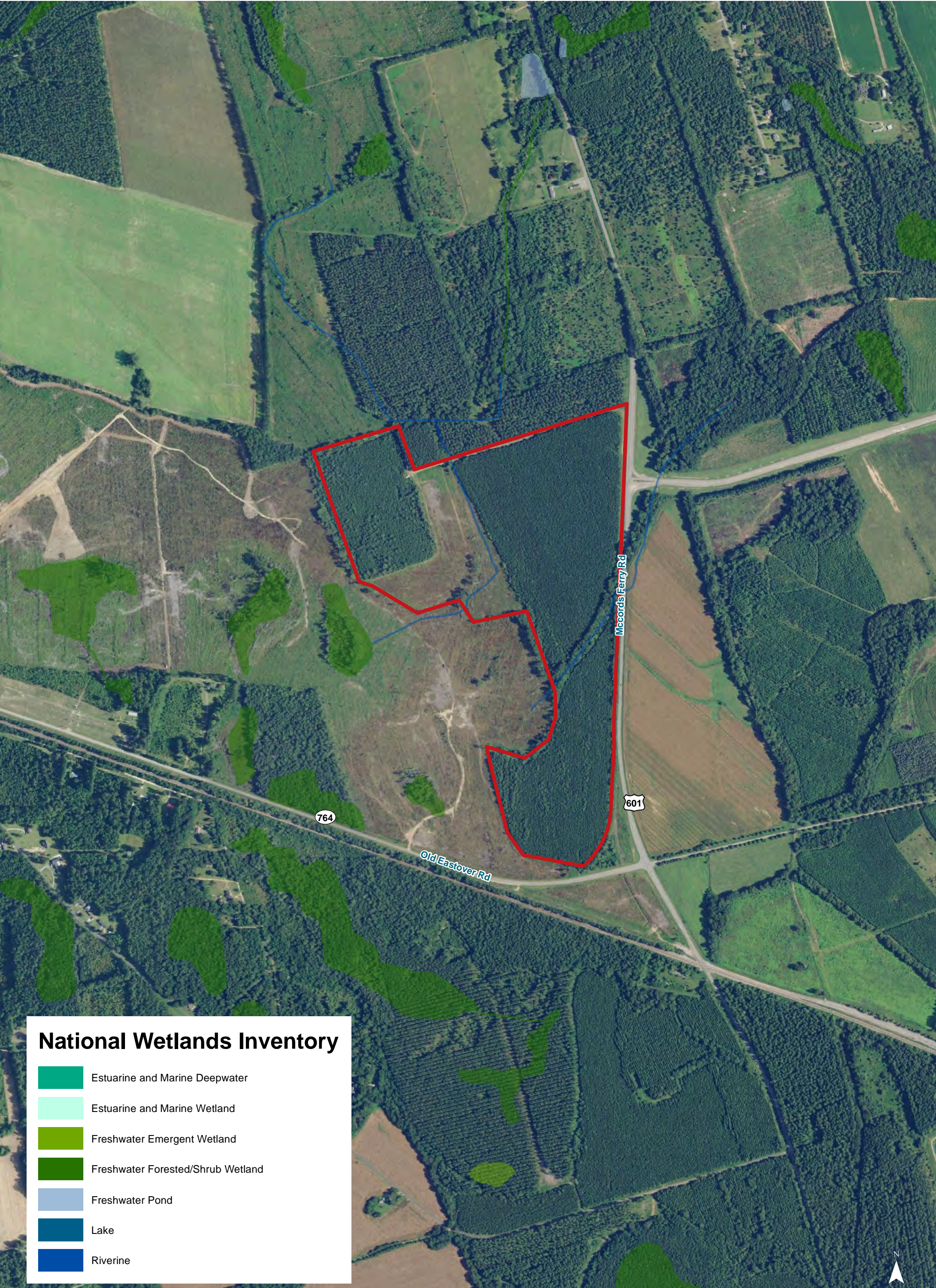
OTHER AREAS OF FLOOD HAZARD

- 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
- NO SCREEN
Areas Outside the 0.2% Annual
Chance Floodplain Zone X
- Areas of Undetermined Flood
Hazard Zone D

CROSS SECTIONS & BFES

- 18.2
17.8
Cross Sections with 1% Annual
Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cn - Clarendon sandy loam

Component: Clarendon (100%)

The Clarendon component makes up 100 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 loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately 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 low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Cx - Coxville fine sandy loam

Component: Coxville (100%)

The Coxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, flats, 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 poorly 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 moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: NoA - Norfolk loamy sand, 0 to 2 percent slopes

Component: Norfolk (90%)

The Norfolk component makes up 90 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 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 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 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map unit: ObA - Orangeburg loamy sand, 0 to 2 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 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 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 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. 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 1. This soil does not meet hydric criteria.

Map unit: ObB - Orangeburg loamy sand, 2 to 6 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. 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 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. 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: ObC - Orangeburg loamy sand, 6 to 10 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces on coastal plains. 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 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. 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 4e. This soil does not meet hydric criteria.