

PRICE REDUCED

For Sale
±16.29 AC



NAIColumbia

Broad River Road

Chapin, South Carolina

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Tom Milliken

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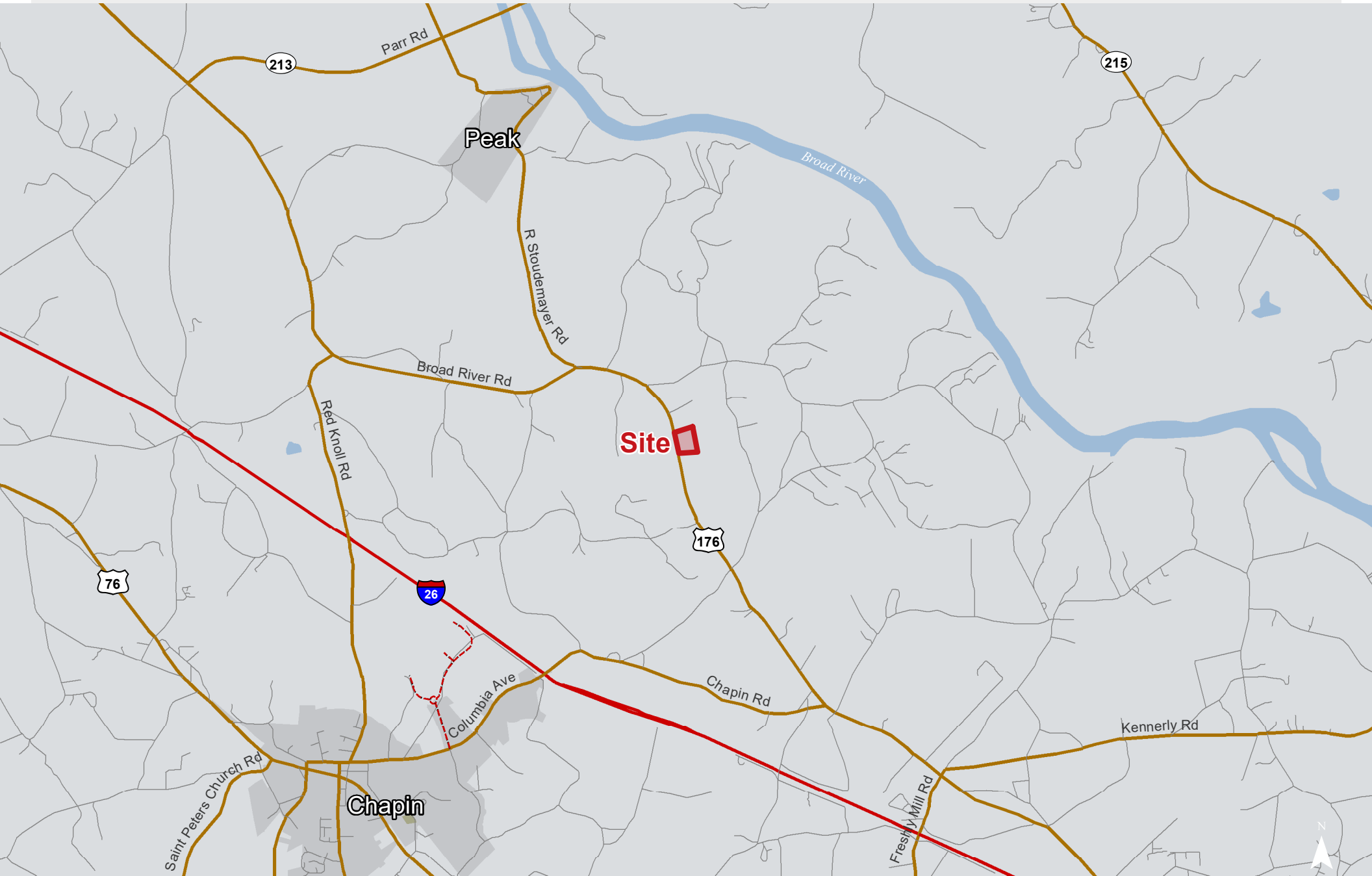
Property Features

- ±16.29 Acres for sale in Chapin
- Lexington Richland School District 5
- Approximately ±850 feet of Broad River Road frontage
- Nice homesite
- Stream towards the back of the property
- Zoning: RU (Rural District), Richland County
- Sales Price: ~~\$244,350~~ **\$191,408 or \$11,750 per acre**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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Location



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Topographical Map: 2' Contours



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Topographical Map: 10' Contours



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SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard (Zone A, AE, A99, A Q, AA, 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: Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.8: Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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: NaB - Nason silt loam, 2 to 6 percent slopes

Component: Nason (100%)

The Nason 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, 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 2e. This soil does not meet hydric criteria.

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: NaE - Nason complex, 10 to 30 percent slopes

Component: Nason (100%)

The Nason component makes up 100 percent of the map unit. Slopes are 10 to 30 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 4e. This soil does not meet hydric criteria.