



For Sale

**±504 AC**

Pasture Land/Timberland

# Fairfield Hill Road

Winnsboro, South Carolina

**NAI**Avant

**Tom Milliken**

+1 803 331 6999

[tmilliken@naiavant.com](mailto:tmilliken@naiavant.com)

**Tombo Milliken**

+1 803 206 8384

[tombo.milliken@naiavant.com](mailto:tombo.milliken@naiavant.com)

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.

807 Gervais Street, Suite 301  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naiavant.com](http://www.naiavant.com)

For Sale

**±504 AC**

Pasture Land/Timberland

## Executive Summary

Fairfield Hill Road - Winnsboro, South Carolina

- ±504 acres of pasture land and timberland
- Less than 40 minutes from Columbia and less than 50 minutes from south Charlotte
- ±1.5 miles from exit 48 on I-77
- Frontage on Wateree Creek and smaller creeks
- ±4 acre pond with mobile home
- ±240 acres of pasture (includes pasture, hay fields, hedge rows, scattered small clumps of shade area, etc.)
- ±260 acres of timberland (4 sections: ±187 acres, ±32 acres, ±25 acres, and 15 acres)
- Surrounded by large private ownership
- Deer, turkey, hogs, and potential dove field
- Great road system
- \$406,000 of timber on ±260 acres
- Sale price: **\$1,500,000 (\$2,976 per acre)**
- Shown by appointment only

\*\*\*These estimates are for basic calculations and should be recalculated by any prospective purchaser for their own use. The same applies to any estimates of timber values, land values, etc. that are supplied for use to a prospective purchaser. The Owner and their Agents have no responsibility or liability for any estimates or values supplied to a third party.



For Sale  
**±504 AC**  
Pasture Land/Timberland

# Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale

**±504 AC**

Pasture Land/Timberland

# Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale  
**±504 AC**  
Pasture Land/Timberland

## Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale

**±504 AC**

Pasture Land/Timberland

# Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale  
**±504 AC**  
Pasture Land/Timberland

## Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale

**±504 AC**

Pasture Land/Timberland

# Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale  
**±504 AC**  
Pasture Land/Timberland

## Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale  
**±504 AC**  
Pasture Land/Timberland

## Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina





For Sale  
**±504 AC**  
Pasture Land/Timberland

## Property Pictures

Fairfield Hill Road - Winnsboro, South Carolina







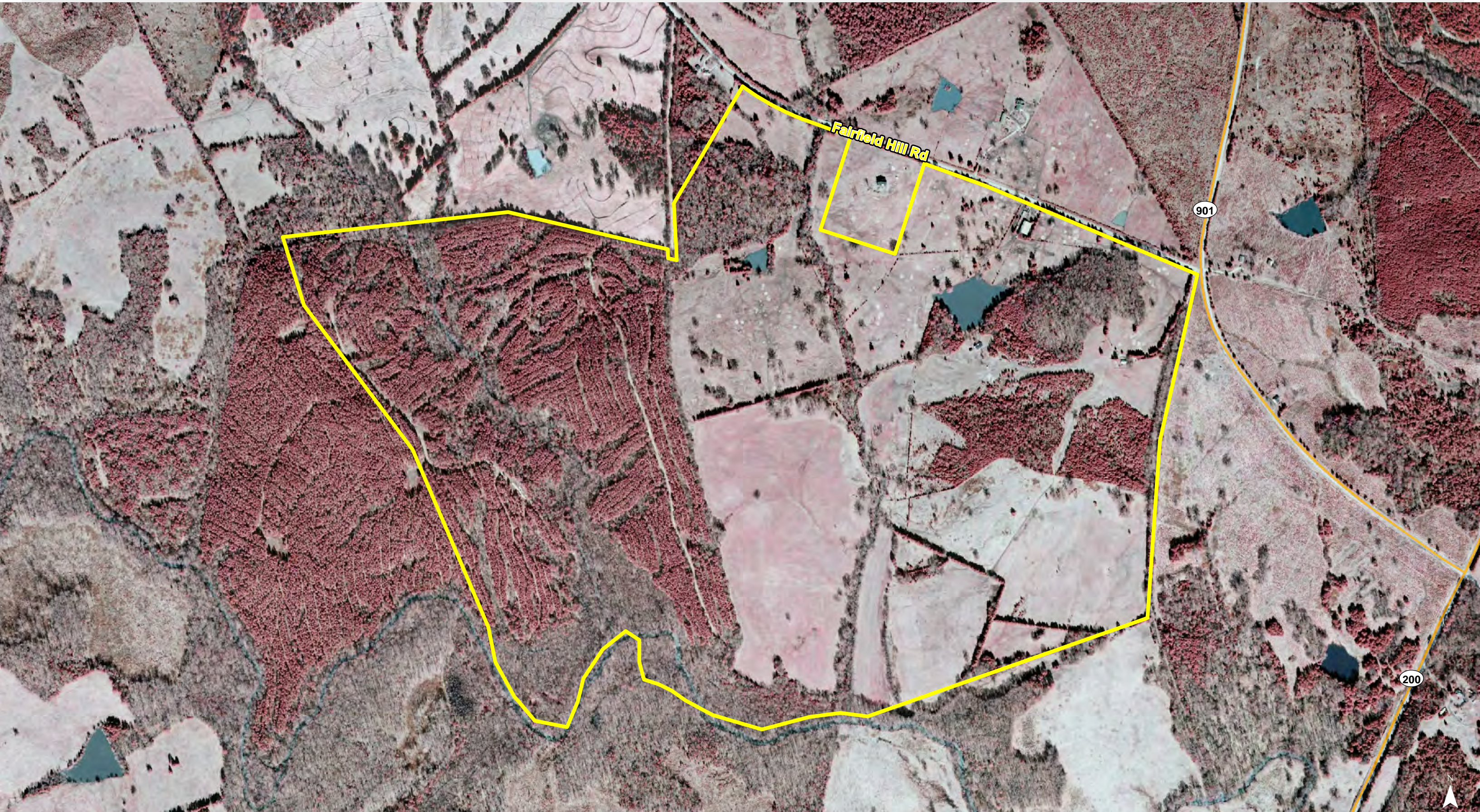
Map Updated: Tuesday, January 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



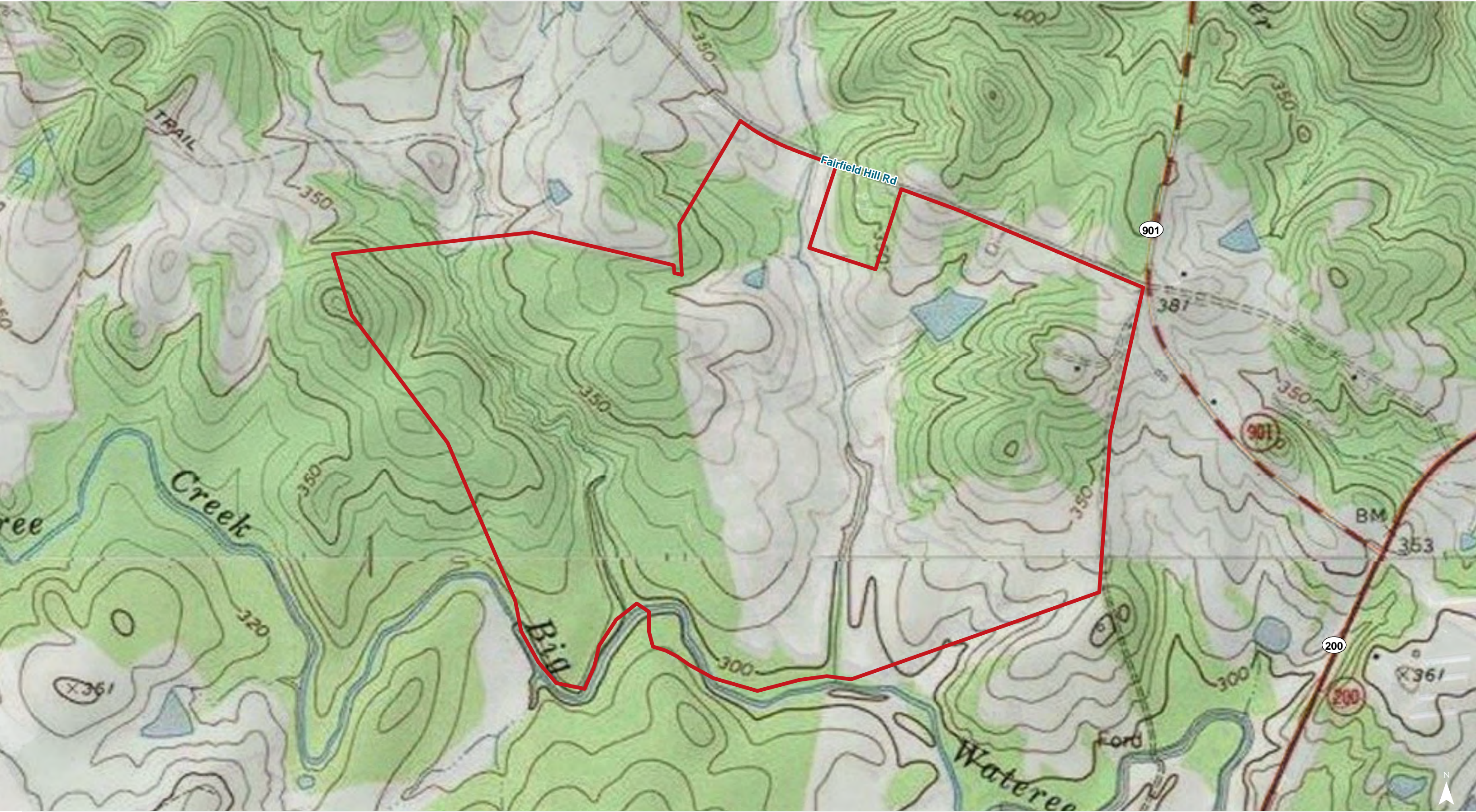


Map Updated: Tuesday, January 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



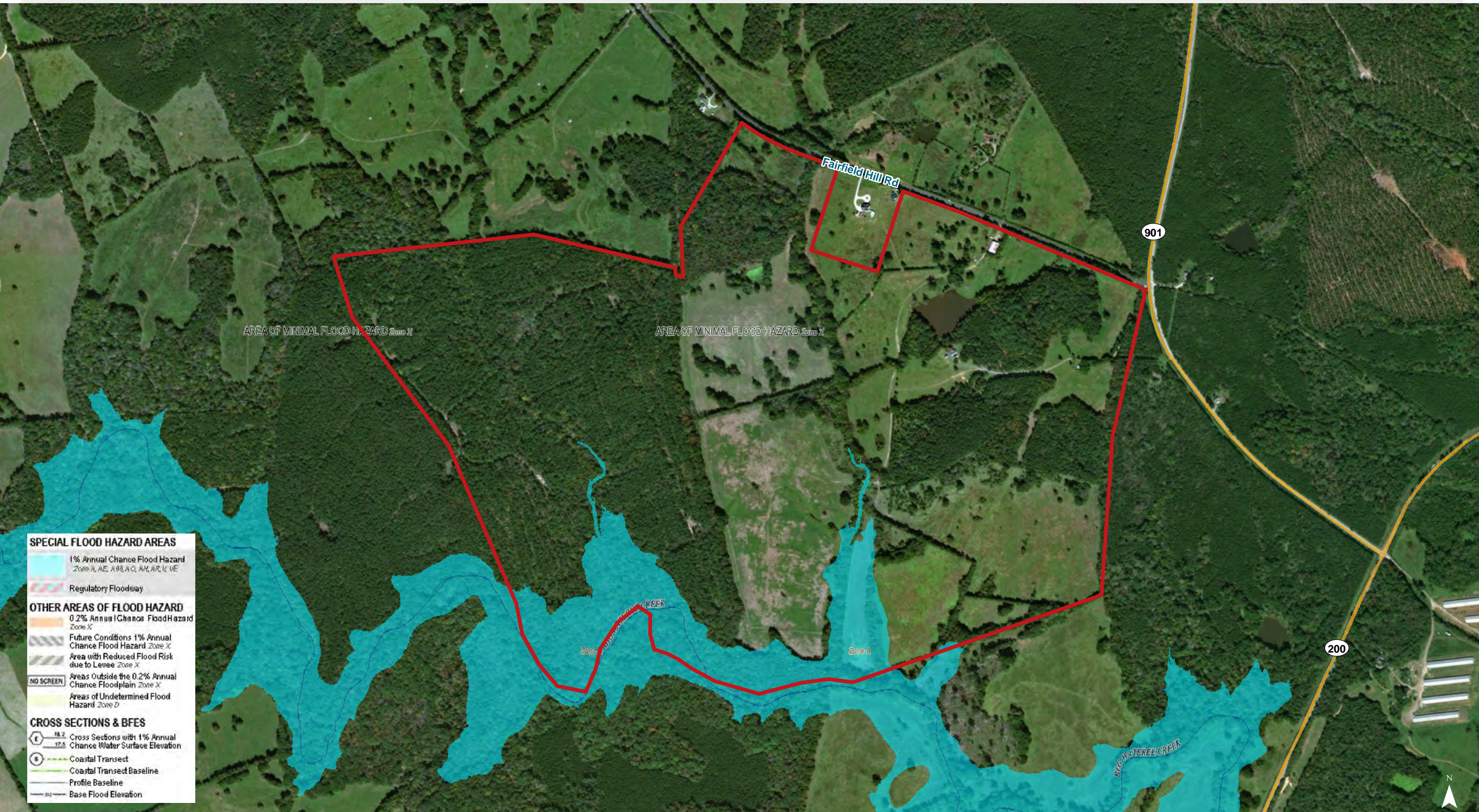




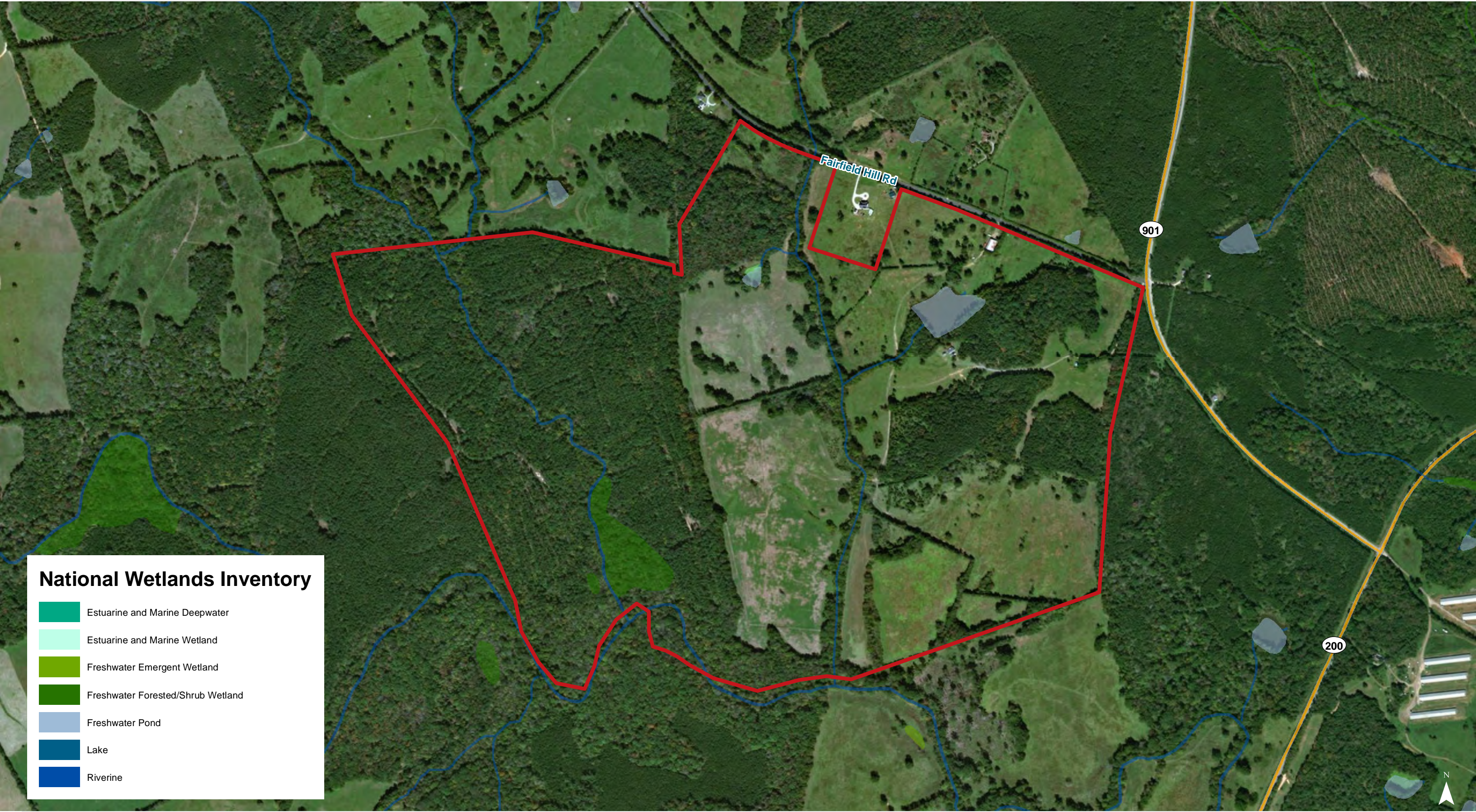


Map Updated: Tuesday, January 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.









Map Updated: Tuesday, January 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.





Map Updated: Tuesday, January 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cw - Chewacla loam, 0 to 2 percent slopes, frequently flooded

Component: Chewacla, frequently flooded (80%)

The Chewacla, frequently flooded component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on southern piedmonts. The parent material consists of alluvium. 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 high. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Map unit: MeB - Mecklenburg fine sandy loam, 2 to 6 percent slopes

Component: Mecklenburg (80%)

The Mecklenburg component makes up 80 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 basic metamorphic rocks. 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 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: To - Toccoa loam

Component: Toccoa (70%)

The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, April, 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: W - Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: WkD - Wilkes sandy loam, 6 to 15 percent slopes

Component: Wilkes (80%)

The Wilkes component makes up 80 percent of the map unit. Slopes are 6 to 15 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from hornblende schist, hornblende gneiss, diorite, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 low. 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 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: WnB - Winnsboro sandy loam, 2 to 6 percent slopes

Component: Winnsboro (85%)

The Winnsboro component makes up 85 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 gneiss and schist containing intrusions of diorite, hornblende, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 79 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 high. 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: WnC - Winnsboro sandy loam, 6 to 10 percent slopes

Component: Winnsboro (80%)

The Winnsboro component makes up 80 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 gneiss and schist containing intrusions of diorite, hornblende, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 79 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 high. 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.