



For Sale
±716 AC
Recreational Land



Spears Creek Swamp

Screaming Eagle Road Ext. - Lugoff, South Carolina

Exclusively Offered By: **Tombo Milliken**
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Recreational Land

Executive Summary

Spears Creek Swamp - Lugoff, South Carolina

CLICK HERE TO
WATCH VIDEO



- ±716 acres of recreational land for sale in Richland County
- Less than 30 minutes from SE Columbia, South Carolina
- ±2 miles of Spears Creek frontage
- 2 Oxbow lakes
- ±80 AC area that can be flooded for ducks
- Several food plots
- Great road systems
- Deer, hog, duck, turkey, dove and fishing
- No Conservation Easement in place
- Timber removed from ±575 acres in 2017
- Sale price: \$966,600 (\$1,350 per acre)

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Property Pictures

Spears Creek Swamp - Lugoff, South Carolina



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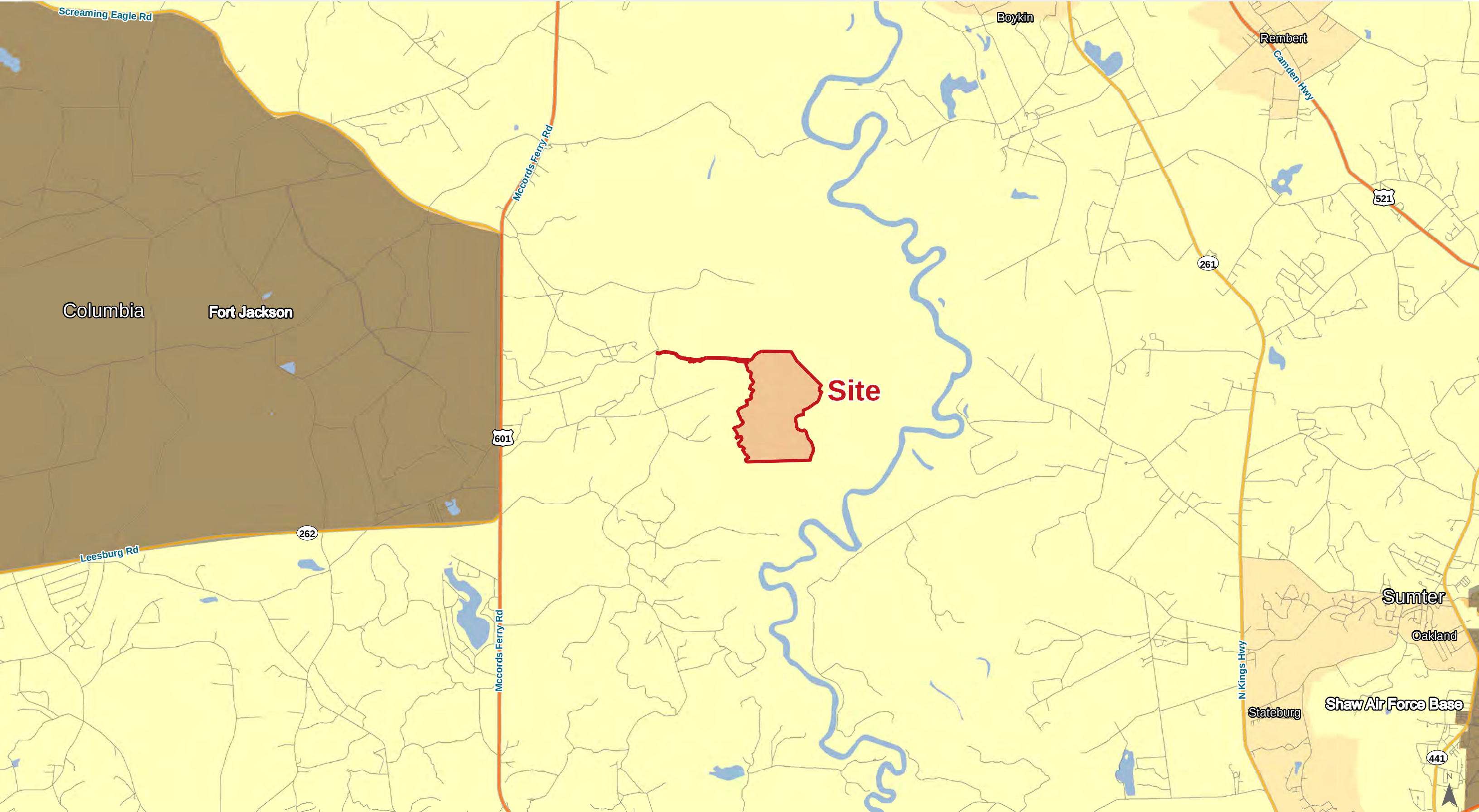


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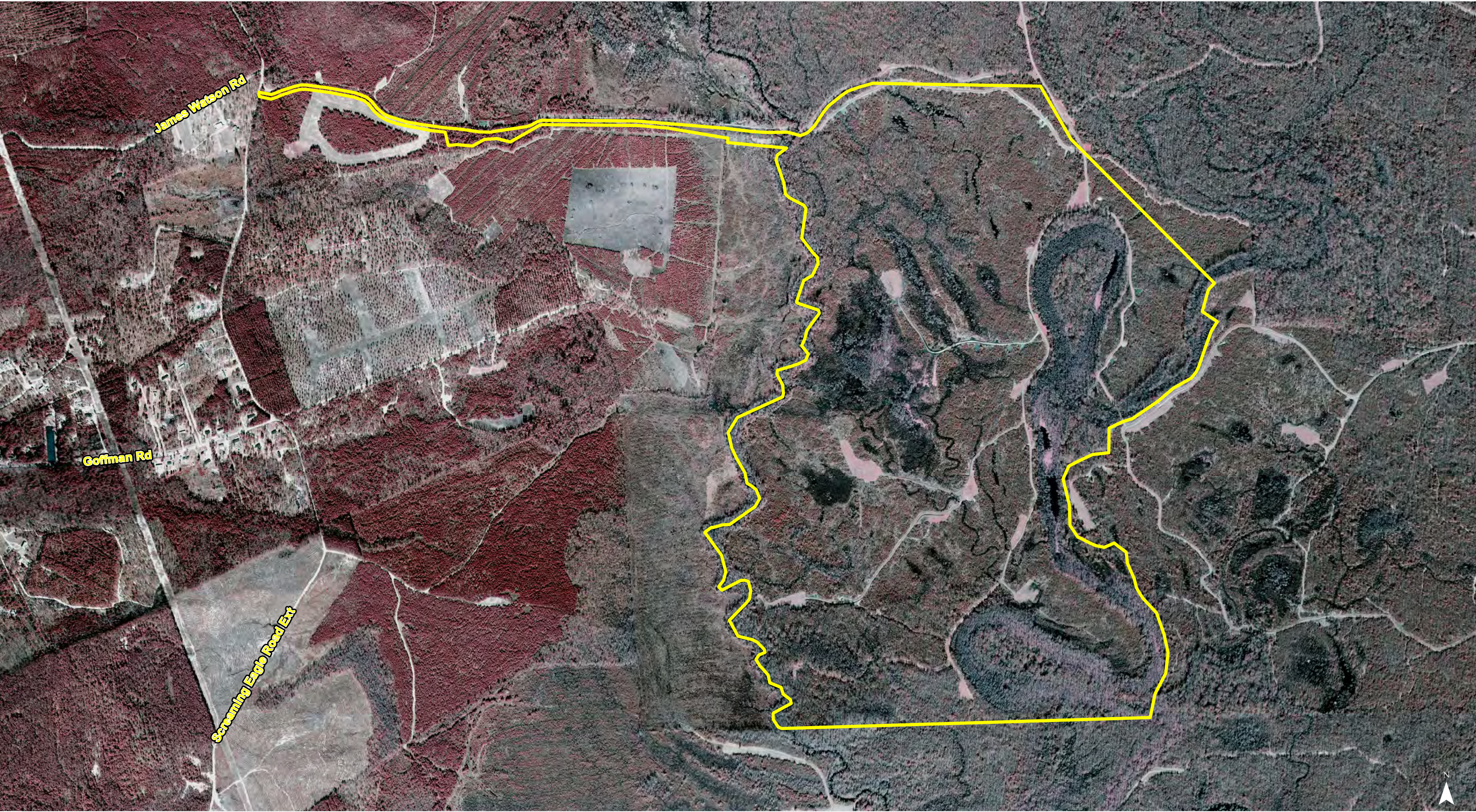
Spears Creek Swamp - Lugoff, South Carolina





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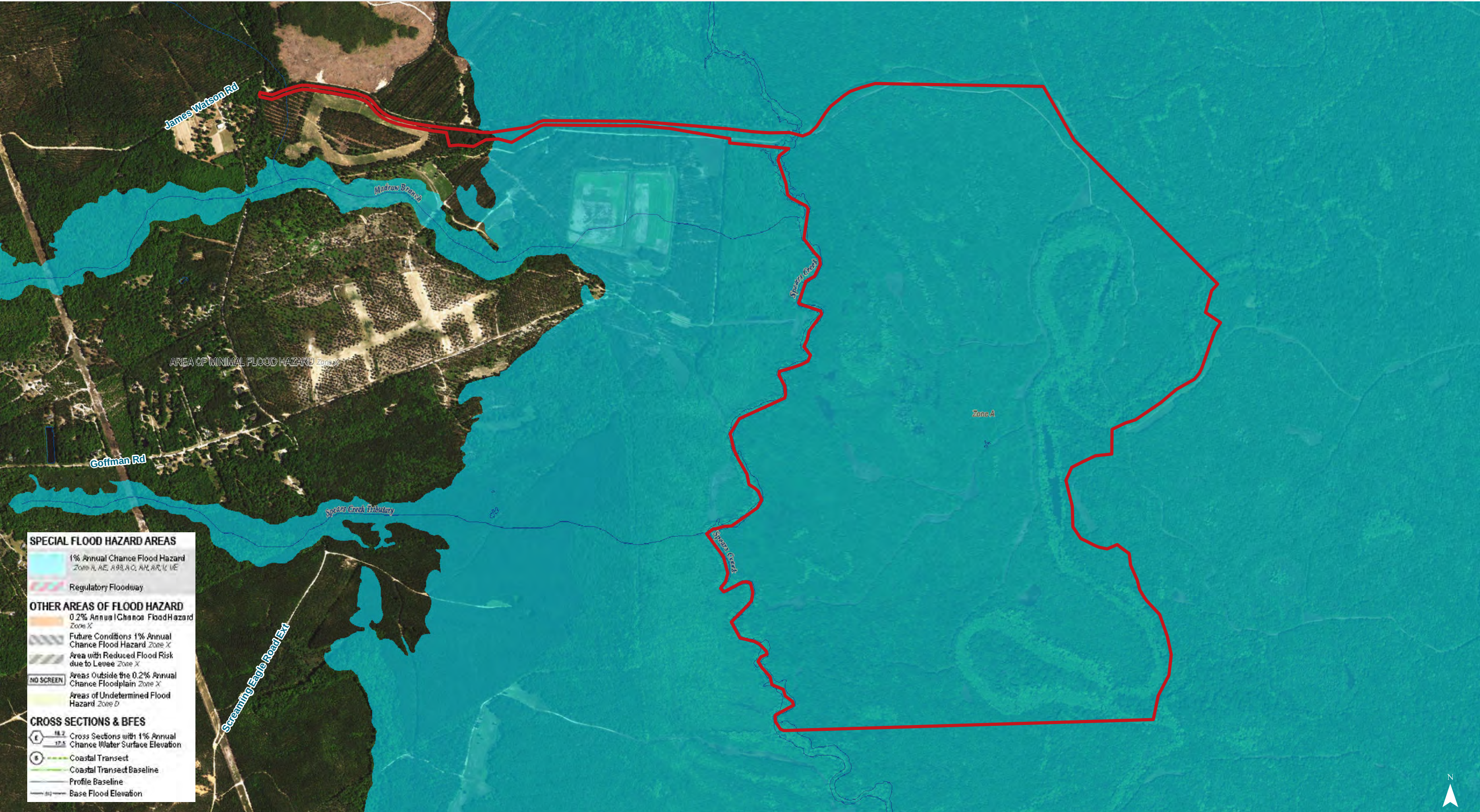


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Topographical Map: 10' Contours



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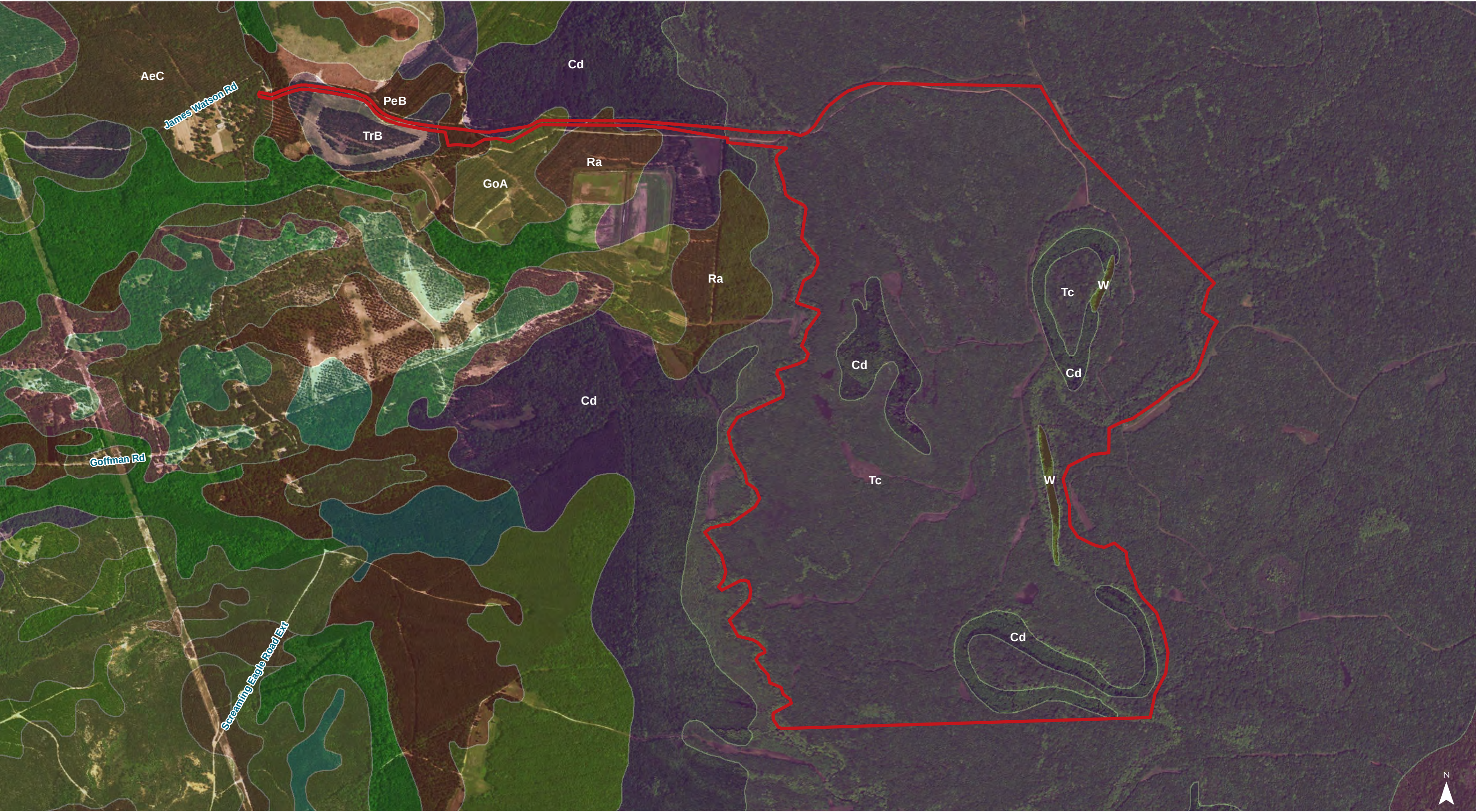


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National Wetlands Inventory

- 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: AeC - Ailey loamy sand, 2 to 10 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 2 to 10 percent. This component is on marine terraces on sandhills. The parent material consists of sandy and 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 4s. This soil does not meet hydric criteria.

Map unit: Cd - Chastain silty clay loam

Component: Chastain (100%)

The Chastain component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of clayey alluvium. 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 low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is frequently 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 4 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Map unit: GoA - Goldsboro sandy loam, 0 to 2 percent slopes

Component: Goldsboro (90%)

The Goldsboro 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 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 30 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: PeB - Pelion loamy sand, 2 to 6 percent slopes

Component: Pelion (90%)

The Pelion component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on 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 moderately well drained. Water movement in the most restrictive layer is 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. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ra - Rains sandy loam

Component: Rains (100%)

The Rains 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 loamy 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 low. 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 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Tc - Tawcaw silty clay loam

Component: Tawcaw (85%)

The Tawcaw component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on coastal plains. The parent material consists of clayey 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 low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: TrB - Troup sand, 0 to 6 percent slopes

Component: Troup (100%)

The Troup component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively 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. 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 3s. 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.