



For Sale

±168.20 AC

Timberland/Recreational  
Property

# Twitty Mill Road - ±168.20 Acres

Twitty Mill Road - Ridge Spring, South Carolina

**NAI**Columbia

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807 Gervais Street, Suite 200  
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+1 803.254.0100

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# Executive Summary

Twitty Mill Road - Ridge Spring, South Carolina

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- Frontage on Twitty Mill Road (HWY #763)
- 56 miles from Columbia, SC
- 62.5 miles from Charlotte, NC
- 72 acres of planted loblolly - 1994
- 36 acres of planted loblolly - 2013
- 6 acres of natural pine saw timber - ±1970
- 34 acres of pine hardwood (slopes)
- 7 acres of mature pine hardwood (across creek)
- Deer, Turkey and Small Game
- Several streams and drains
- Sales price: \$403,872 or \$2,400/acre

\*These acreages and ages are estimated and should be verified by a buyer



# Twitty Mill Road - Ridge Spring, South Carolina

**$\pm 168.20$  AC**

The map displays the Southeastern United States, focusing on South Carolina and surrounding areas. A red star and pin mark the 'SITE' location in the northern part of South Carolina. Three red circles provide distances from the site to major cities: 128 Miles From Site to Greenville, 62.5 Miles From Site to Charlotte, and 56 Miles From Site to Columbia. An inset map in the top left corner shows the state of South Carolina with a red star indicating the site's location within the state. Major highways and cities are labeled throughout the region.

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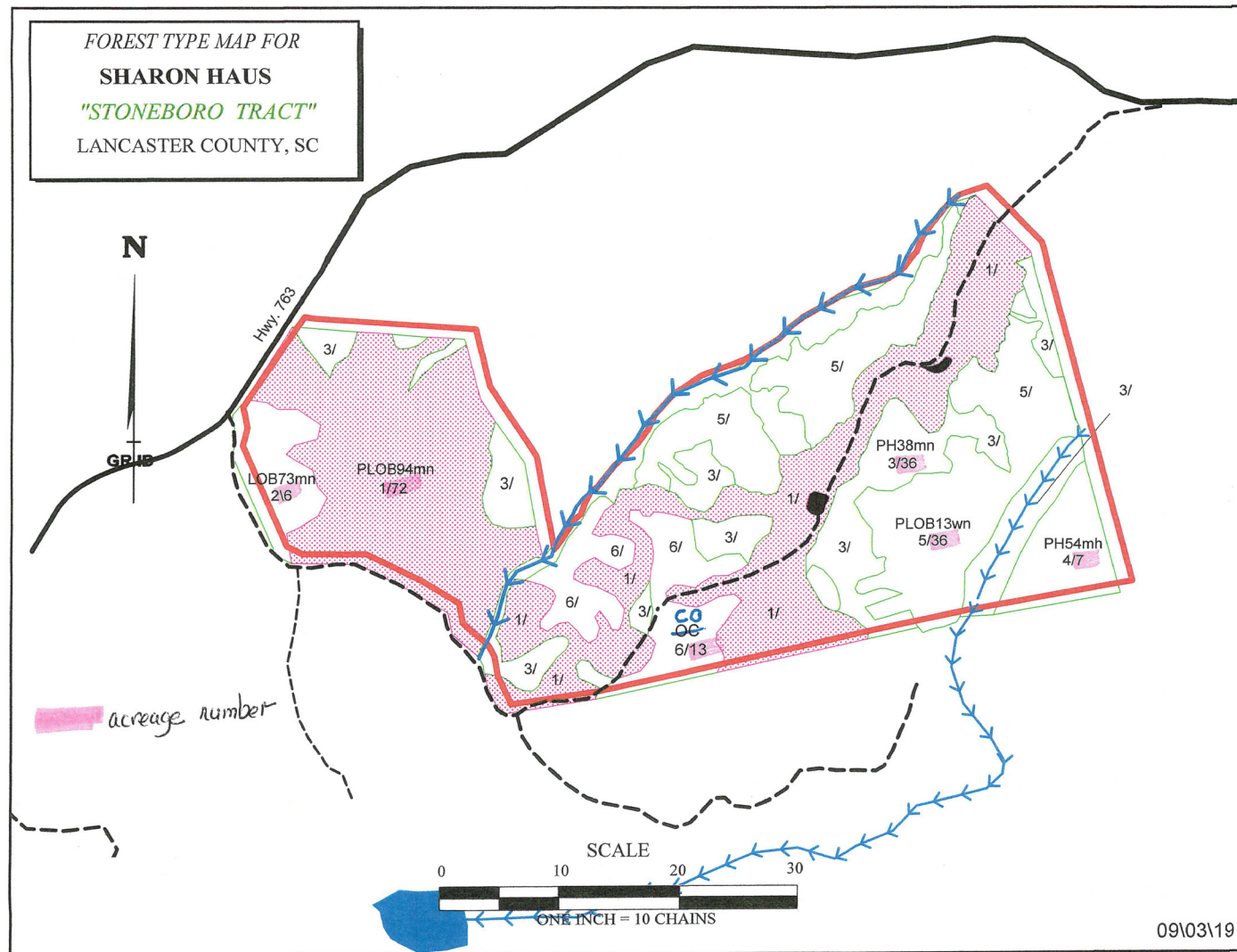
# Forest Type Map

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# Property Pictures

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72 acres of 25 year old  
Pine Plantations



Pine Stands



Good Road System

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# Property Pictures

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Pine Stand



Hardwood Bottom



Pine Stand

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Western View from  
Potential Homesite



Eastern View from  
Potential Homesite



Hardwood Slopes

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Hardwood Slopes



Natural Regeneration Area

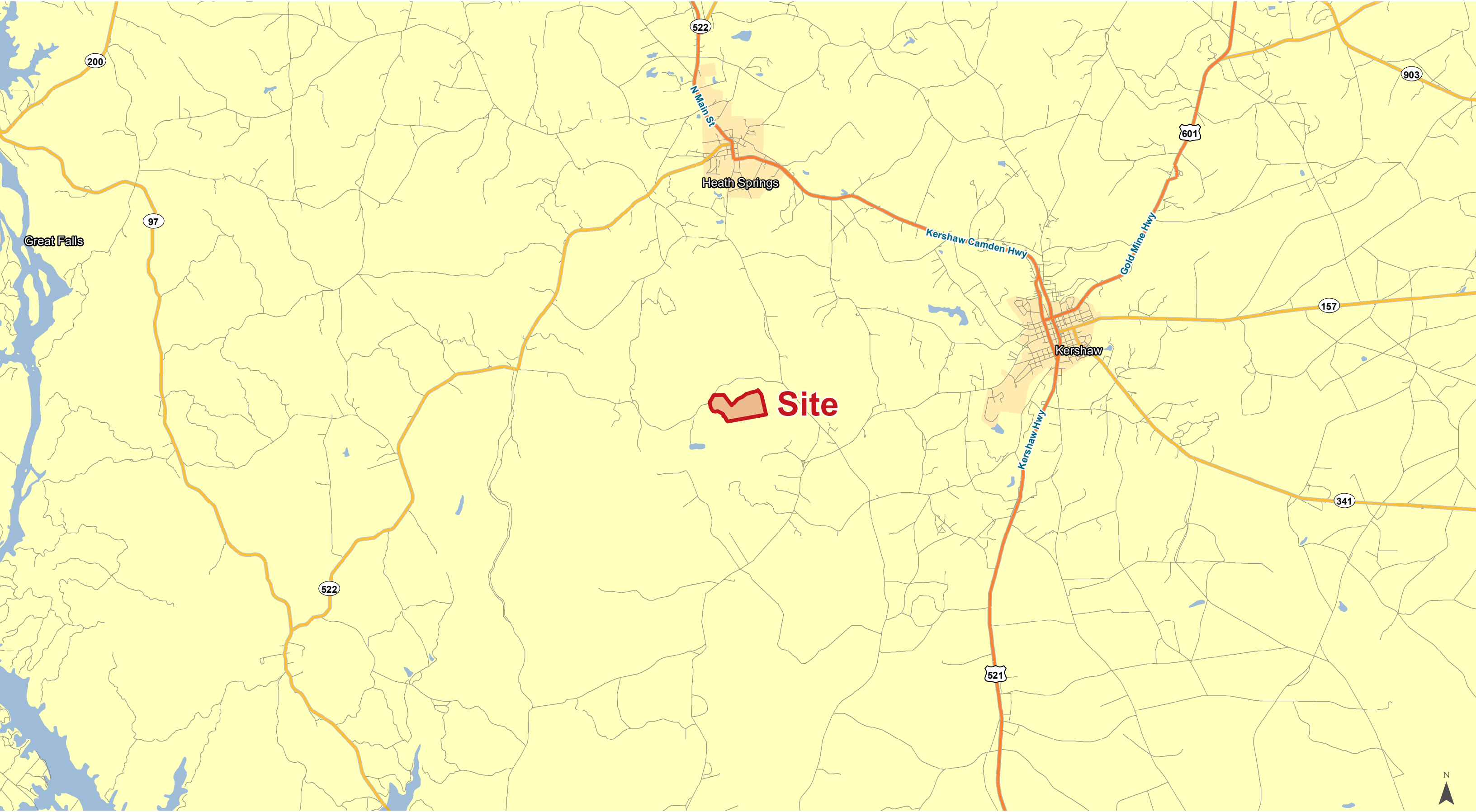


Pine Stand

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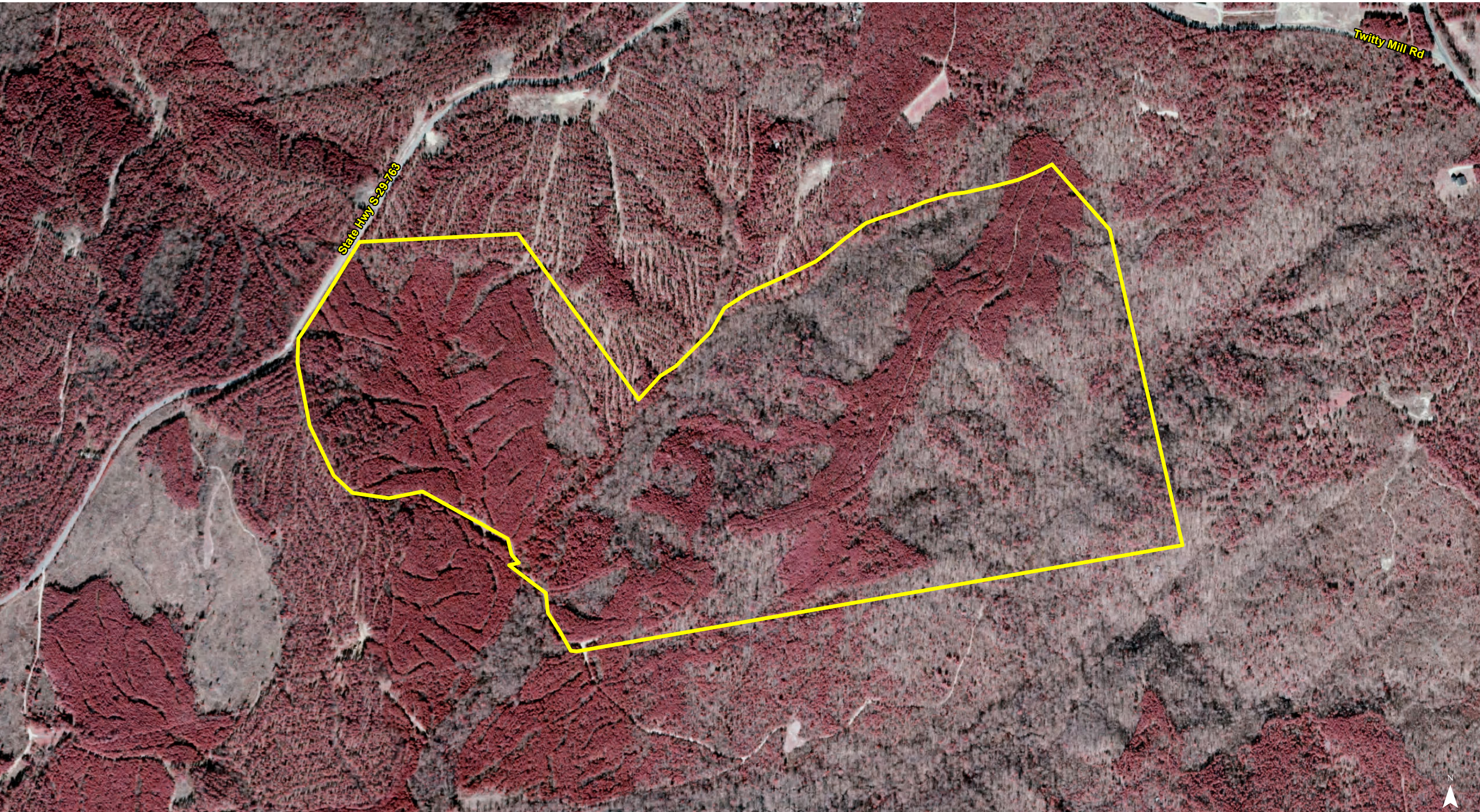
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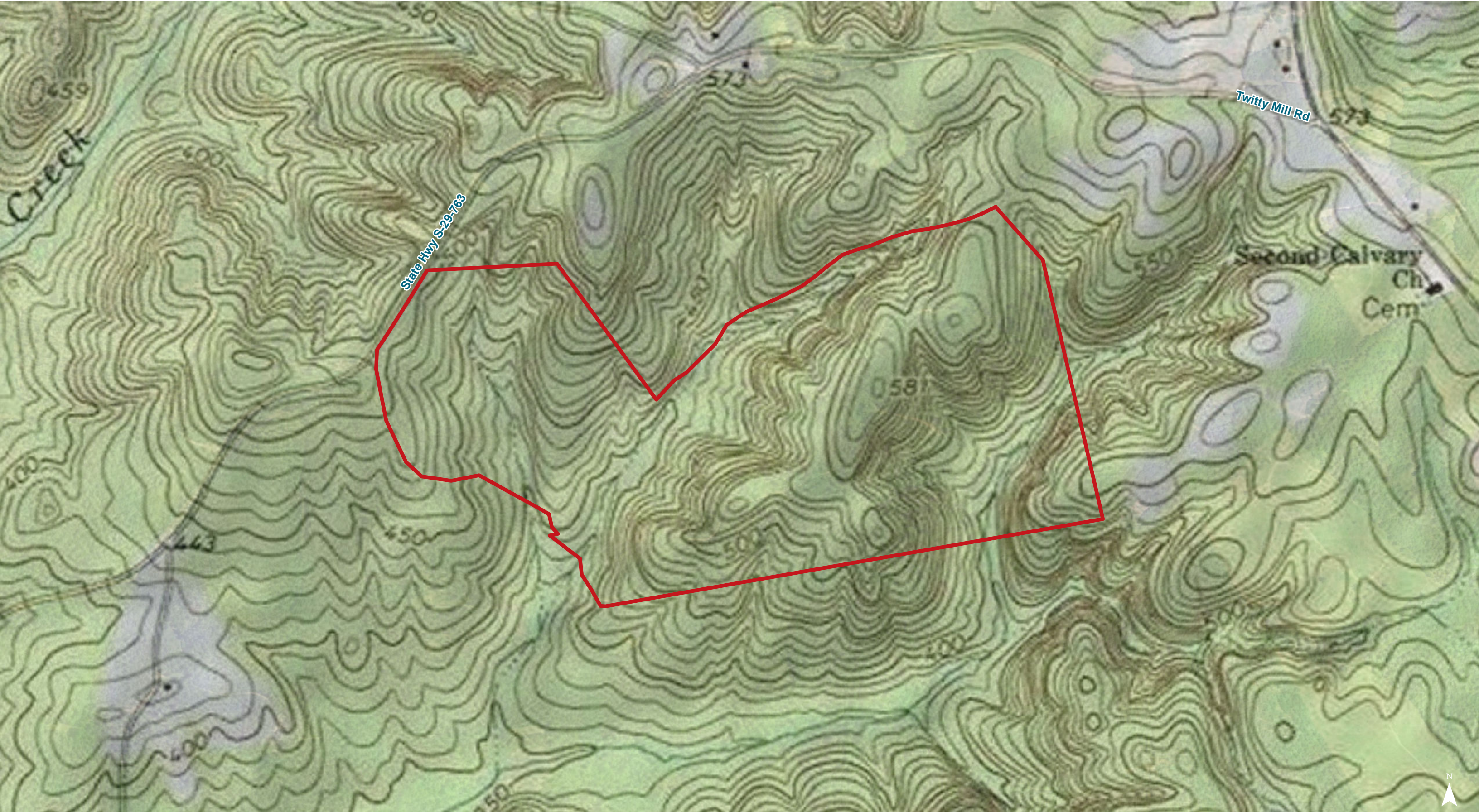
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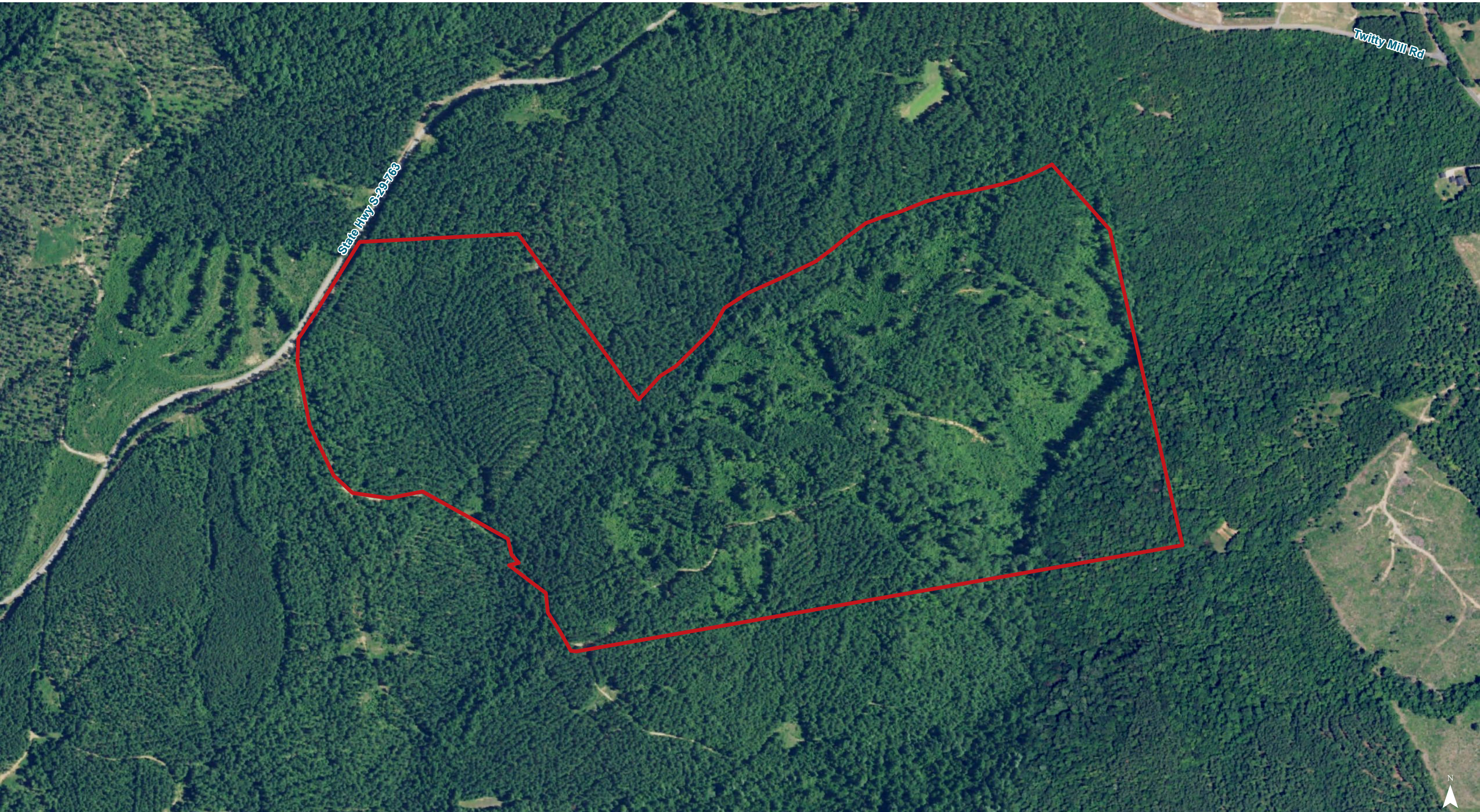
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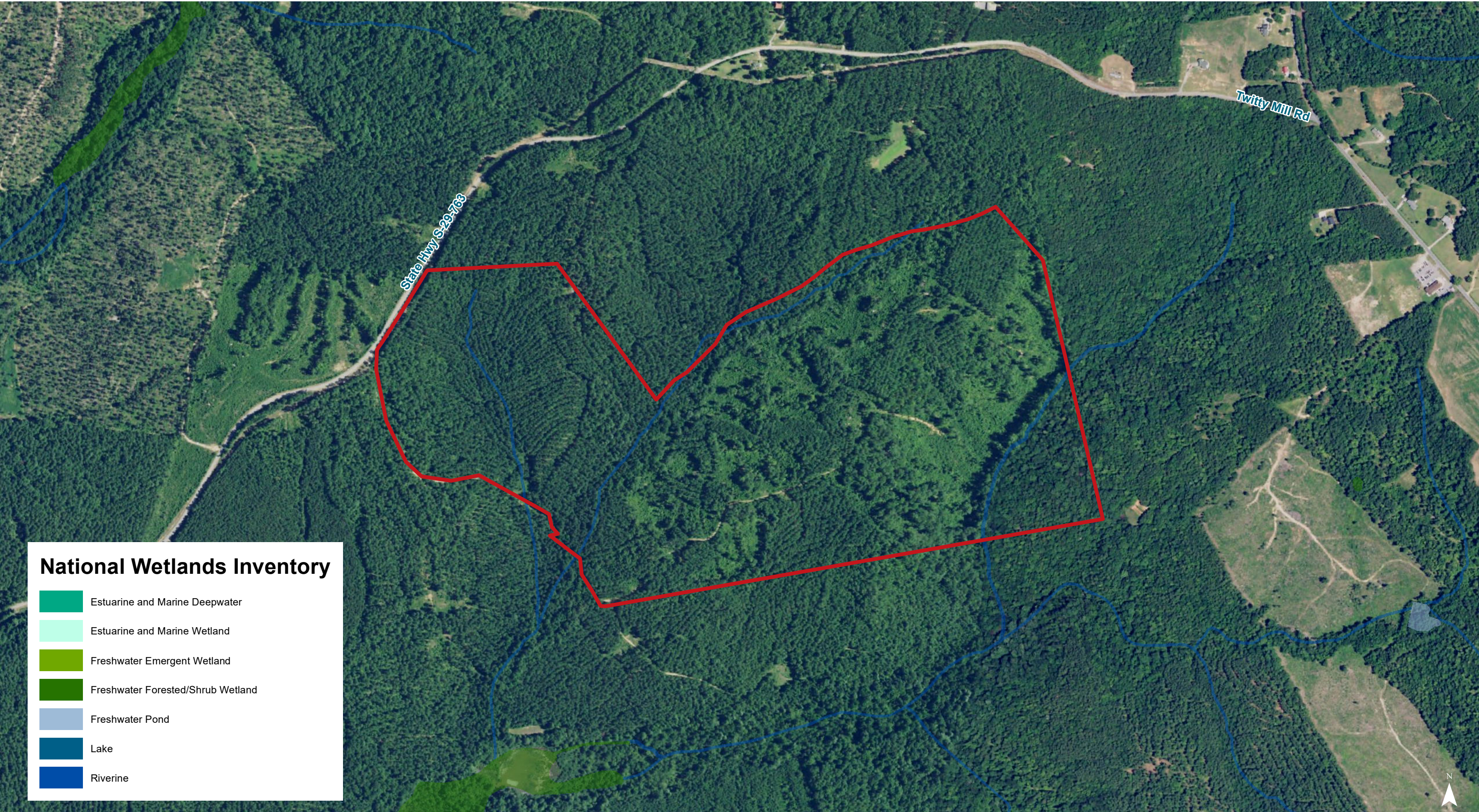
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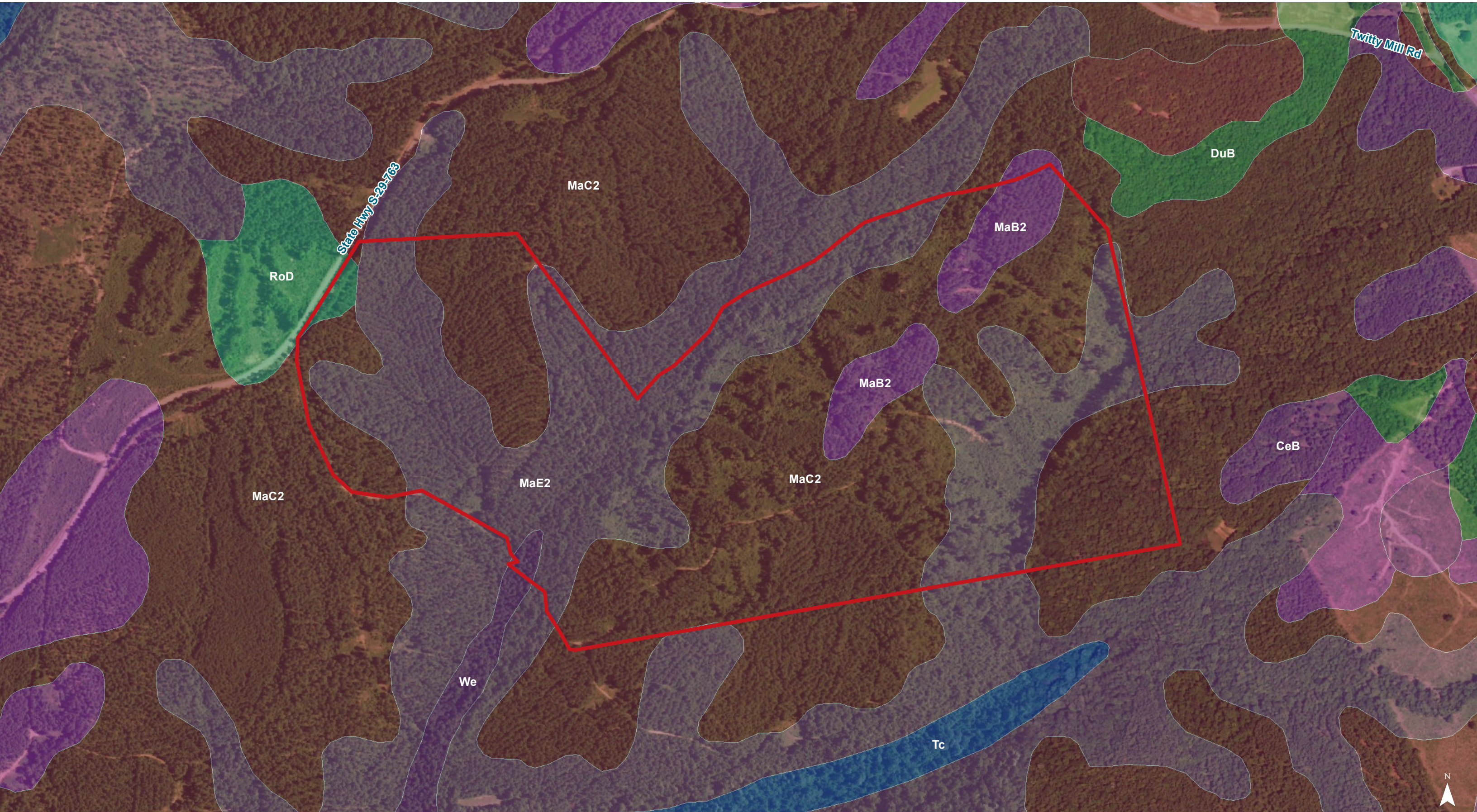
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Map Unit Description (Brief, Generated)

Lancaster County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeB - Cecil sandy loam, 2 to 6 percent slopes

Component: Cecil (100%)

The Cecil component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes, piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. 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: DuB - Durham loamy sand, 2 to 6 percent slopes

Component: Durham (100%)

The Durham component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on piedmonts, hillslopes. The parent material consists of loamy residuum weathered from granite, schist, or gneiss. 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: MaB2 - Madison sandy clay loam, 2 to 6 percent slopes, eroded

Component: Madison (100%)

The Madison component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on piedmonts, hillslopes. The parent material consists of clayey residuum weathered from granite and gneiss. 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 3e. This soil does not meet hydric criteria.

Map unit: MaC2 - Madison sandy clay loam, 6 to 10 percent slopes, eroded

Component: Madison (100%)

The Madison component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes, piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. 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 3e. This soil does not meet hydric criteria.

Lancaster County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: MaE2 - Madison sandy clay loam, 10 to 25 percent slopes, eroded

Component: Madison (100%)

The Madison component makes up 100 percent of the map unit. Slopes are 10 to 25 percent. This component is on hillslopes, piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. 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 3e. This soil does not meet hydric criteria.

Map unit: RoD - Rion gravelly sandy loam, 6 to 15 percent slopes

Component: Rion (100%)

The Rion component makes up 100 percent of the map unit. Slopes are 6 to 15 percent. This component is on piedmonts, hillslopes. The parent material consists of loamy residuum weathered from granite. Depth to a root restrictive layer42 inches , bedrock, paralithic,. 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 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 4e. This soil does not meet hydric criteria.

Map unit: Tc - Toccoa-Cartecay complex

Component: Toccoa (55%)

The Toccoa component makes up 55 percent of the map unit. Slopes are 0 to 2 percent. This component is on river valleys, flood plains. 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 30 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.

Component: Cartecay (40%)

The Cartecay component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on river valleys, flood plains. The parent material consists of loamy 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 low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.