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THE RIVER CLUB

±302 ACRES RECREATIONAL AND TIMBERLAND
LAND FOR SALE NEAR BETHUNE, SOUTH CAROLINA

NAIColumbia

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PROPERTY OVERVIEW

- ±302 acres for sale on the Little Lynches River near Bethune, South Carolina
- Turn key recreational/timberland property
- Over 1 mile of Little Lynches River frontage
- ±2 acres stocked pond and tillable land in four (4) food plots
- ±10 acres Agricultural/Dove Field
- Sales price: **\$597,042 or \$1,975 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 the lease.

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PROPERTY OVERVIEW



- 26' x 32' Hunting Cabin with 2 BR/1 BA
- Power and Septic
- City water - Bethune
- 3 outbuildings/sheds/storage containers
- Upland Hardwoods
- Mixed Upland Hardwoods and Mature Pine
- Once thinned ± 25 year old Pine
- ± 6 year old planted Loblolly Pines
- Great road and trail system
- Abundant deer, turkey, some hogs, doves & small game

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PROPERTY PICTURES

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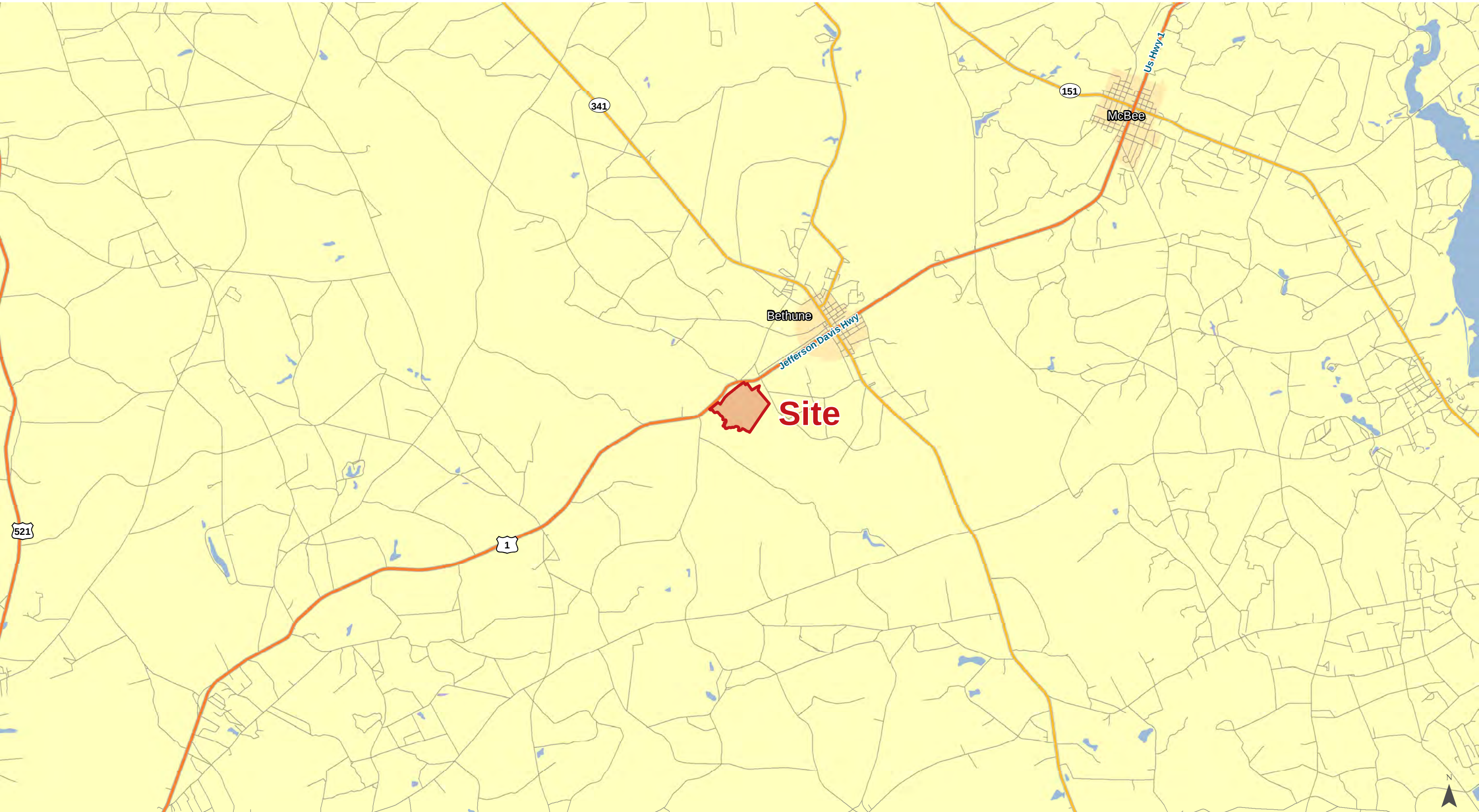
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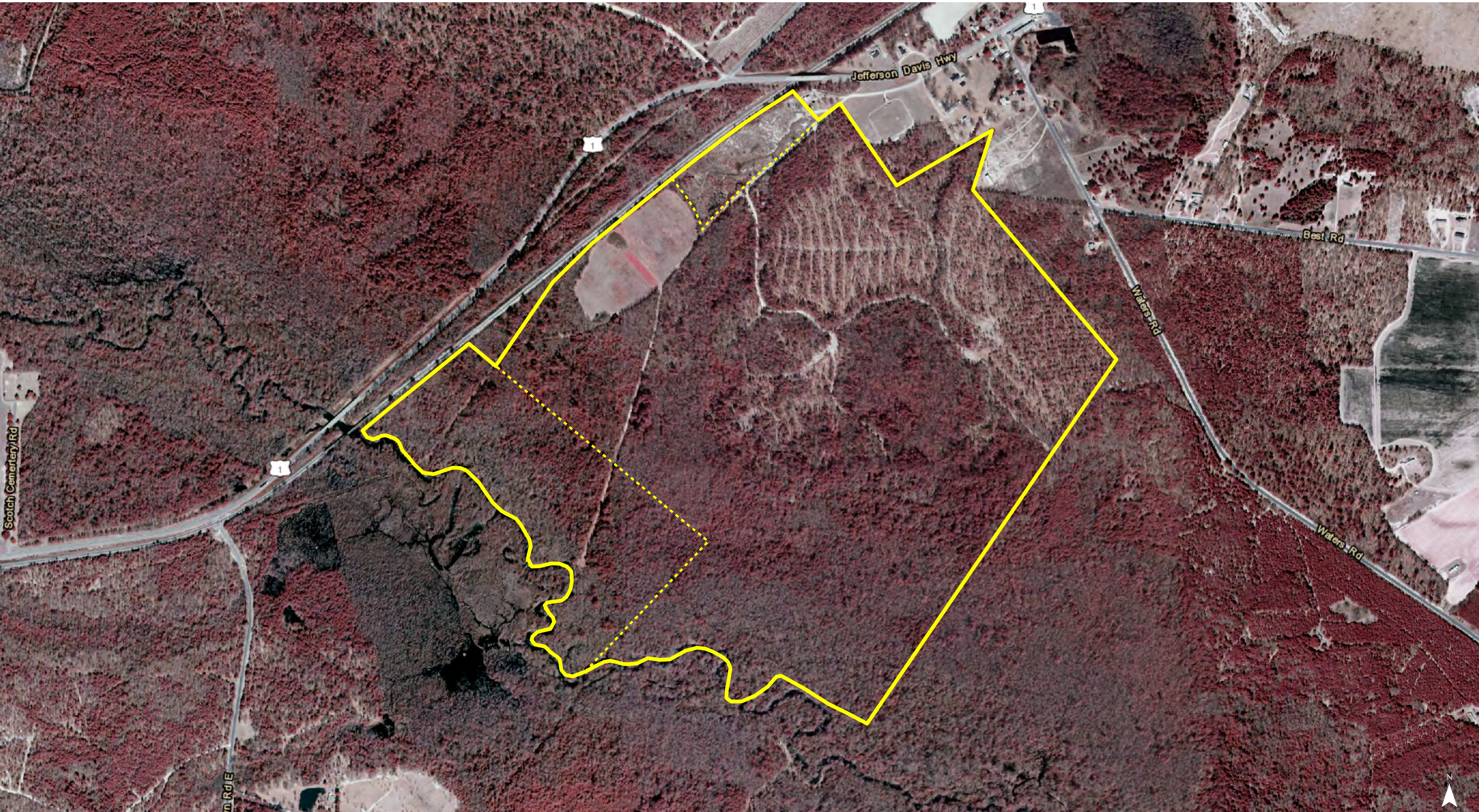
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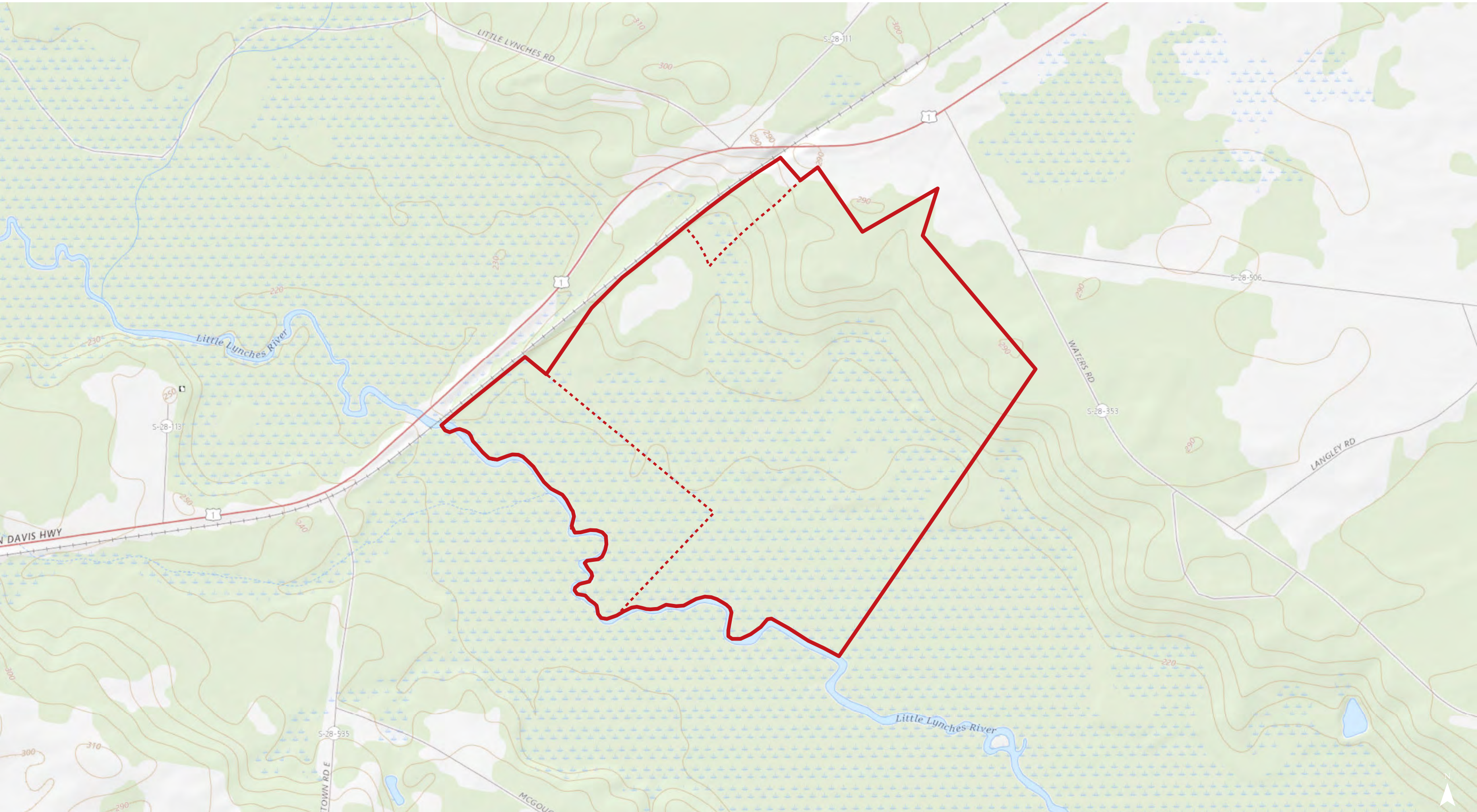
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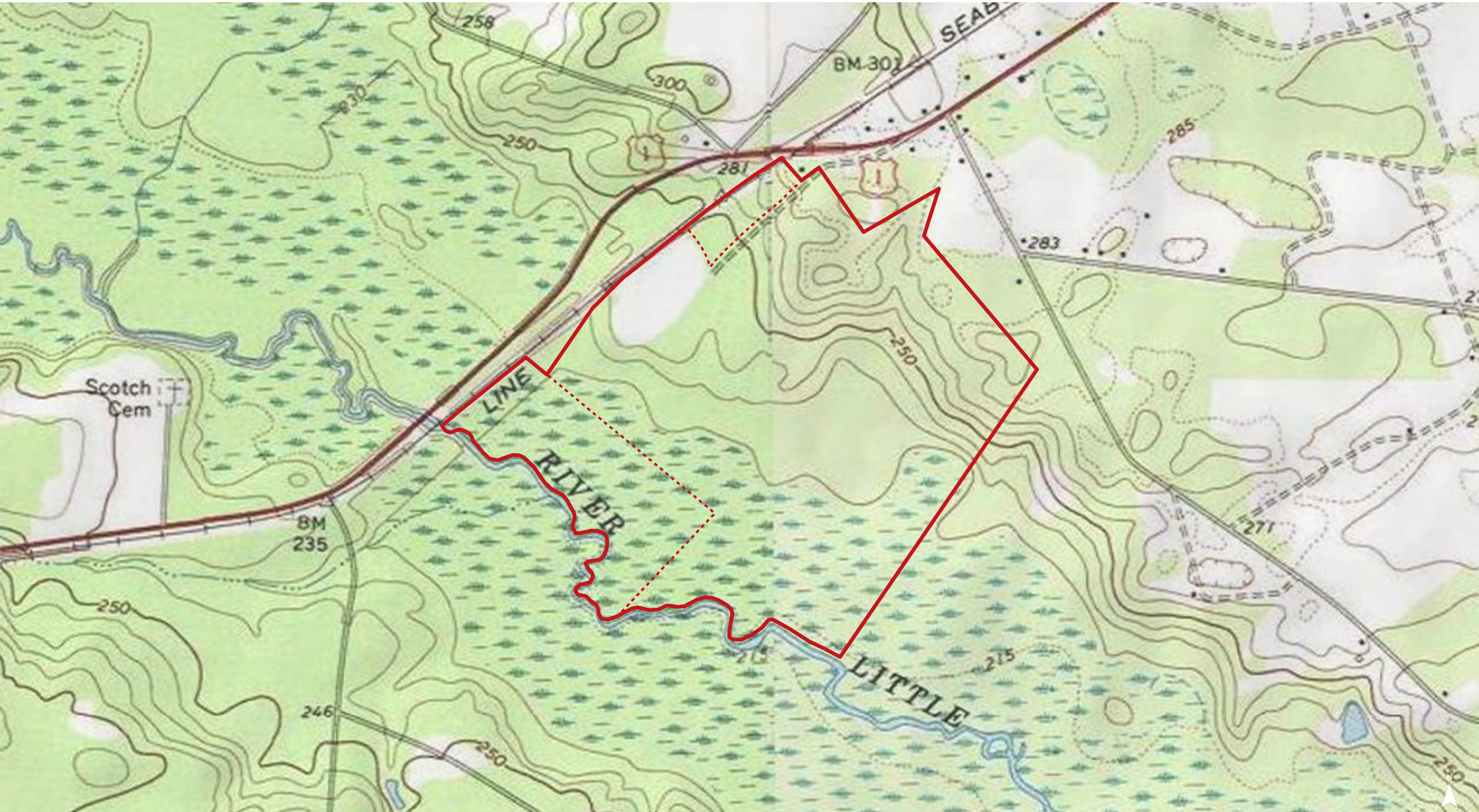
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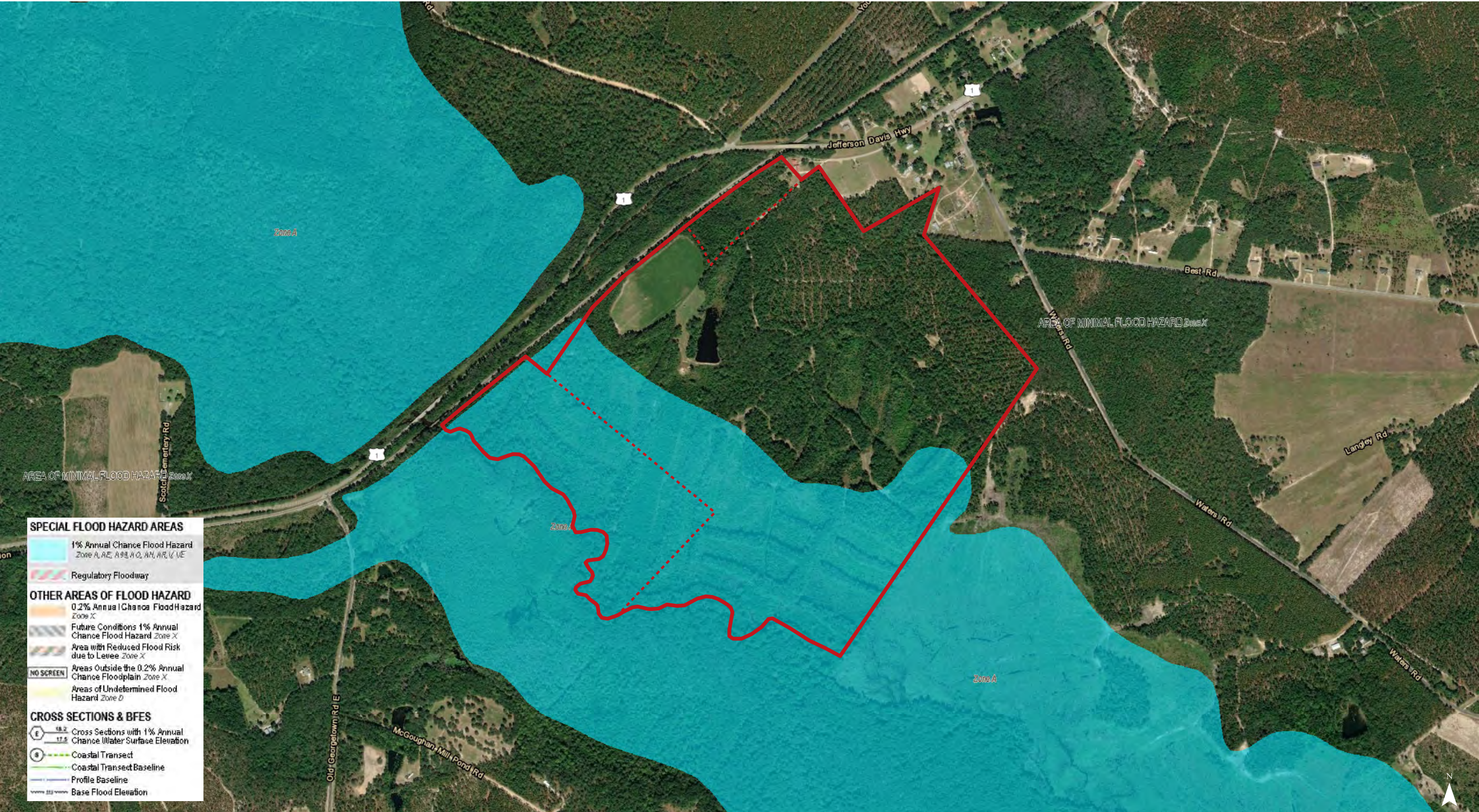
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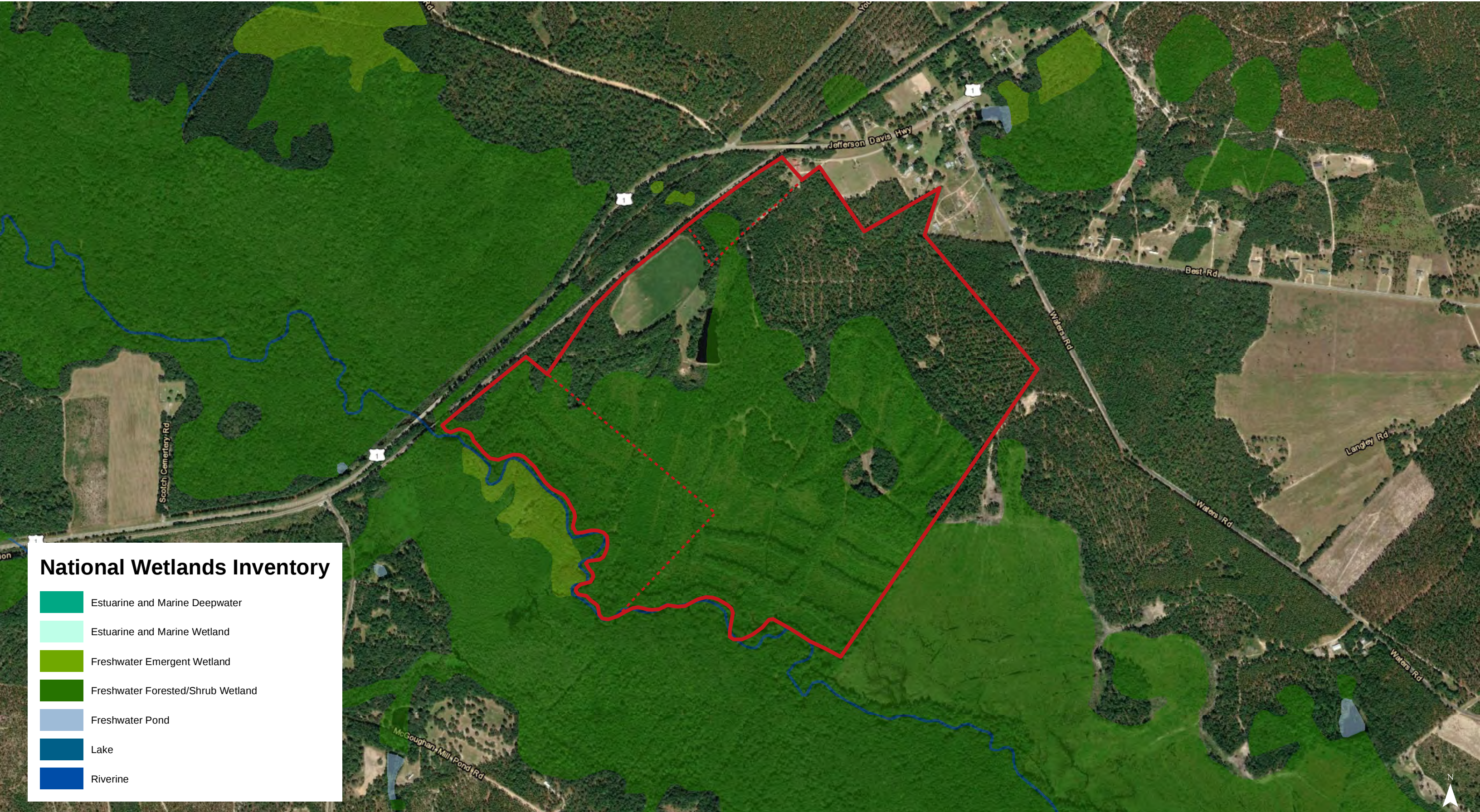
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Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeB - Ailey sand, 0 to 6 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, 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 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 3s. This soil does not meet hydric criteria.

Map unit: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (100%)

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

Map unit: BaB - Blanton sand, 0 to 6 percent slopes

Component: Blanton (100%)

The Blanton component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy marine deposits and 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 very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 60 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: GoA - Goldsboro loamy sand, 0 to 2 percent slopes

Component: Goldsboro (95%)

The Goldsboro component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. 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, 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.

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Jo - Johnston loam

Component: Johnston (100%)

The Johnston component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of sandy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: LaB - Lakeland sand, 0 to 6 percent slopes

Component: Lakeland (86%)

The Lakeland component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, dunes. The parent material consists of eolian sands. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is very 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 4s. This soil does not meet hydric criteria.

Map unit: LaC - Lakeland sand, 6 to 10 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces, sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is 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 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map unit: Pe - Pantego loam

Component: Pantego (100%)

The Pantego component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, stream terraces. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very 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 7 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

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Map unit: PsA - Persanti sandy loam, 0 to 2 percent slopes

Component: Persanti (96%)

The Persanti component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, 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 moderately 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. A seasonal zone of water saturation is at 24 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: 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 coastal plains, marine terraces. 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 low. 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: W - Water

Component: Water (100%)

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

Map unit: WaB - Wagram sand, 0 to 6 percent slopes

Component: Wagram (100%)

The Wagram component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. 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 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 2s. This soil does not meet hydric criteria.

Map unit: We - Wehadkee silt loam

Component: Wehadkee (100%)

The Wehadkee component makes up 100 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 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.