

PRICE REDUCED

For Sale:
±14.68 Acres
Estate Land Tract



For more Information:

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NAIColumbia

2601 Wessinger Road,

Chapin, South Carolina

NAI Columbia

PROPERTY FEATURES

- ±14.68 Acres for sale in Chapin, South Carolina
- **Reduced Pricing:**
 - \$190,766.60 or \$12,995/Acre
 - Will consider subdividing
- ±149' of road frontage on Wessinger Road
- Several homesites to choose from
- Mature hardwoods and pines
- Very Quiet/Private
- Zoned Rural (RU)
- Less than 2 1/2 miles to Hilton Public Boat Landing on Lake Murray
- Lexington County TMS #: 001200-04-007
- Chapin Schools (Lexington-Richland School District 5)



CHAPIN, SC - DEMOGRAPHICS (Esri)



90,718
Median Household
Income



23,803
Total
Population



554
Total
Businesses

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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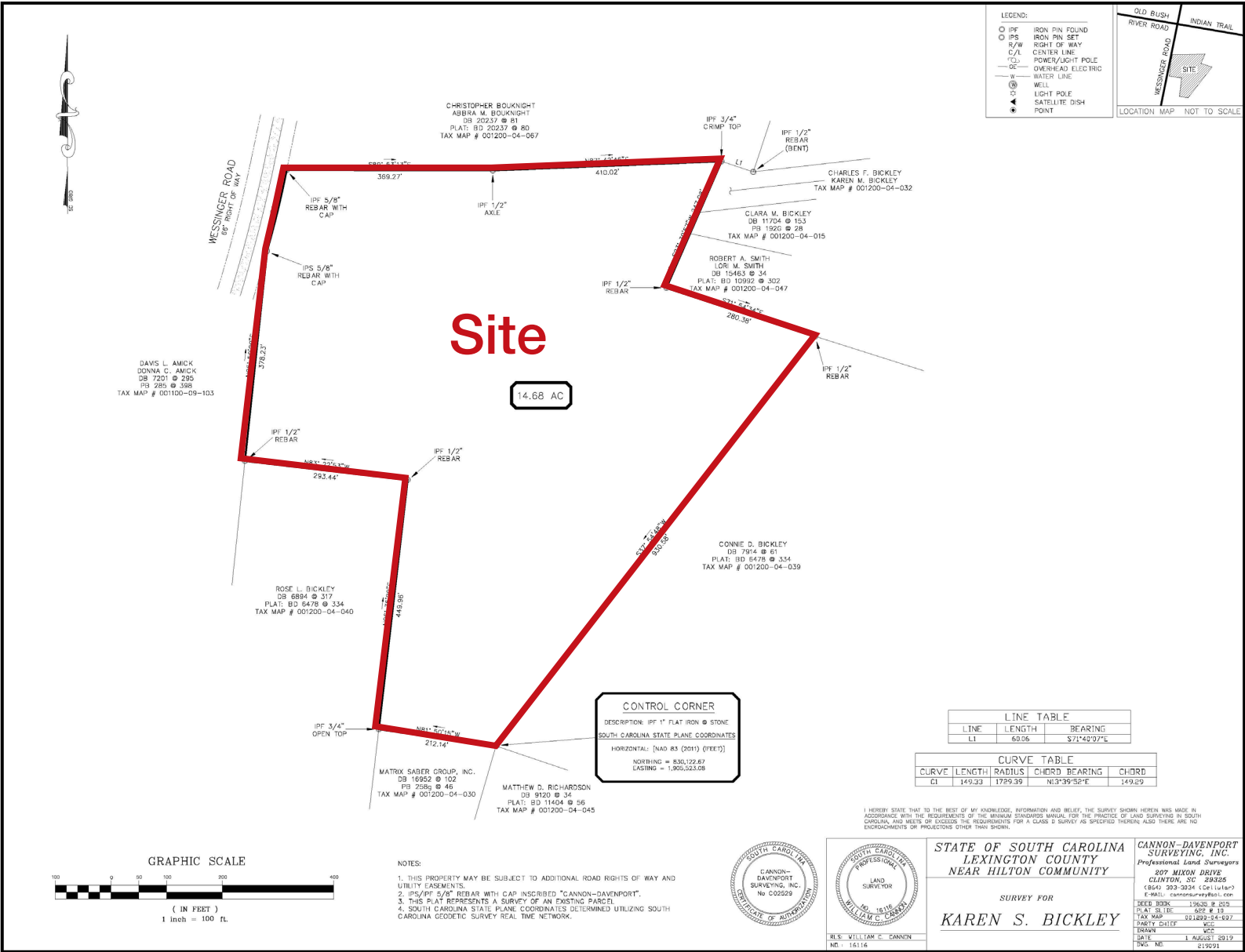
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SITE PLAN



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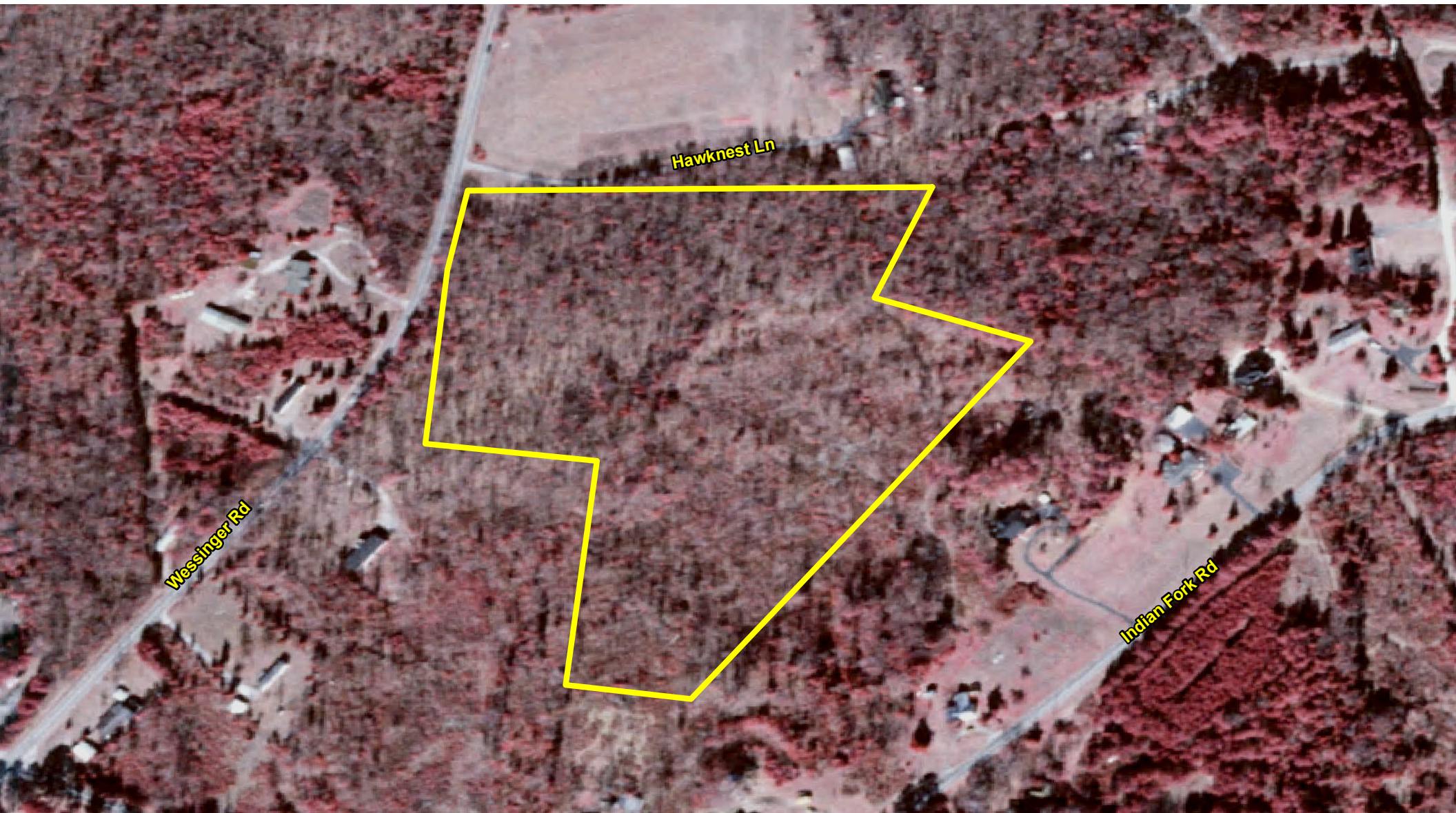
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2006 INFRARED



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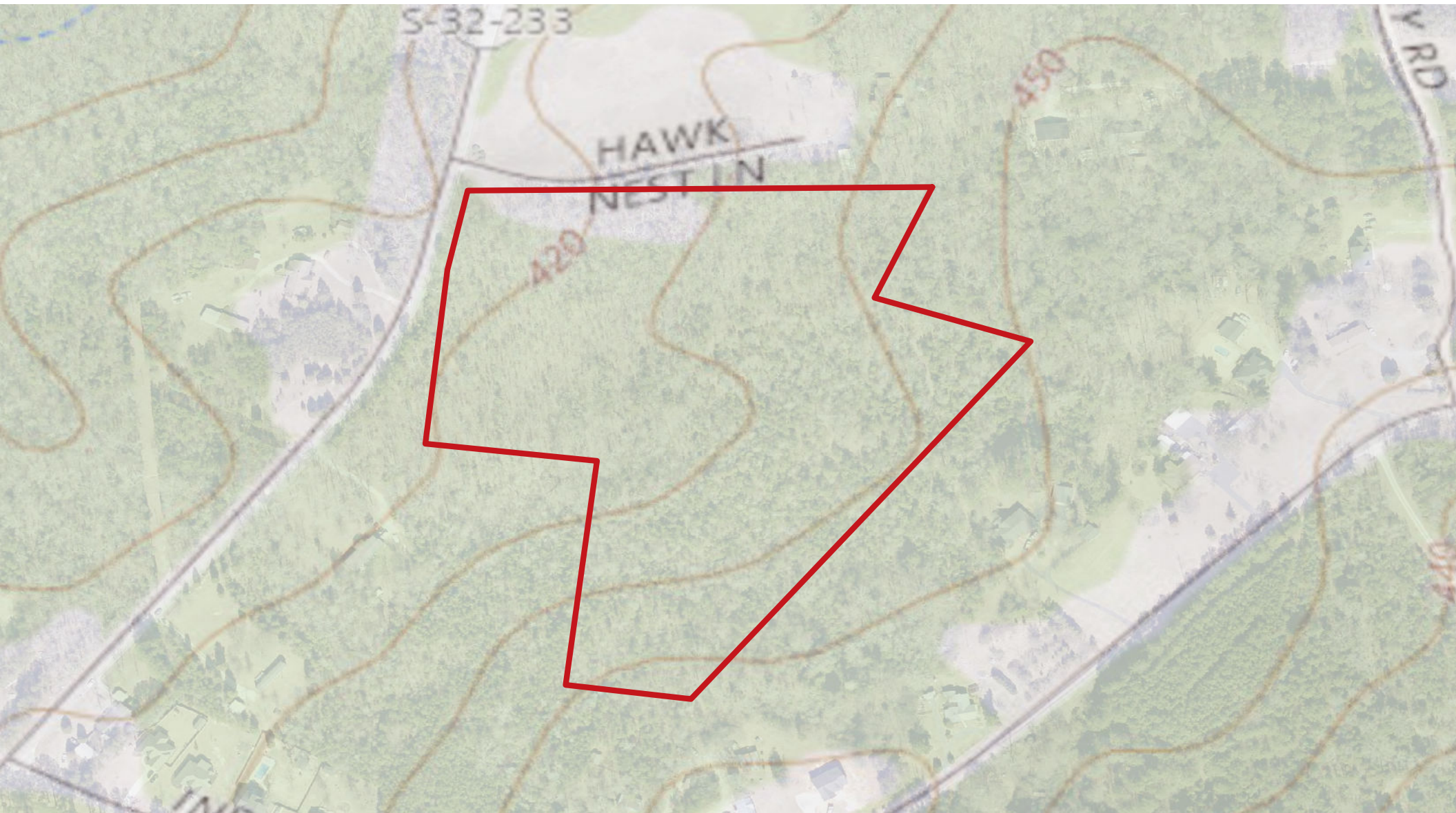
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TOPOGRAPHICAL MAP



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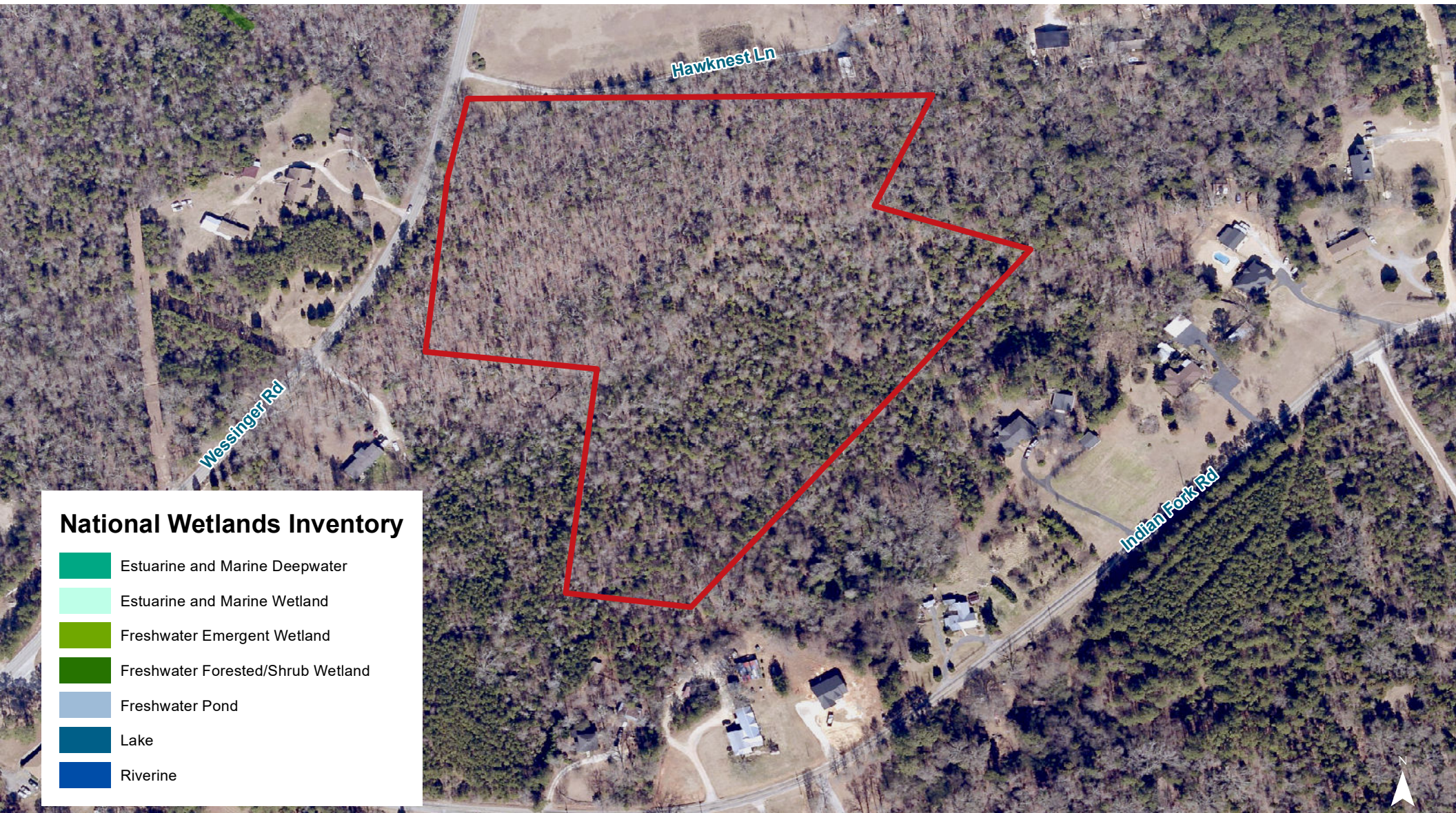
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NATIONAL WETLANDS INVENTORY



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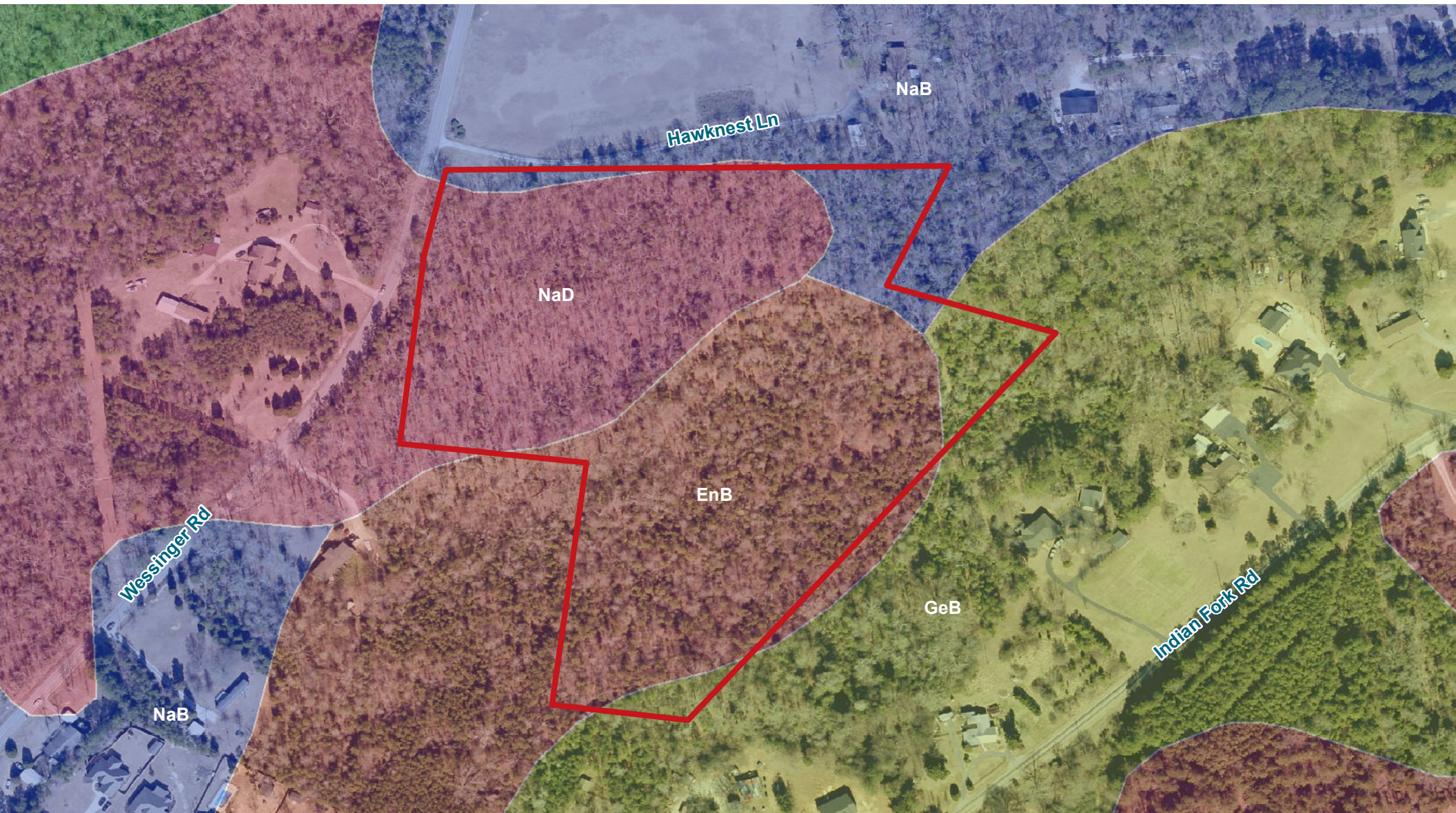
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SOIL SURVEY



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SOIL DESCRIPTIONS



Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: EnB - Enon silt loam, 2 to 6 percent slopes

Component: Enon (100%)

The Enon 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 mixed acid and basic igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 48 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 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 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: GeB - Georgeville very fine sandy loam, 2 to 6 percent slopes

Component: Georgeville (100%)

The Georgeville 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 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 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

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, lithic, is 24 to 48 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 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.