

For Sale
±16 & 19 AC
Single Family Development



Forest Drive (±16 acres) and Golf Course Road & Trailwood Drive (±19 acres)

Hartsville, South Carolina

NAIColumbia

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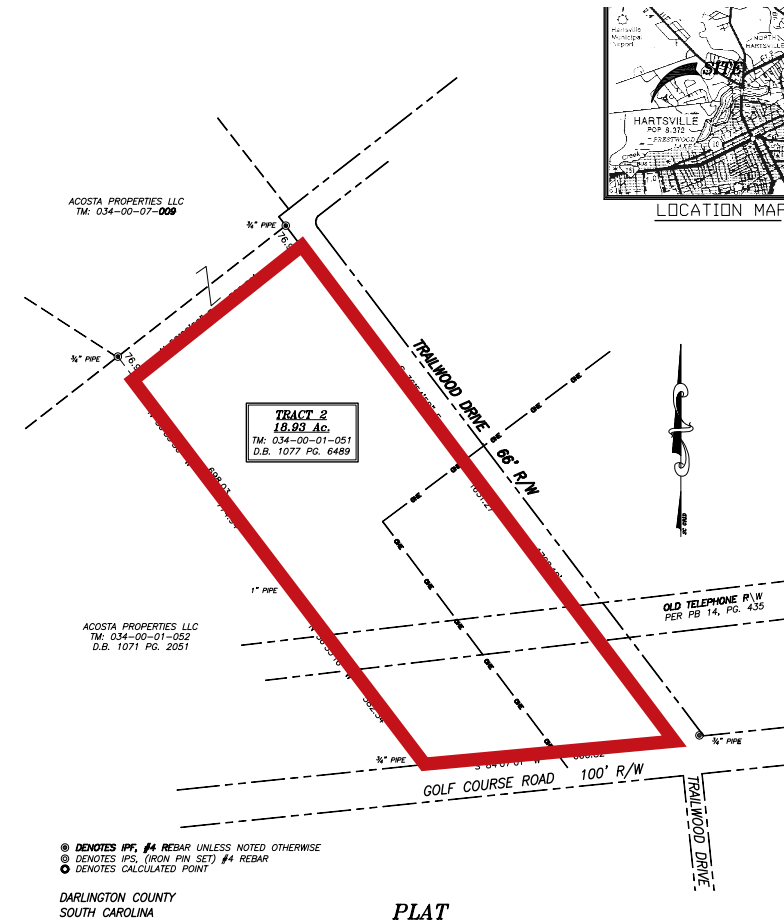
Hartsville, South Carolina

For Sale

±16 & 19 AC

Single Family Development

- Hartsville, SC:
- Tract 2 - ±18.83 acres - Darlington County TMS #:034-00-01-051
- Approximately 661' of Golf Course Road Frontage
- Approximately 1628' of Trailwood Drive Frontage
- Water Available - Sewer Nearby **All Utilities located and capacity are to be verified by Purchaser - Seller nor Agent are responsible for any utility representatives.
- Tremendous amount of Road Frontage for Single Family lots on Large Estate Development
- List Price: \$188,300 or \$10,000/acre



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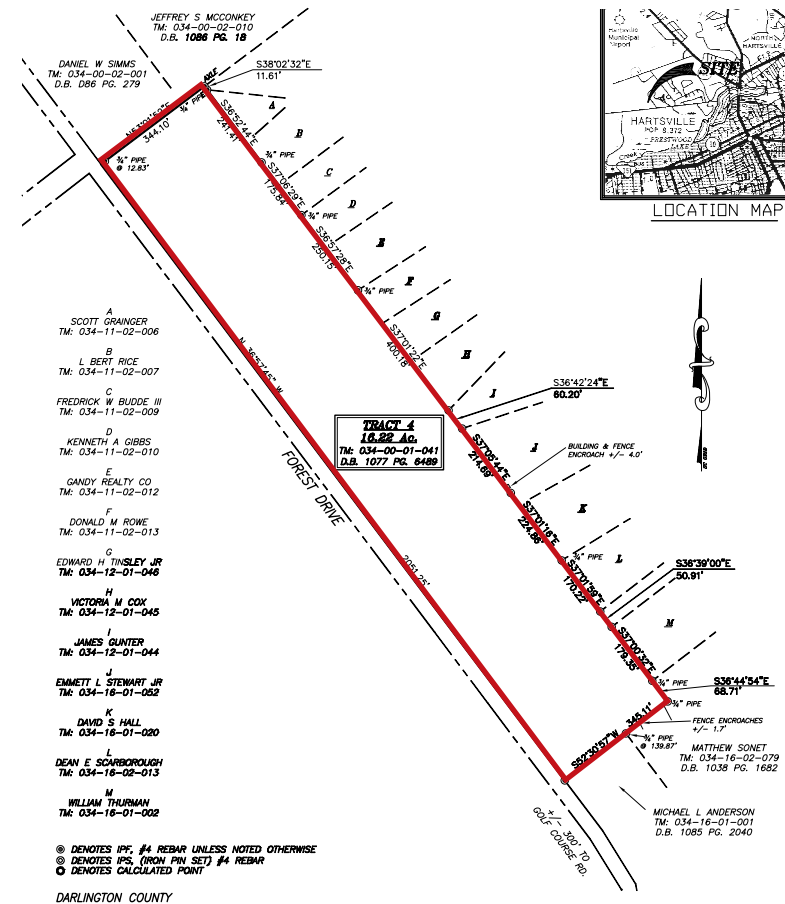
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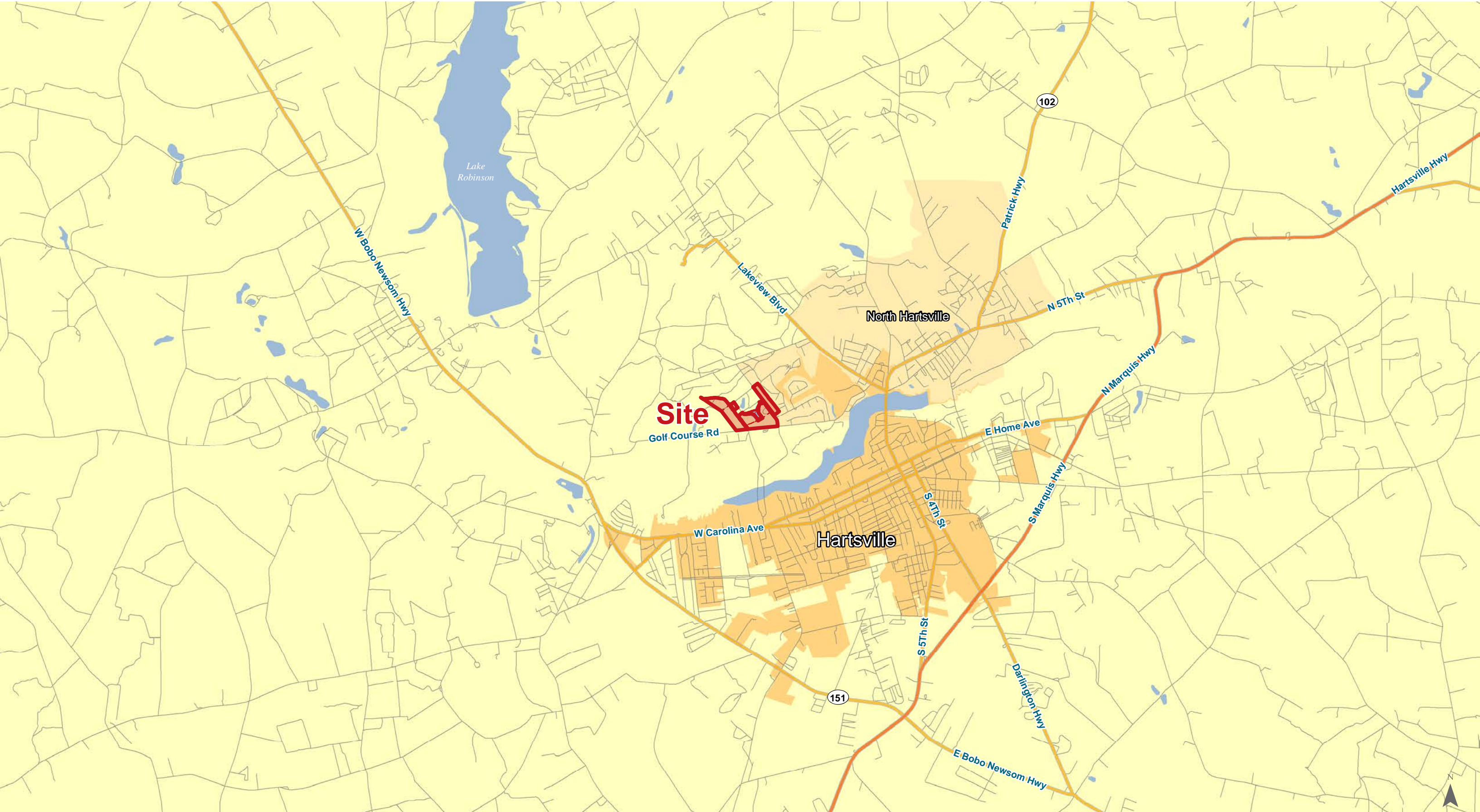
Executive Summary

Hartsville, South Carolina

For Sale
±16 & 19 AC
Single Family Development

- Hartsville, SC:
- Tract 4 - ±16.22 acres - Darlington County TMS #034-00-01-041
- Approximately 2051' of Forest Drive Frontage
- Approximately 345' Deep
- Very close to Prestwick Country Club
- Water Available - Sewer Nearby **All Utilities located and capacity are to be verified by Purchaser - Seller nor Agent are responsible for any utility representatives.
- Tremendous amount of Road Frontage for Single Family lots on Large Estate Development
- List Price: \$250,000 or \$15,413/acre





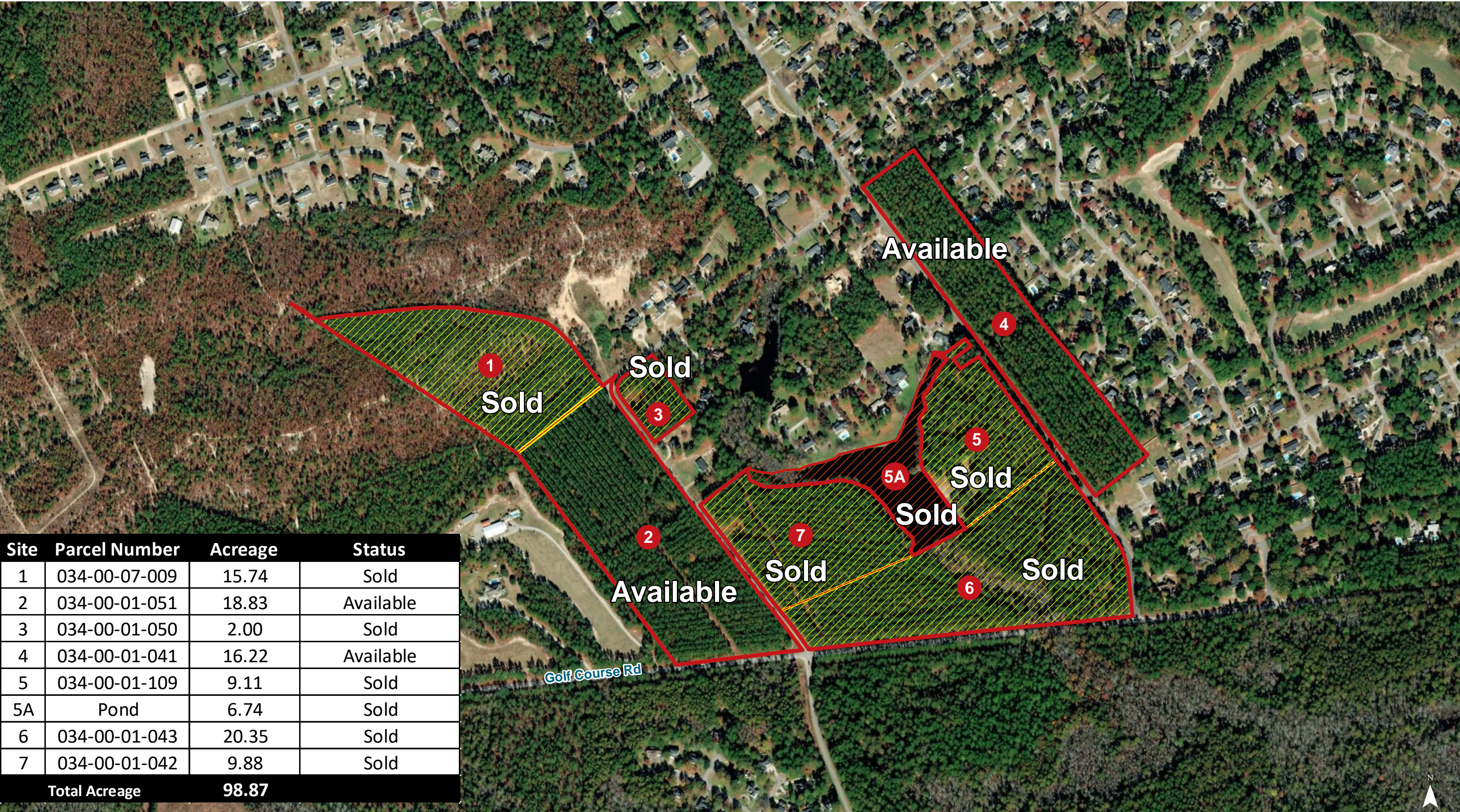
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Points of Interest



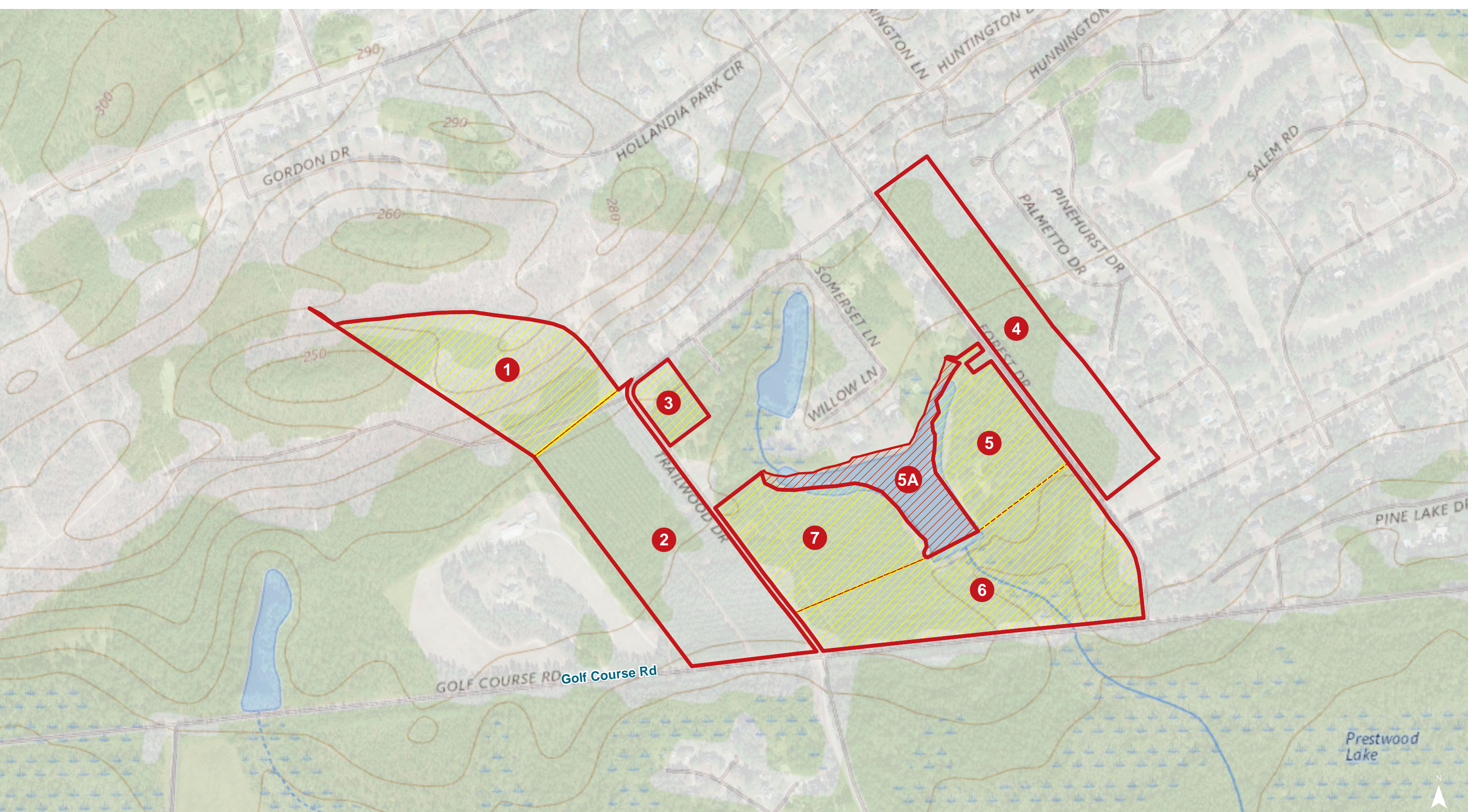
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Site	Parcel Number	Acreage	Status
1	034-00-07-009	15.74	Sold
2	034-00-01-051	18.83	Available
3	034-00-01-050	2.00	Sold
4	034-00-01-041	16.22	Available
5	034-00-01-109	9.11	Sold
5A	Pond	6.74	Sold
6	034-00-01-043	20.35	Sold
7	034-00-01-042	9.88	Sold
Total Acreage		98.87	





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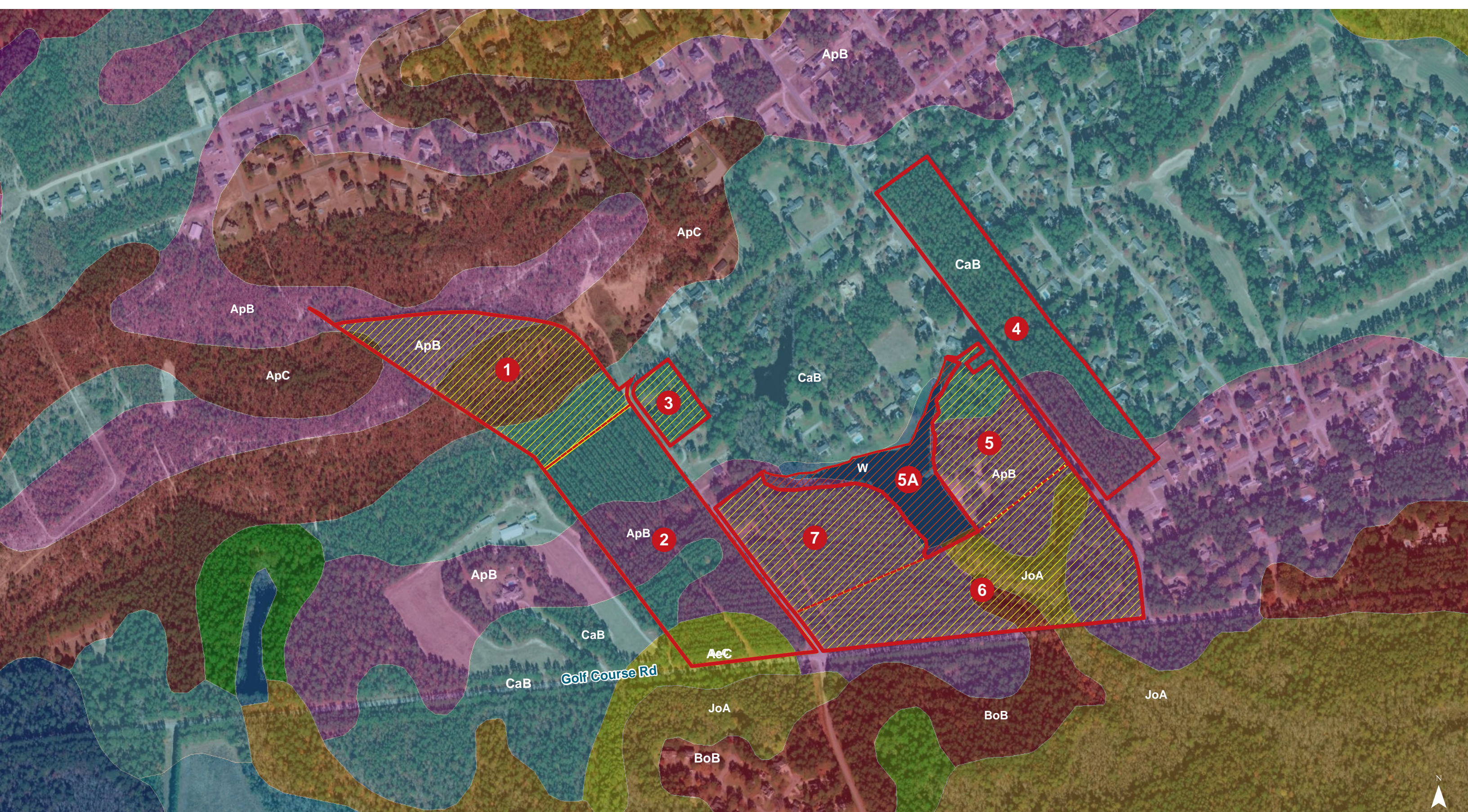
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National Wetlands Inventory

- 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)

Darlington County, South Carolina

[Minor map unit components are excluded from this report]

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

Component: Ailey (85%)

The Ailey component makes up 85 percent of the map unit. Slopes are 6 to 9 percent. This component is on coastal plains, hills. The parent material consists of 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. A seasonal zone of water saturation is at 48 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: ApB - Alpin sand, 0 to 6 percent slopes

Component: Alpin (85%)

The Alpin component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, hills. The parent material consists of 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 4s. This soil does not meet hydric criteria.

Map unit: ApC - Alpin sand, 6 to 10 percent slopes

Component: Alpin (85%)

The Alpin component makes up 85 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, hills. The parent material consists of 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: BoB - Bonneau sand, 0 to 6 percent slopes

Component: Bonneau (85%)

The Bonneau component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, flats. The parent material consists of 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. A seasonal zone of water saturation is at 42 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Darlington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CaB - Candor sand, 0 to 6 percent slopes

Component: Candor (85%)

The Candor component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, hills. The parent material consists of 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 2 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: JoA - Johnston sandy loam, 0 to 2 percent slopes,frequently flooded

Component: Johnston (95%)

The Johnston component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways, flood plains, coastal plains. The parent material consists of 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: W - Water

Component: Water (100%)

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