



For Sale

±417 AC

Recreational & Timberland

Screaming Eagle Road Ext. (±417 acres)

Lugoff, South Carolina

NAIColumbia

Tombo Milliken

+1 803 206 8384

tombo.milliken@naicolumbia.com

Tom Milliken

+1 803 331 6999

tmilliken@naicolumbia.com

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Executive Summary

Lugoff, South Carolina

“Berry Bottom”

12 Miles South of Lugoff, SC

- ±417 acres of recreational and timberland property
- Less than 30 minutes from Downtown Columbia
- 11 miles from I-20 and Clemson Road Interchange
- Less than 1 mile from Hwy 601/McCords Ferry Road
- Adjoins the Wateree Swamp
- Rolling hills with majority in upland hardwoods and pines
- Beautiful views from several vantage points
- Small wetlands area in NE corner of property with no flood plain
- Hardwood areas are 90% oak
- ±82 acres of 5 year old planted Longleaf Pines
- Great road and trail system giving access to entire property
- 6 separate food plots totaling approximately 12 acres
- Good history for deer, turkey, and small game
- Small dove field with power line in place
- Multiple 1-2 person permanent deer stands
- Large shed with plenty of room to store equipment which includes a small enclosed area with a kitchen, full bathroom, and living area
- Existing water, power, and septic
- List Price: \$835,000.00 or \$2,000/acre

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Property Photos

Lugoff, South Carolina

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Pine Stand next to
food plot



Great Road System

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Equipment Shed with
small living area and screen porch



Potential Dove Field with power lines
and newly expanded area

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Expanded area for planting Chufa
next to food plot



Typical Food Plot

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Food Plot with expanded area
in rear for Chufa



Upland Hardwood Area

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Small Hardwood wetlands area



Mixed Pine and Hardwood Stand
with typical road

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Two Man deer stand
overseeing food plot



One Man Stand in
upland hardwood area

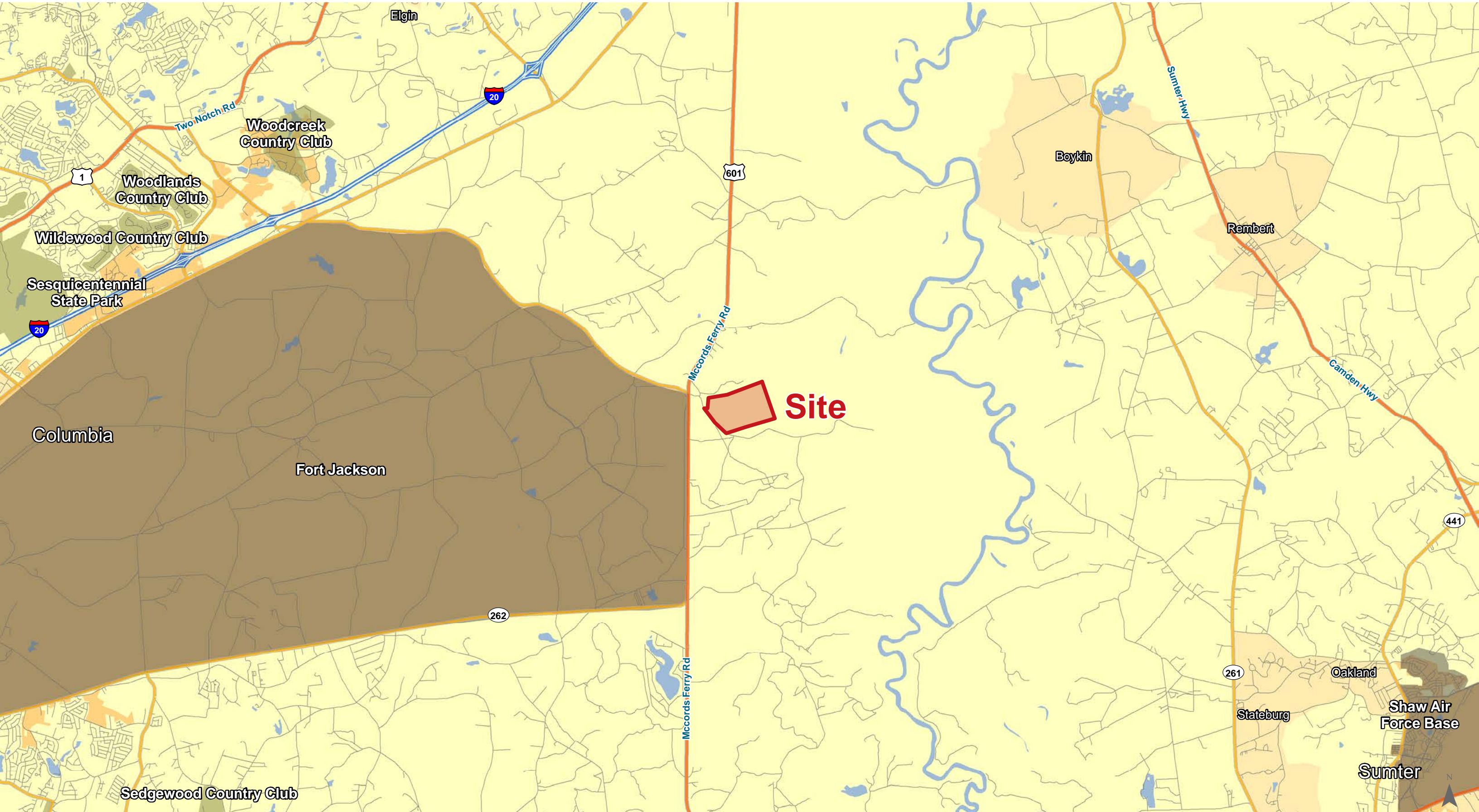
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Location



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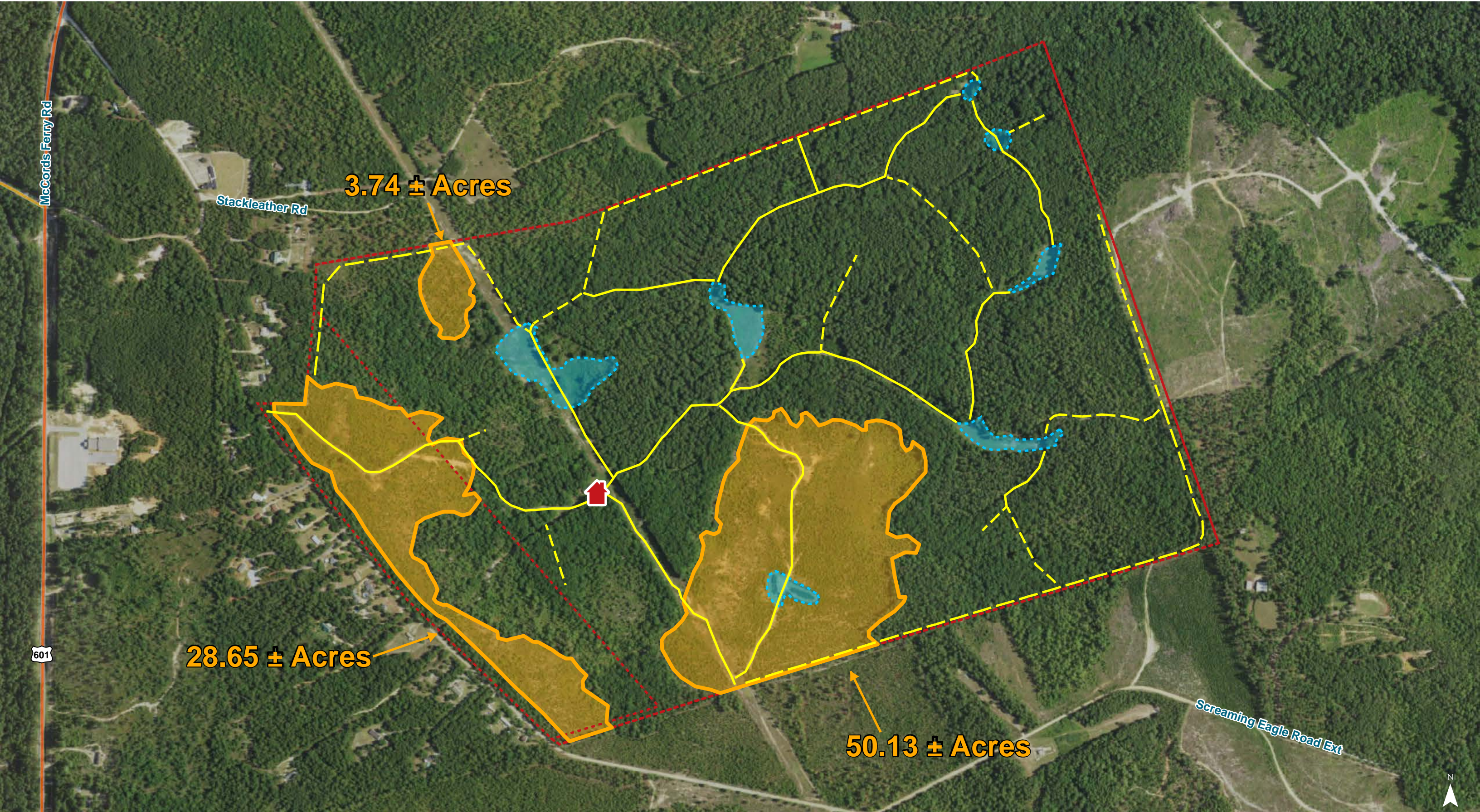
Road



Food Plot



Pine Plot



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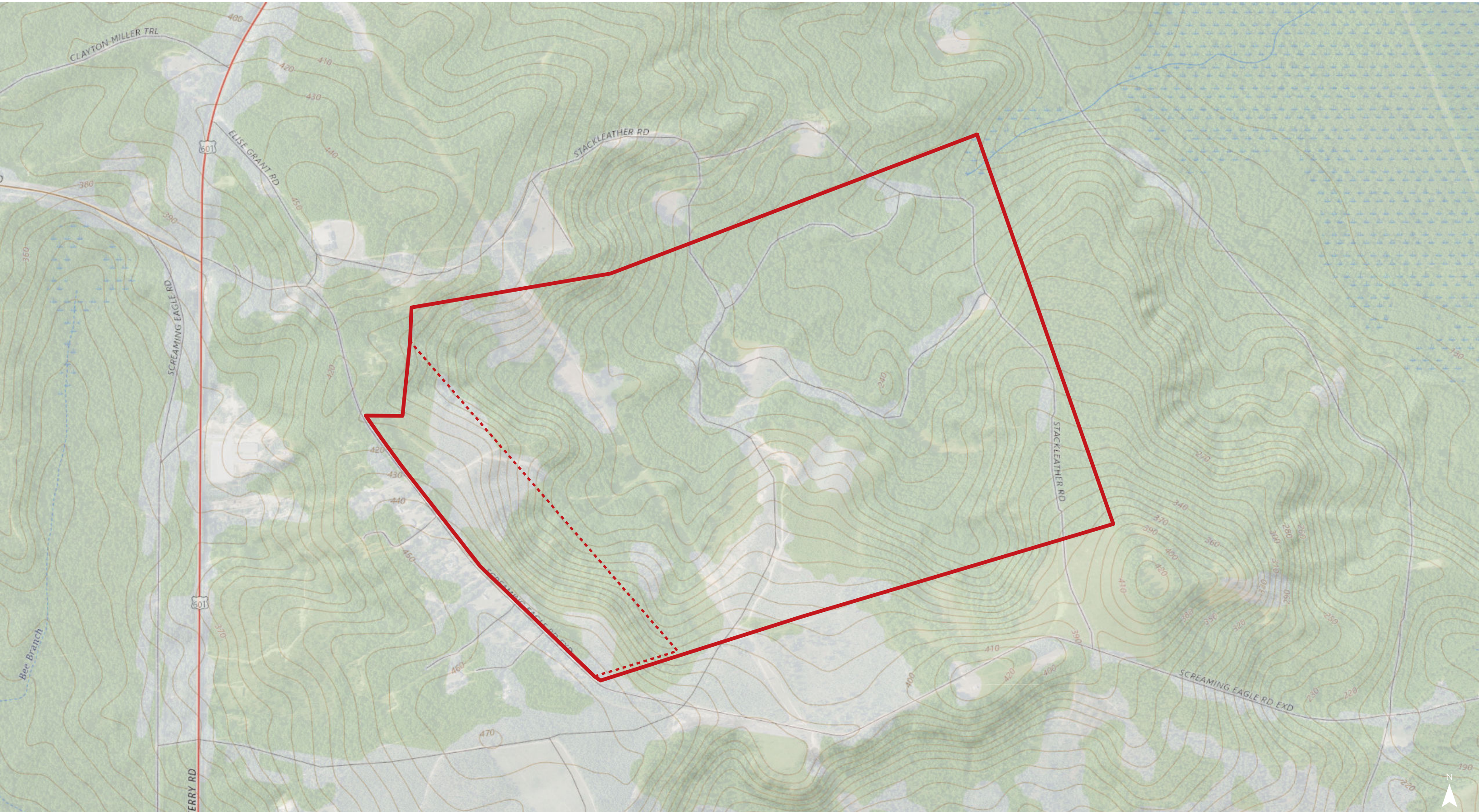
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Topographical Map: 10' Contours



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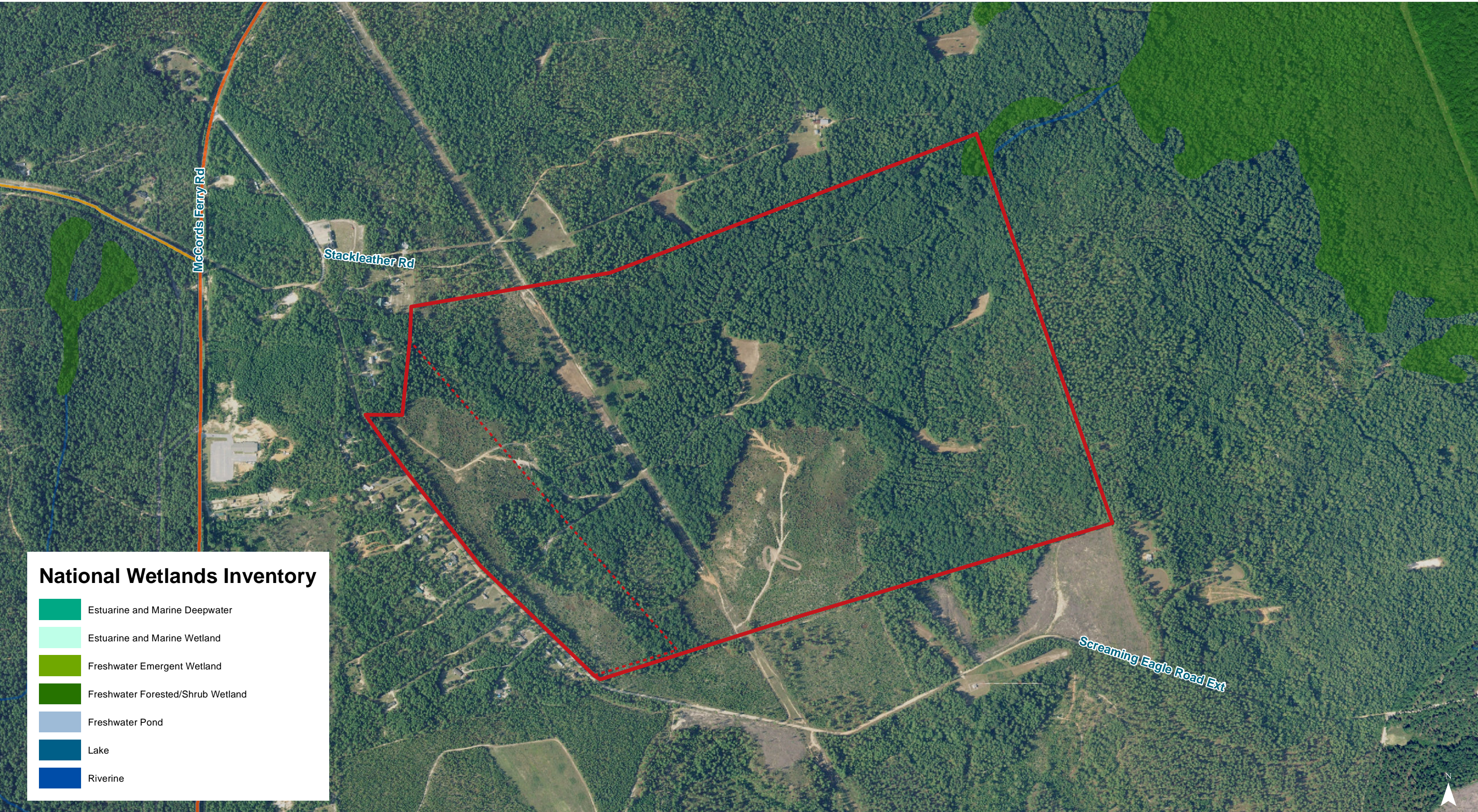
Topographical Map



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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: Ca - Cantey loam

Component: Cantey (100%)

The Cantey 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 clayey 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 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: FuB - Fuquay sand, 2 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. The parent material consists of plinthic 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. A seasonal zone of water saturation is at 60 inches during January, February, March. 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: LaB - Lakeland sand, 2 to 6 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on 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 4s. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: PeD - Pelion loamy sand, 6 to 15 percent slopes

Component: Pelion (100%)

The Pelion component makes up 100 percent of the map unit. Slopes are 6 to 15 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 6e. 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: VaC - Vaucluse loamy sand, 6 to 10 percent slopes

Component: Vaucluse (100%)

The Vaucluse component makes up 100 percent of the map unit. Slopes are 6 to 10 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 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. 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: VaD - Vaucluse loamy sand, 10 to 15 percent slopes

Component: Vaucluse (100%)

The Vaucluse component makes up 100 percent of the map unit. Slopes are 10 to 15 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 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. 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 4e. This soil does not meet hydric criteria.