

For Sale
Land
35 Acres



Vanboklen & Heape Rds.

Eastover, South Carolina 29044

Property Highlights

- Approximately 2,150' of frontage on Vanboklen Rd.
- Approximately 10 years of timber growth through natural regeneration consisting of mixed upland hardwoods and pine
- Ideal property for subdivision
- Potential for large country estate lots

OFFERING SUMMARY

| | |
|-------------------|------------|
| Sale Price | \$104,880 |
| Lot Size | 35.0 Acres |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income | Total Households |
|-----------------|------------|----------------|------------------|
| 1 Mile | 116 | \$49,172 | 44 |
| 5 Miles | 3,088 | \$48,629 | 1,169 |
| 10 Miles | 18,608 | \$52,782 | 6,831 |

For more information

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Tombo Milliken

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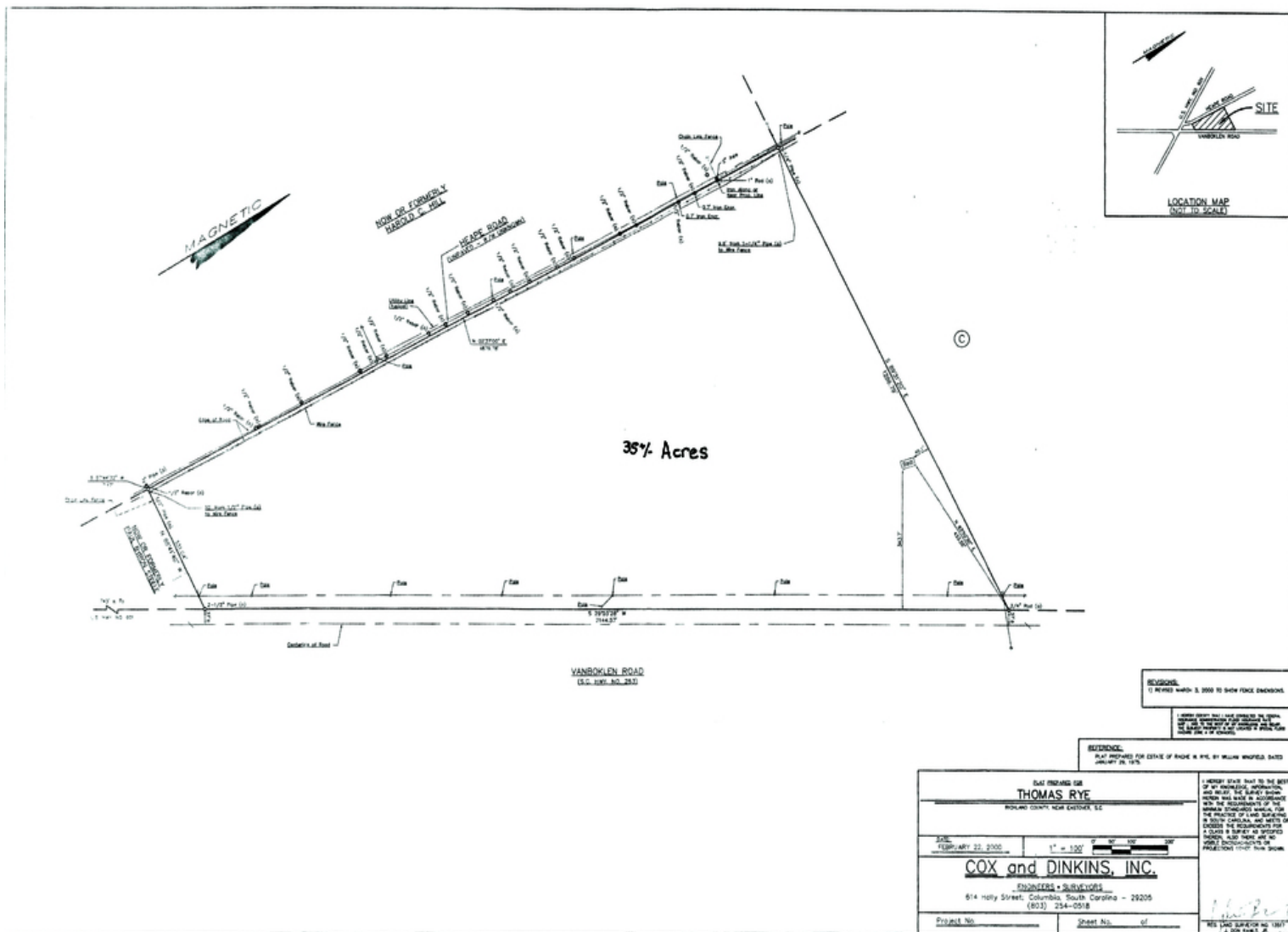


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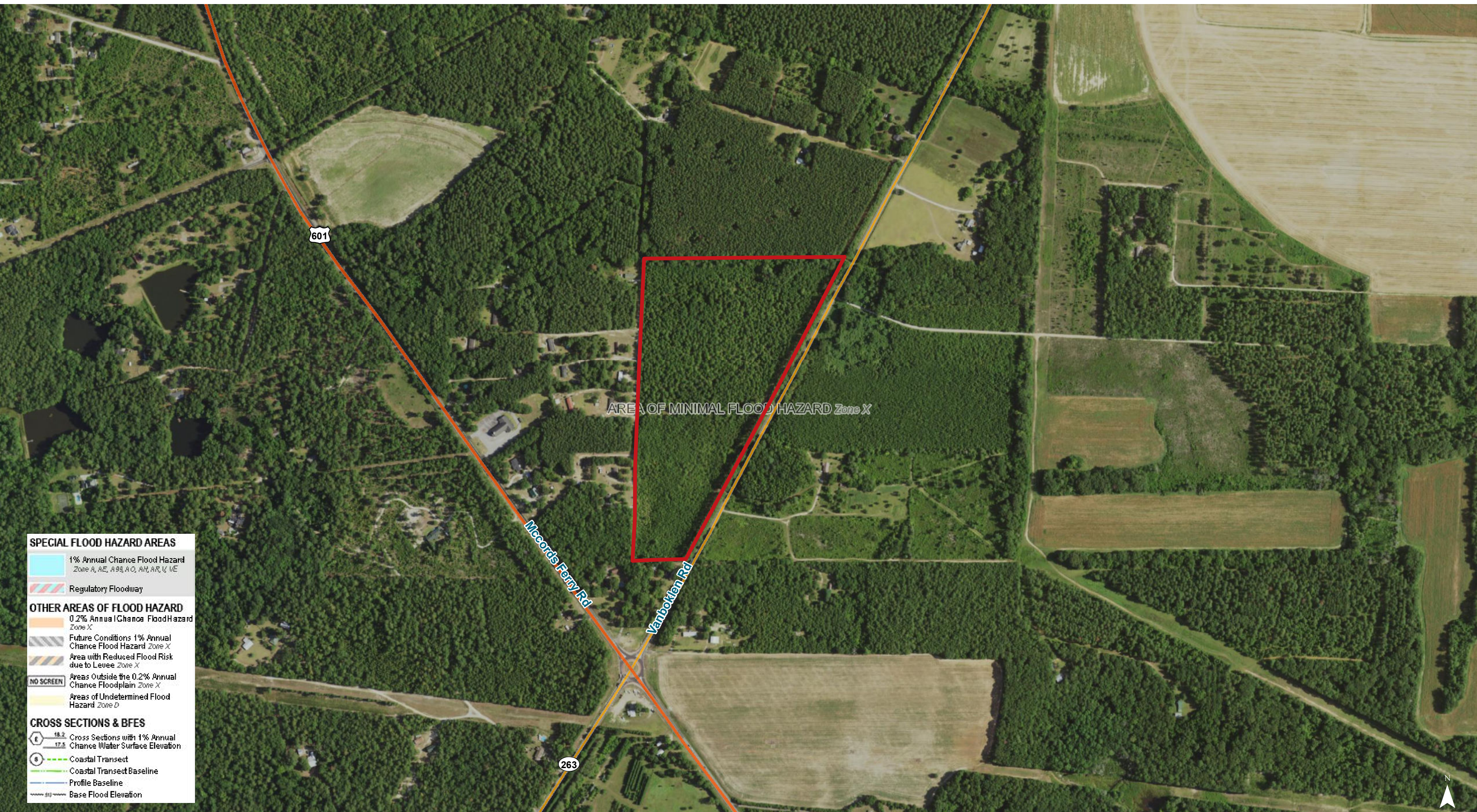
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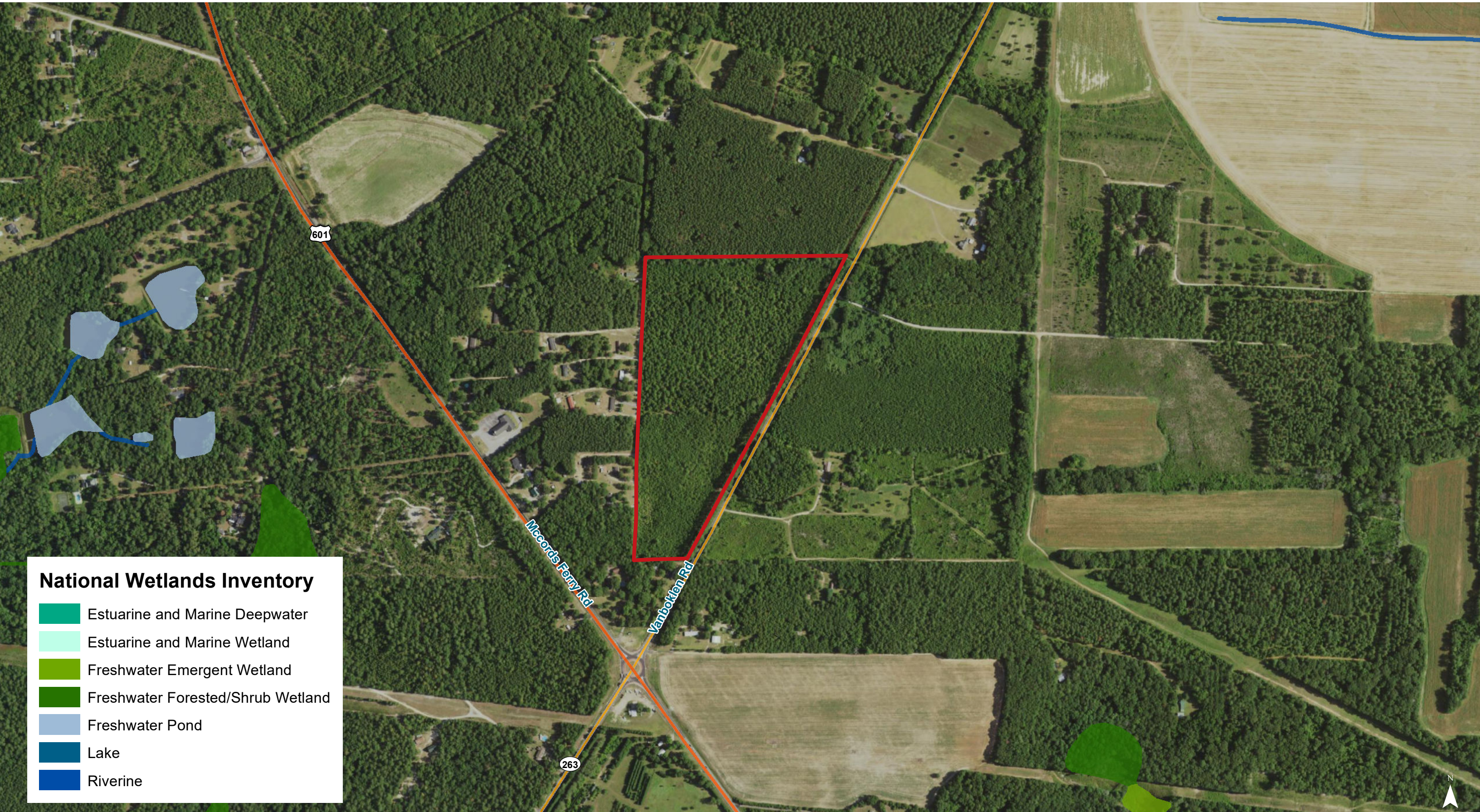


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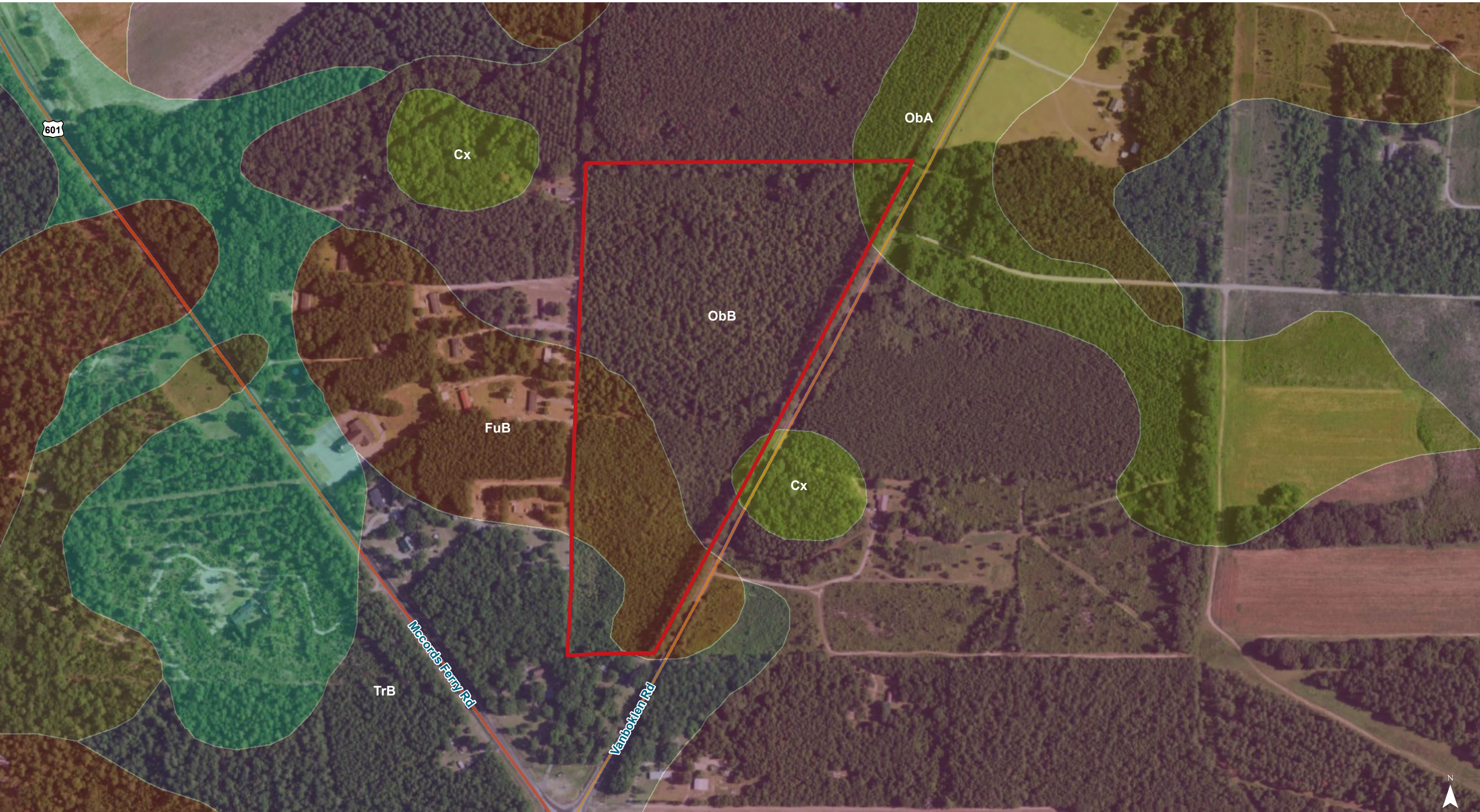


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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville fine sandy loam

Component: Coxville (100%)

The Coxville 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 high. Shrink-swell potential is moderate. 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: ObA - Orangeburg loamy sand, 0 to 2 percent slopes

Component: Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on coastal plains. 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 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 1. This soil does not meet hydric criteria.

Map unit: ObB - Orangeburg loamy sand, 2 to 6 percent slopes

Component: Orangeburg (100%)

The Orangeburg 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 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 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.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

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.