

For Sale

±119.4 AC

Recreational & Timberland

CLICK HERE FOR
DRONE FOOTAGE



“Riverbend” - 685 Old State Road (±119.4 acres)

Sandy Run, South Carolina

NAIColumbia

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

Executive Summary

“Riverbend” - 685 Old State Road, Sandy Run, South Carolina

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- ±119.4 Acres on the Congaree River in Calhoun County
- ±1 mile of River Frontage
- ±18 Acres Duck Pond of which ±4 acres are tillable with fence surrounding it to keep Hogs out
- Irrigation system in Duck Pond
- Deep water well to Flood Duck Pond and run irrigation - plus additional smaller wells to serve cabin and boat landing shed
- Two (2) Ag Fields (totaling ±5 acres) with Dove Field Potential
- Four (4) Established Food Plots with Deer Stands and Feeders
- 2 BR, 1 BA well-kept cabin with 3-year-old upgraded HVAC System, a Large Deck and Screened Porch
- Underground Power to Duck Pond Well, Boat Landing/Shed Area and Cabin
- 3-year-old Tractor Shed - 60' x 18' Hoover Building on Concrete Slab
- Recently Improved Road System
- ±2,100 ft. Sandbar on the river for Fishing, Picnics, and Wildlife Viewing
- Boat Ramp and Shed (with power & water) overlooking River
- No Conservation Easement currently in place
- \$596,403 or \$4,995/acre

Property Photos

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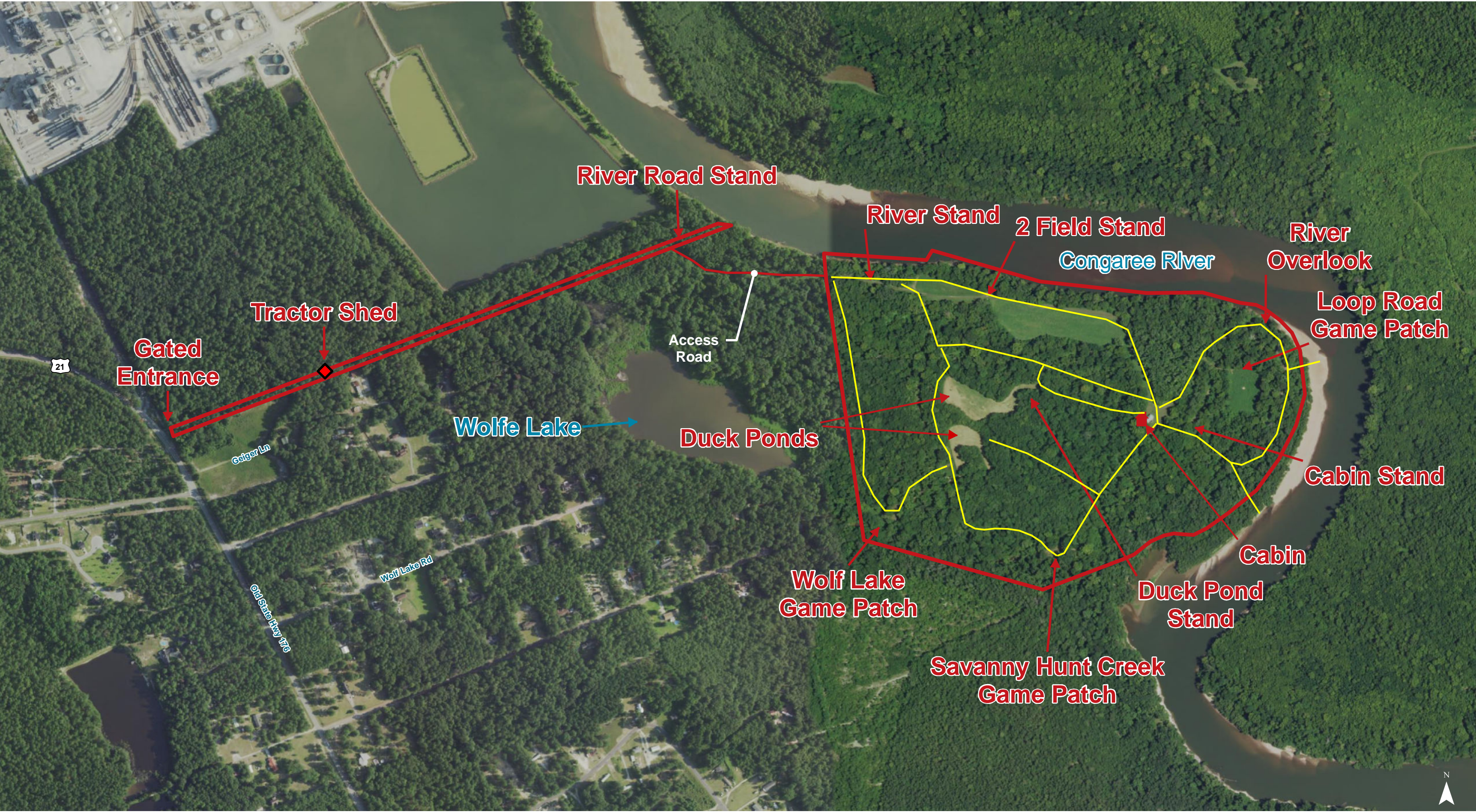
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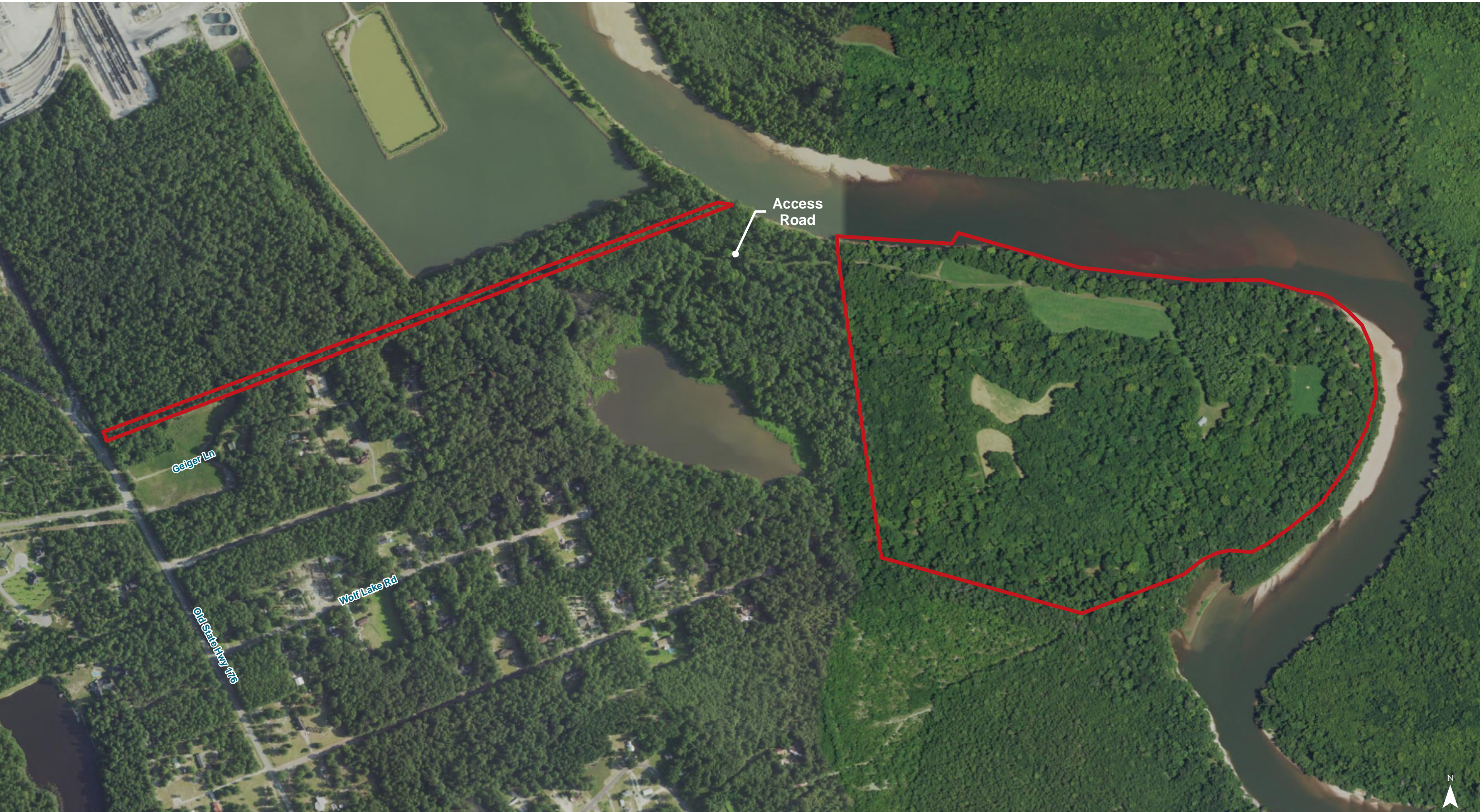
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Location

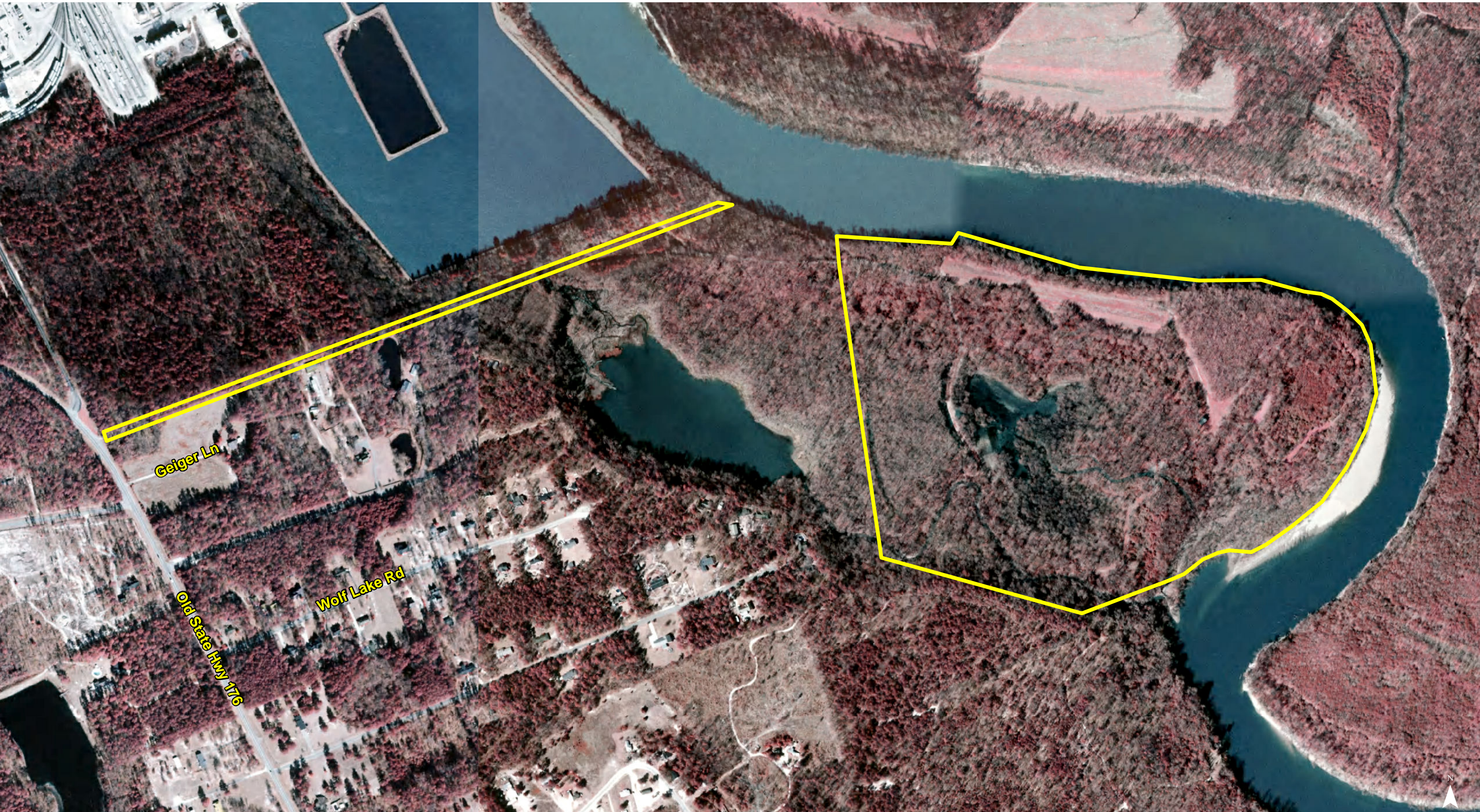


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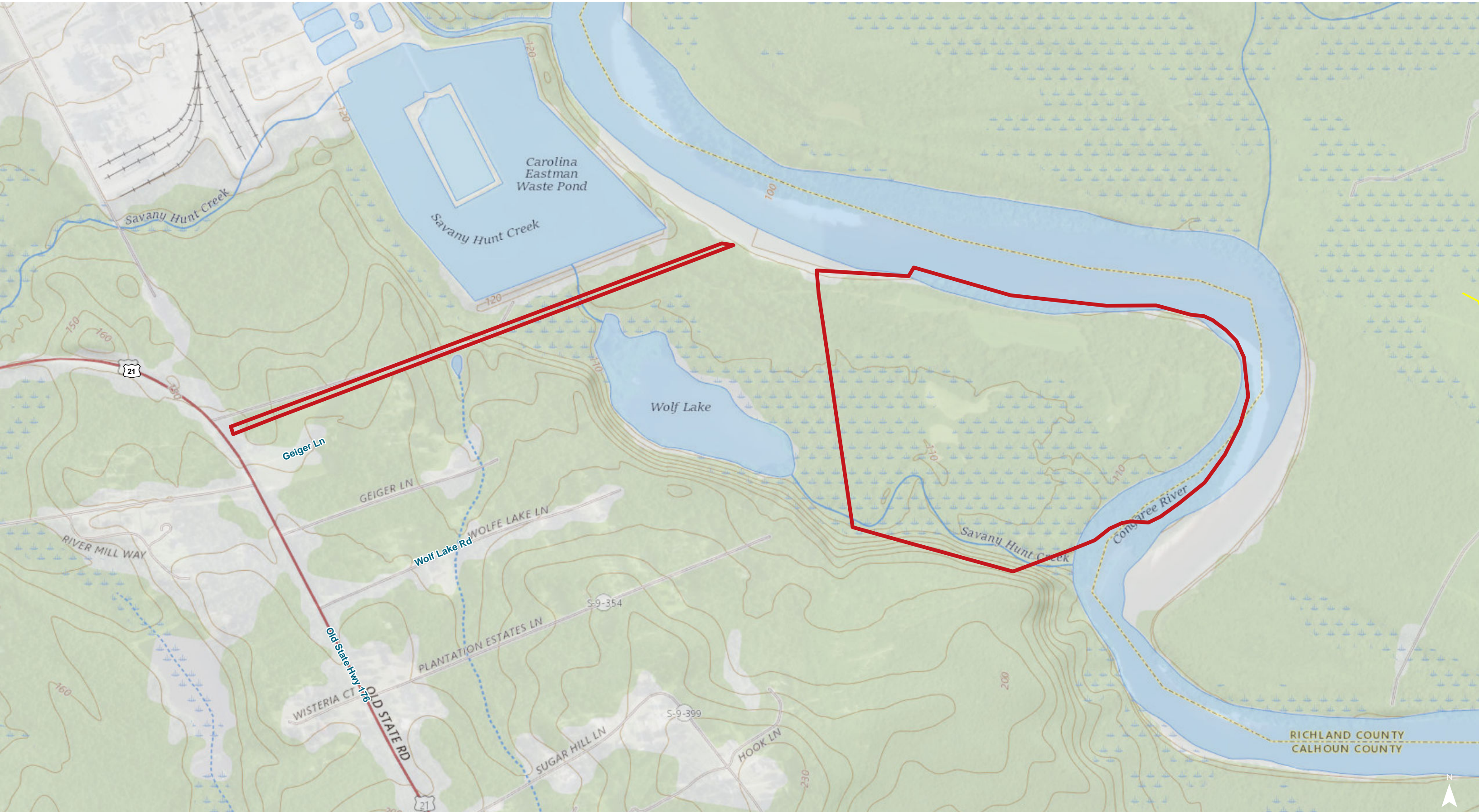




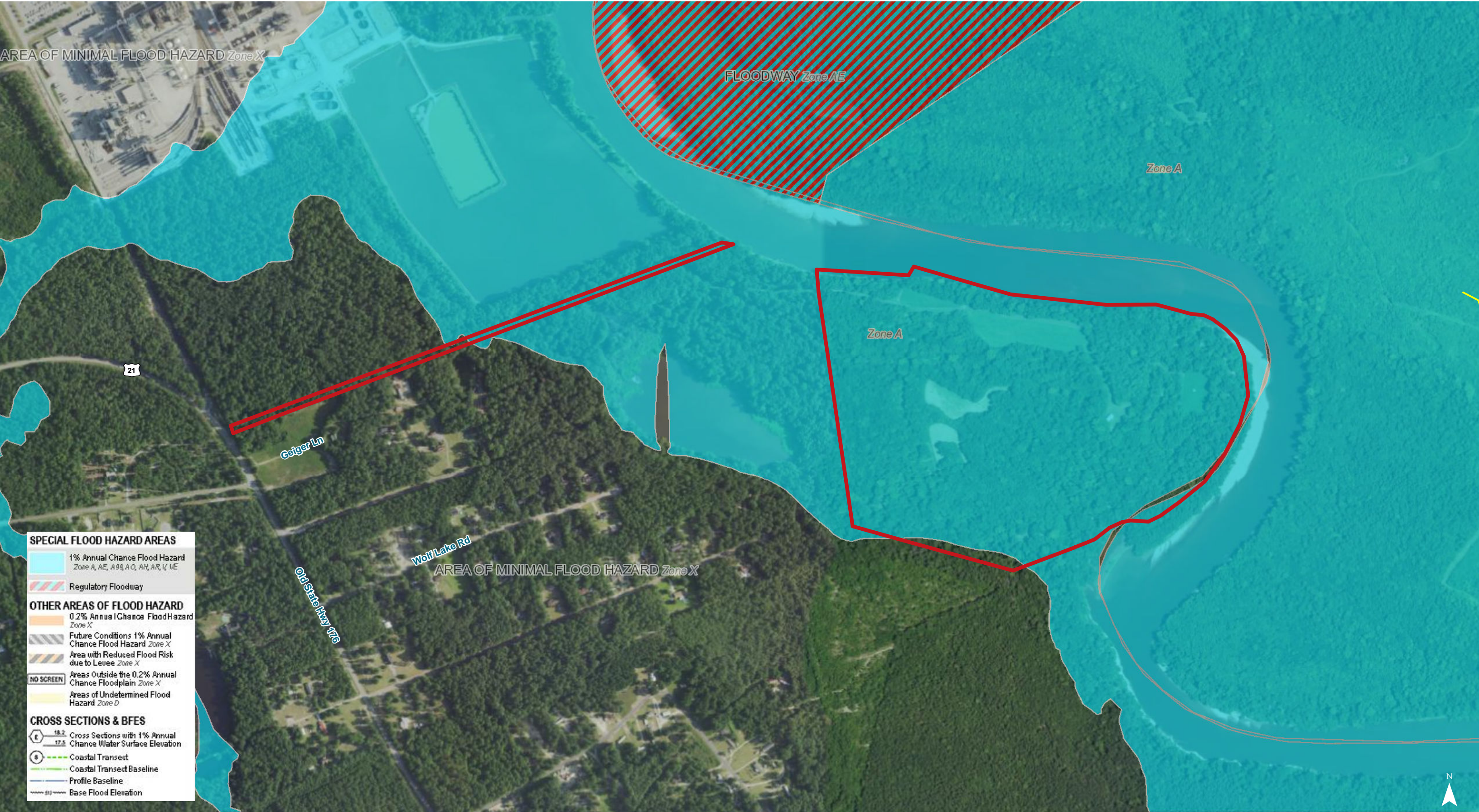
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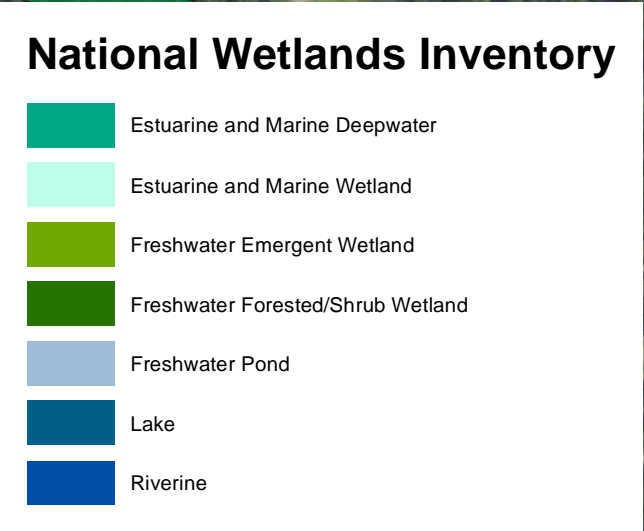
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Map Unit Description (Brief, Generated)

Calhoun County, South Carolina

[Minor map unit components are excluded from this report]

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

Component: Ailey (80%)

The Ailey component makes up 80 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 and/or 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: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (80%)

The Ailey component makes up 80 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 sandy and/or 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: AmE - Ailey-Vaucluse complex, 15 to 25 percent slopes

Component: Ailey (40%)

The Ailey component makes up 40 percent of the map unit. Slopes are 15 to 25 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy and/or 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.

Component: Vaucluse (35%)

The Vaucluse component makes up 35 percent of the map unit. Slopes are 15 to 25 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 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 0 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Calhoun County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ce - Chenneby silt loam, occasionally flooded

Component: Chenneby (90%)

The Chenneby component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat 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 occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, 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: Co - Congaree loam, occasionally flooded

Component: Congaree (90%)

The Congaree component makes up 90 percent of the map unit. Slopes are 0 to 4 percent. This component is on flood plains, coastal plains. The parent material consists of loamy alluvium. 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 high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April, November, 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: Jo - Johnston fine sandy loam, frequently flooded

Component: Johnston (90%)

The Johnston component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of sandy and/or loamy fluviomarine 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is frequently 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 4 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: Pa - Paxville loam

Component: Paxville (90%)

The Paxville component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces, coastal plains. The parent material consists of loamy fluviomarine 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 moderate. Shrink-swell potential is low. This soil is rarely flooded. It is occasionally 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 6 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Description (Brief, Generated)

Calhoun County, South Carolina

Map unit: W - Water

Component: Water (100%)

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