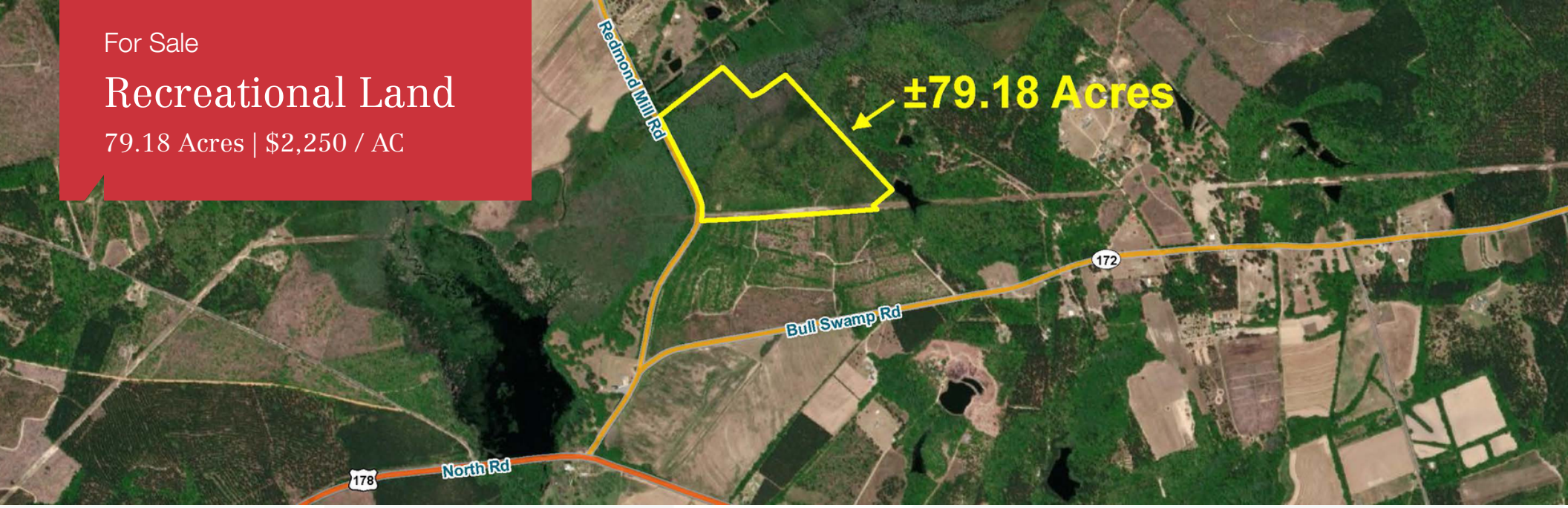
For Sale

Recreational Land

79.18 Acres | $2,250 / AC



Bull Swamp & Redmond Mill Rds (Site 1 - 79.18 Acs)

North, SC 29112

Property Highlights

- 1,350 +/- ft of Redmond Mill Road Frontage
- 25 +/- Ac of hardwood swamp created by Little Bull Swamp giving opportunities for a wood duck hole
- Power line along the southern boundary allowing a new owner to construct a dove field if desired
- High ridge overlooking the swamp consisting of mixed pines and hardwoods
- A few nice spots for a cabin or new home on the ridge
- Wildlife: Deer, dove, duck and other small game

OFFERING SUMMARY	
Sale Price	$178,155
Lot Size	79.18 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
1 Mile	158	$46,088	61
5 Miles	3,956	$46,251	1,558
10 Miles	21,836	$53,375	8,566

For more information

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NAI Columbia

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803 254 0100 tel
naicolumbia.com

REC. NORTH 7-23-2010

RICHARD CALVIN CHAVIS, SR.
RICHARD C. CHAVIS
TM 087-00-02-015

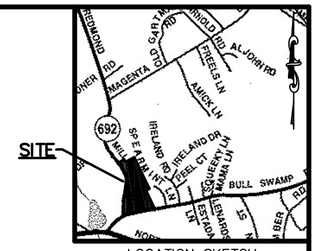
WAYNE BRUCE CHAVIS
TM 087-00-02-014

MANNING J. STRICKLAND
LAURA F. STRICKLAND
TM 087-00-02-003

ROBERT P. HINKLE
TM 087-00-02-022

CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	358.16'	823.29'	24°55'33"	S 68°54'45" W	355.35'
C2	519.79'	1240.24'	24°00'46"	N 24°05'20" E	515.99'
C3	595.58'	553.87'	61°36'37"	N 05°17'25" E	567.30'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 82°58'43" W	93.24'
L2	S 56°27'00" W	136.33'
L3	N 54°45'59" W	36.19'
L4	N 54°53'46" E	63.93'
L5	N 22°30'35" E	104.80'
L6	N 66°58'12" E	134.18'
L7	S 36°48'52" W	304.75'



LOCATION SKETCH

174.60± ACRES

IPF 1/2" REBAR
IPF 5/8" REBAR
IPF AXLE
IPF 1" PIPE IN STUMP
IPF 1" ROD
IPF 5/8" REBAR
IPP
MPP
A
B
C
D
E
F
300.22'(TIE)
N 53°28'13" E 558.95'
N 53°32'34" E 344.46'
S 44°51'59" E 585.00'(TIE)
N 42°21'24" E 402.31'(TIE)
S 36°37'19" E 335.06'(TIE)
S 36°37'19" E 1598.03'
S 42°44'08" E 1494.96'
S 80°42'27" W 1128.48'
S 81°22'31" W 2210.31'
N 25°30'54" W 1032.99'
N 12°06'19" E 618.19'
N 36°05'43" E 522.40'
REDMOND MILL ROAD (S.C. ROUTE 692) 66' R/W
BULL SWAMP ROAD (S.C. ROUTE 172) 66' R/W
LITTLE BULL SWAMP CREEK
TRANSMISSION LINE
R/W WIDTH UNKNOWN
EXISTING ACCESS ROAD
BEAVER POND
FLOODED AT TIME OF SURVEY
SEE NOTE
L1
L2
L3
L4
L5
L6
L7
C1
C2
C3

OHP — OVERHEAD POWERLINE
● IPP — IRON PIN PLACED (5/8" REBAR)
● MPP — METAL POST PLACED
● IPF — IRON PIN FOUND
○ — COMPUTED CORNER

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

NOTES:
NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD THAT AFFECT THIS SURVEYED PARCEL MAY EXIST.

CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

ADJACENT OWNERS SHOWN AS LISTED PER WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.

LINES FROM POINT 'A' TO 'B' TO 'C' TO 'D' TO 'E' TO 'F' INUNDATED BY BEAVER POND AND INACCESSIBLE. LINES CALCULATED FROM REFERENCE PLATS.

REFERENCE:
1. A PLAT FOR PHILLIP B. PAGE BY EDISTO ENGINEERS & SURVEYORS, INC. DATED JULY 23, 2010.
2. A PLAT FOR RICHARD C. CHAVIS, JR. & RICHARD C. CHAVIS, SR. BY DOUGLAS E. PLATT, SR., R.L.S. DATED NOVEMBER 7, 2006 RECORDED IN PLAT BOOK 38, PAGE 2.
3. A PLAT FOR LEO BROWDER, ET AL BY EDISTO SURVEYORS, INC. DATED OCTOBER 26, 1993.
4. A PLAT BY JAMES F. DRAFTS, R.L.S. RECORDING DATA UNKNOWN.
5. S.C.D.O.T. HIGHWAY PLANS DOCKET# 38.299 SHEETS 6-8.
6. S.C.D.O.T. HIGHWAY PLANS DOCKET# 38.300 SHEETS 5-6.

TM 087-00-02-005 (2000)
TM 103-00-00-001 (OLD)

A
PLAT
OF
174.60± ACRES
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ELIZABETH TOWNSHIP

PREPARED FOR:

RUSSELL OTT

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEED THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS SPECIFIED THEREIN.

CLIFTON H. HARPER
S.C. REG LS NO 25747
(803)536-1104
FAX (803)531-1815
J. J. JOWERS, JR.
S.C. REG LS NO 23142
EDISTO ENGINEERS & SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116

DATE: DECEMBER 7, 2020
22385.DWG
22385-15559 C

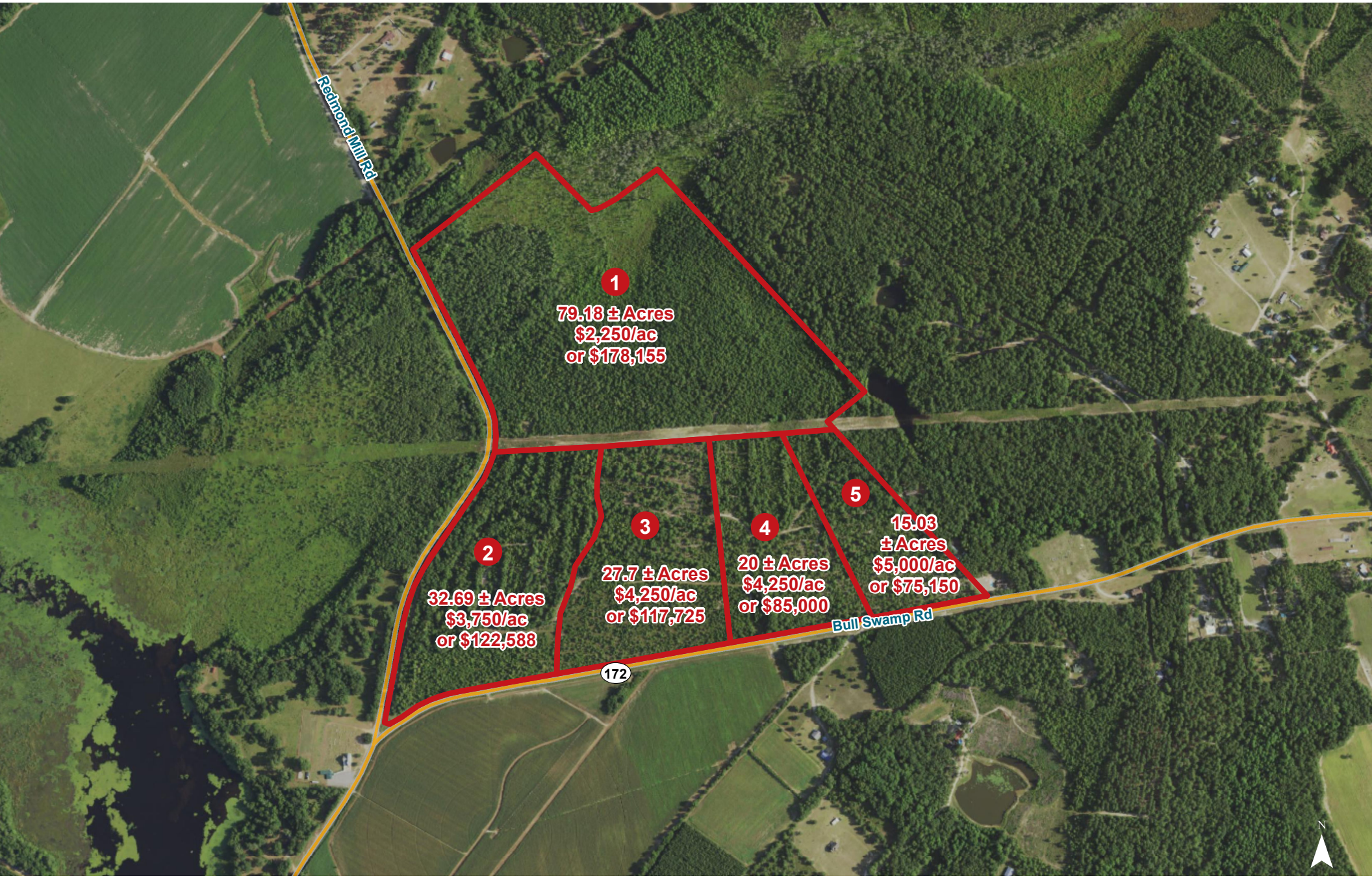
CARLSON P:/LAND PROJECTS 2004/22385/DWG/22385.DWG/12-7-2020/(JJJ)

Location

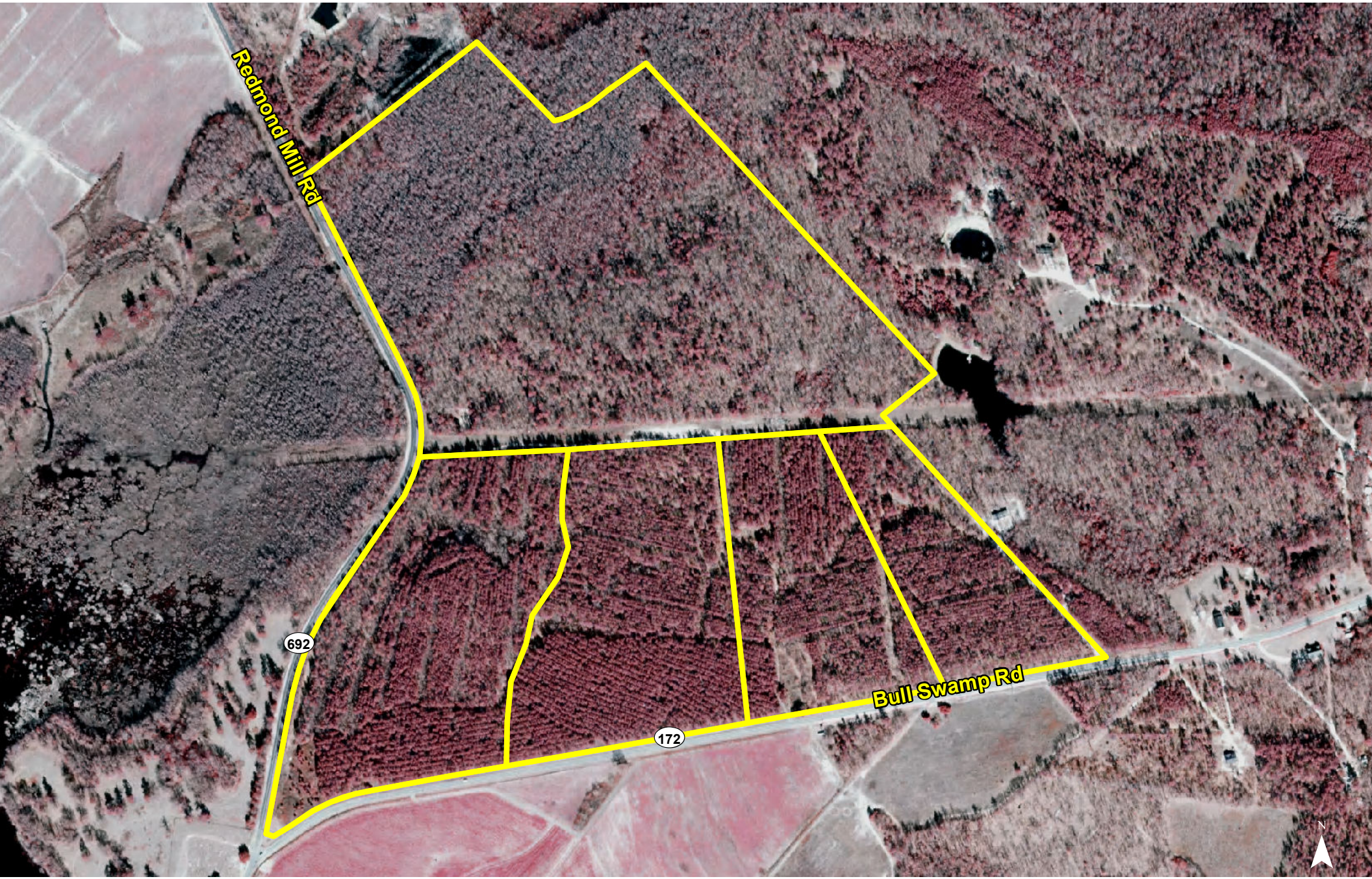
NAI Columbia

174.60 ± Acres
Bull Swamp Rd., North, SC 29112

Aerial



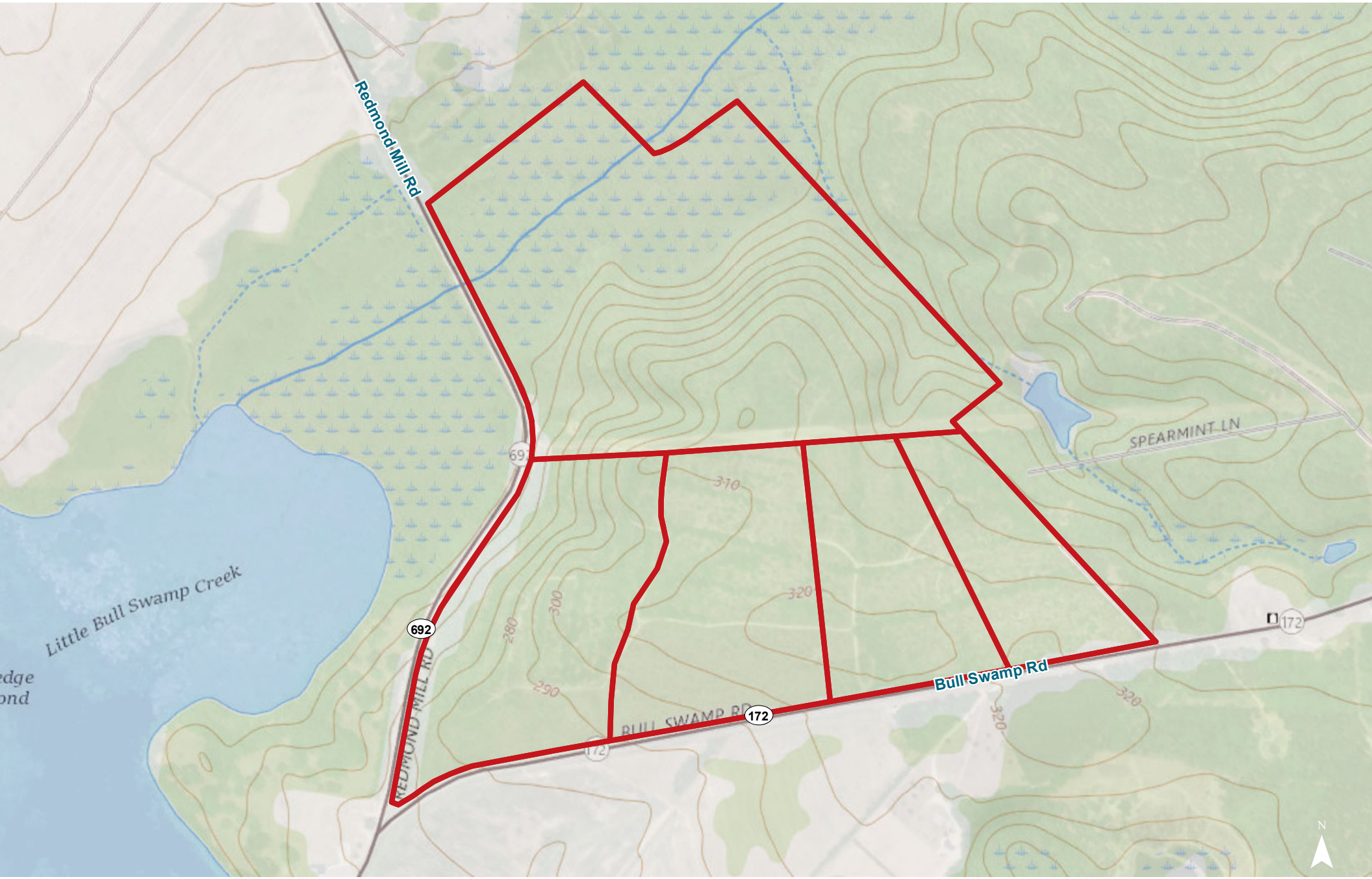
2006 Infrared



NAI Columbia

174.60 ± Acres
Bull Swamp Rd., North, SC 29112

Topographical Map



NAI Columbia

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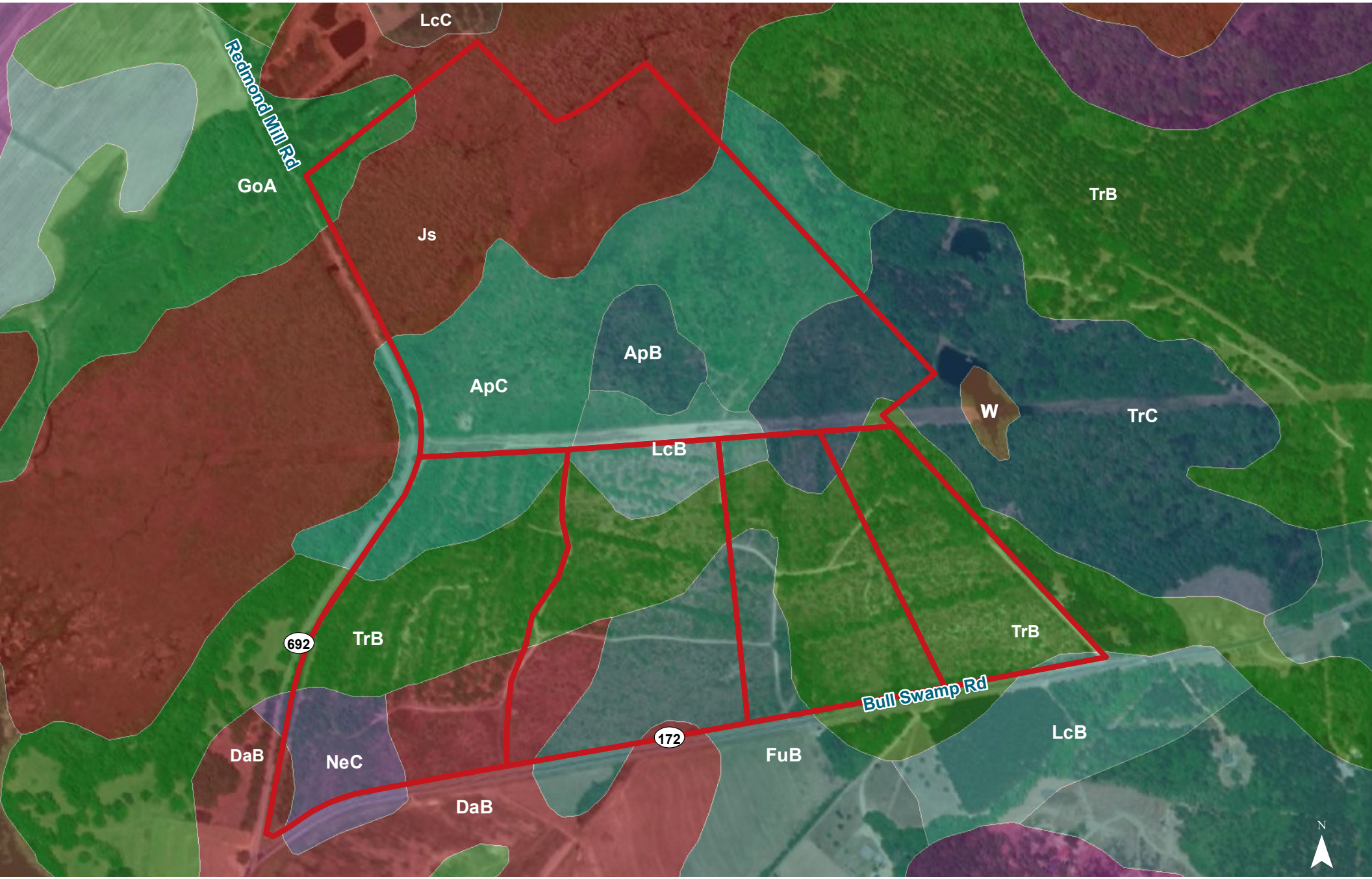
Bull Swamp Rd., North, SC 29112

National Wetlands Inv.

NAI Columbia

174.60 ± Acres
Bull Swamp Rd., North, SC 29112

Soil Survey



Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

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

Component: Alpin (96%)

The Alpin component makes up 96 percent of the map unit. Slopes are 0 to 6 percent. This component is on sandhills, marine terraces, coastal plains. 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.

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

Component: Alpin (90%)

The Alpin component makes up 90 percent of the map unit. Slopes are 6 to 10 percent. This component is on sandhills, marine terraces, coastal plains. 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 6s. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

Map unit: DaB - Dothan loamy sand, 2 to 6 percent slopes

Component: Dothan (96%)

The Dothan component makes up 96 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, 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. A seasonal zone of water saturation is at 36 inches during January, February, March, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: FuB - Fuquay sand, 0 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, 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 low. Available water to a depth of 60 inches is moderate. 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. 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: GoA - Goldsboro sandy loam, 0 to 2 percent slopes

Component: Goldsboro (96%)

The Goldsboro component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. 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 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. A seasonal zone of water saturation is at 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

Map unit: Js - Johnston sandy loam

Component: Johnston (90%)

The Johnston component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is occasionally 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: LcB - Lucy loamy sand, 0 to 6 percent slopes

Component: Lucy (100%)

The Lucy component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, 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 2s. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

Map unit: LcC - Lucy loamy sand, 6 to 10 percent slopes

Component: Lucy (100%)

The Lucy component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces. 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 4s. This soil does not meet hydric criteria.

Map unit: NeC - Neeses loamy sand, 6 to 10 percent slopes

Component: Neeses (100%)

The Neeses component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey 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 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 4e. This soil does not meet hydric criteria.

Map unit: TrB - Troup sand, 0 to 6 percent slopes

Component: Troup (90%)

The Troup component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, 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 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 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

Map unit: TrC - Troup sand, 6 to 10 percent slopes

Component: Troup (100%)

The Troup component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on sandhills, coastal plains, marine terraces. 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 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 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.