

Old River Road Winnsboro, SC

±374
Acres

For more information:

Tombo Milliken

Senior Broker | Principal
803.206.8384
tombo.milliken@naicolumbia.com

Tom Milliken

Senior Broker | Principal
803.331.6999
tmilliken@naicolumbia.com

Nelson Weston III

Brokerage Associates
803.678.7346
nweston@naicolumbia.com



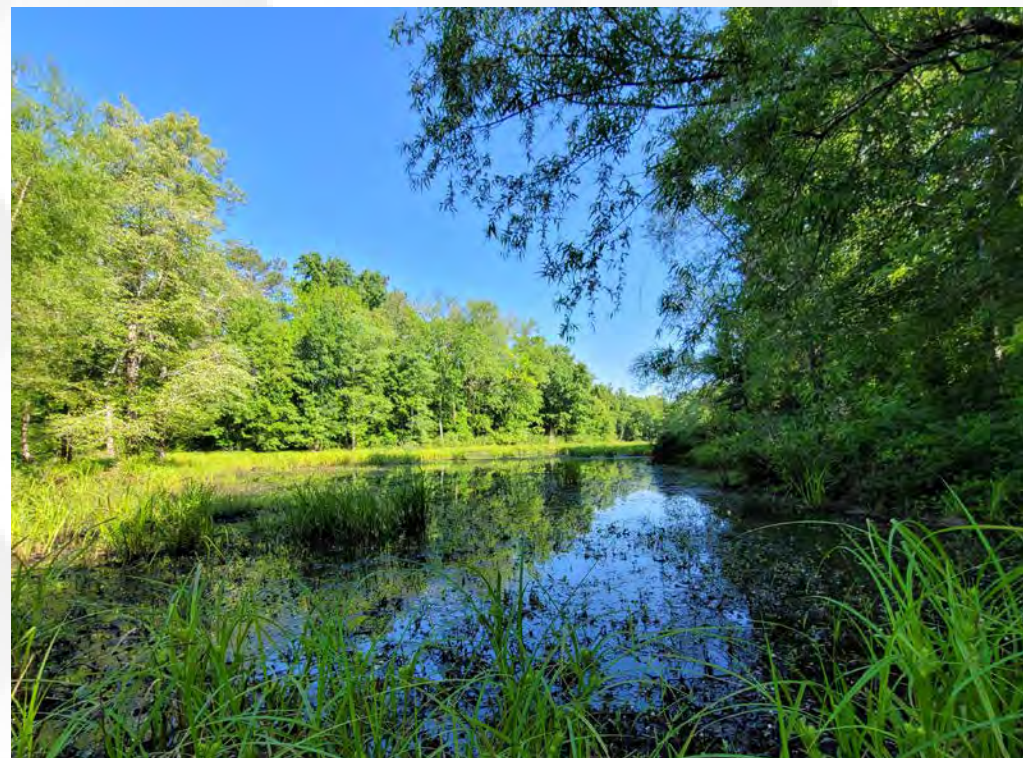
Click or Scan
to view Drone Footage

NAIColumbia

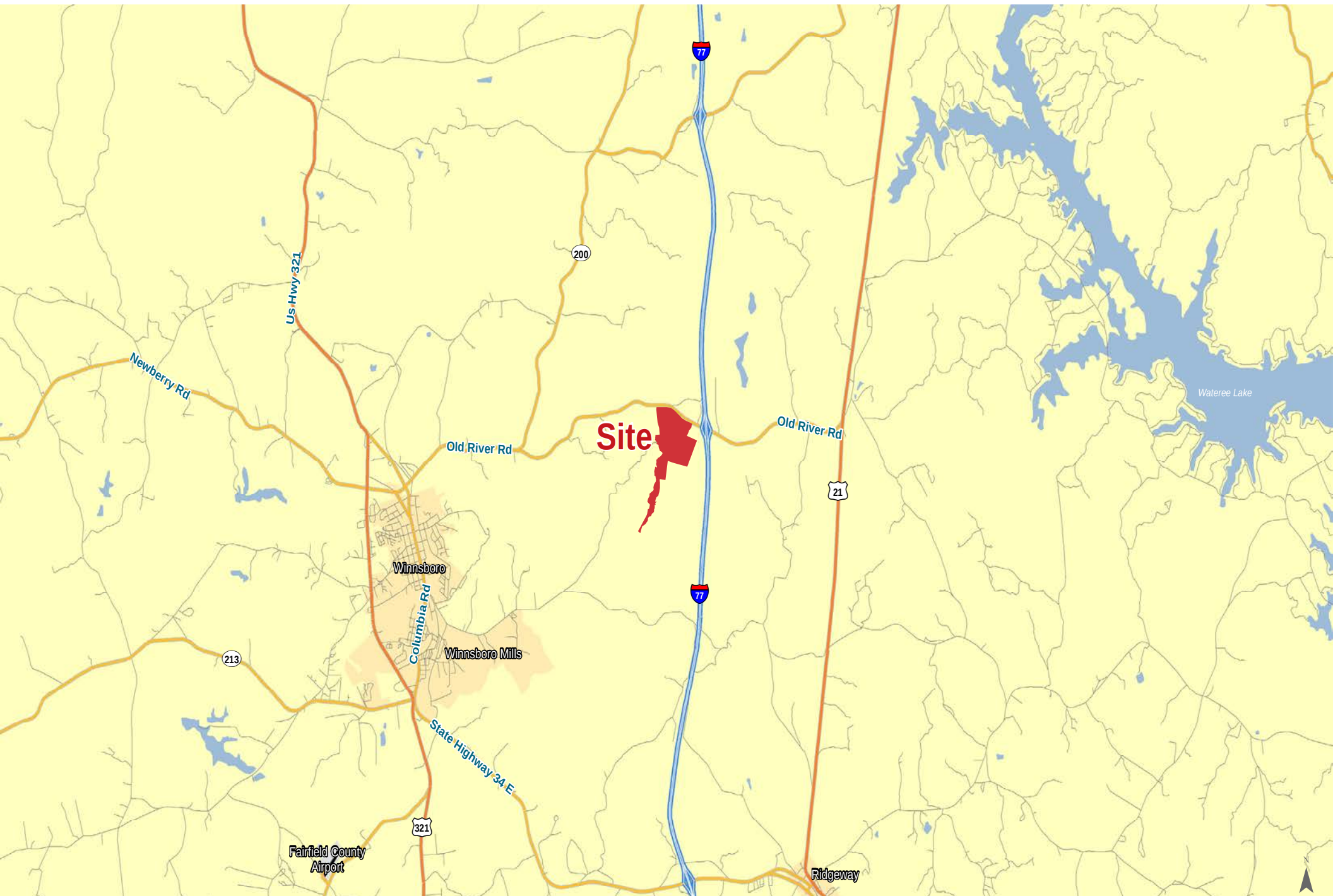
Old River Rd. Eastern Portion

±374.11 AC

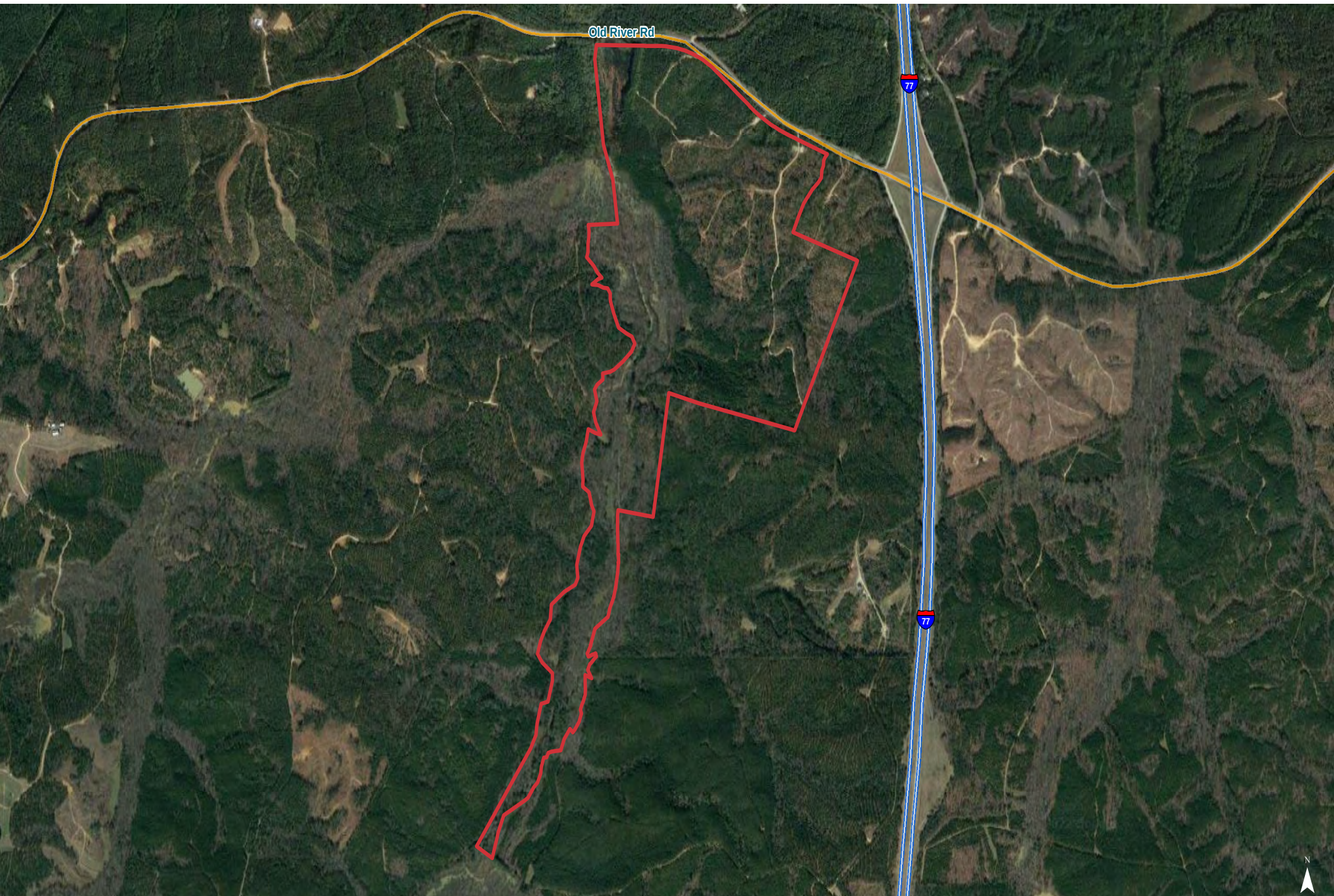
- Approximately 3,800' of frontage on Old River Road
- Three gated entrances with a good road and trail system
- Distance to Columbia is approximately 30 miles
- Distance to Charlotte is approximately 60 miles
- Access to ±25 Acre shared beaver pond
- “Duck Hole”
- 12 established food plots – various sizes
- Four separate overlooks with spectacular views
- Timber Info: ±120 Acres of 6 yr old Planted Loblolly Pines
 ±110 Acres of Natural Regenerated Pines with varying age classes
 ±125 Acres of mixed Upland and Bottomland Hardwood & Softwood & Beaver Ponds
- Cabin site
- Rocked main road through property. Two neighboring properties have an access easement
- Deer, Turkey, Duck, Dove, and small game
- \$2,975/acre or \$1,112,977.00
- Seller to retain mitigation rights



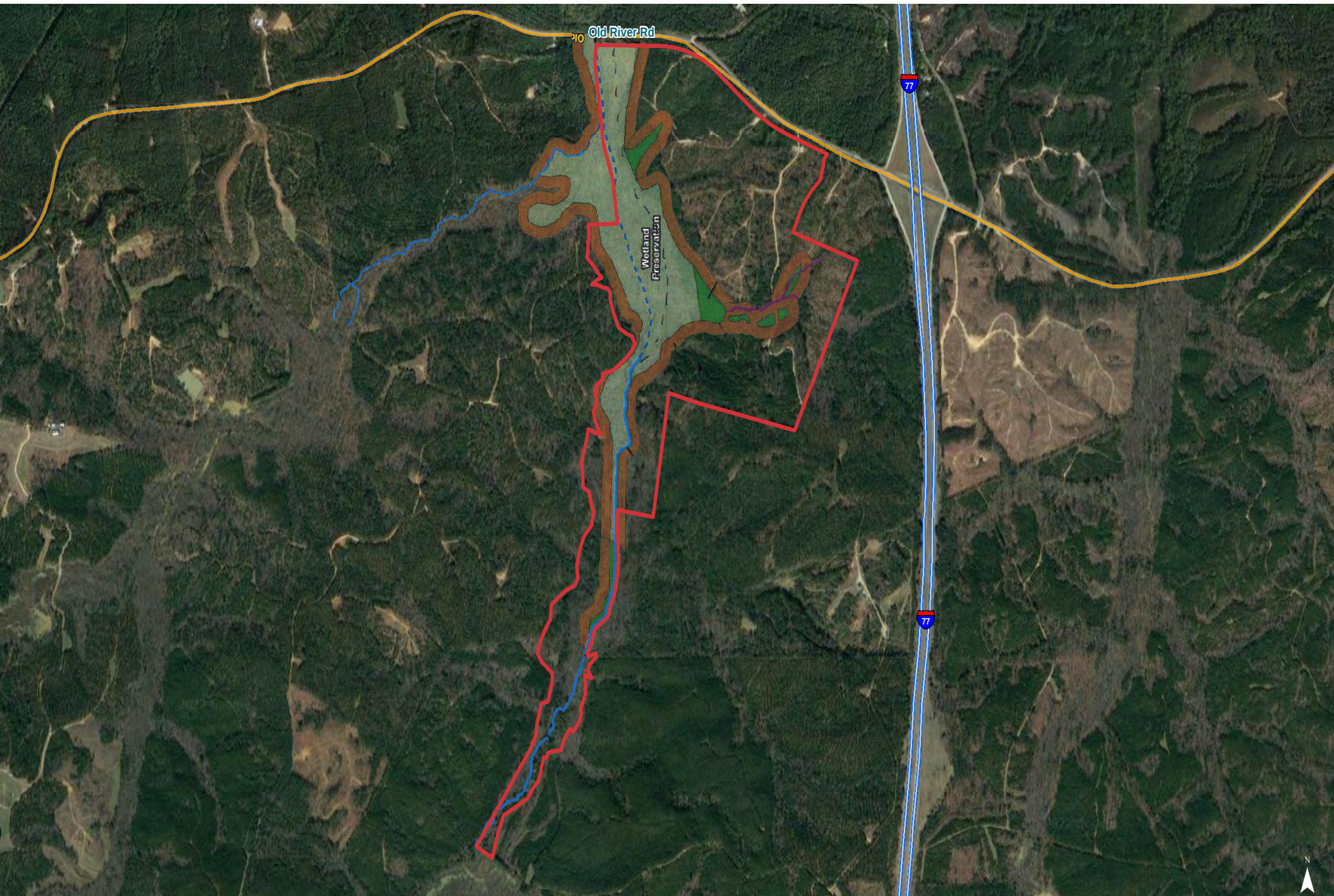




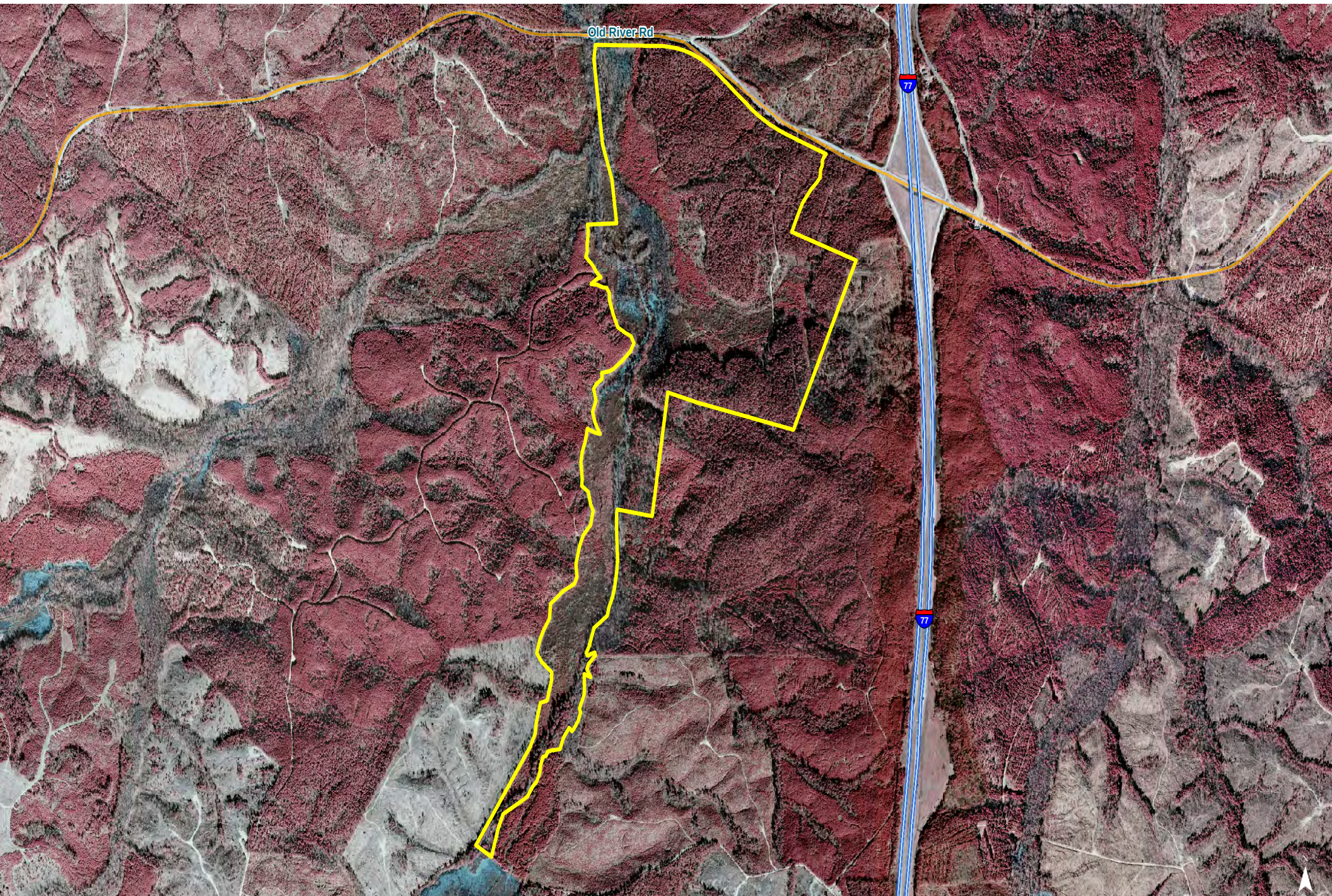
Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

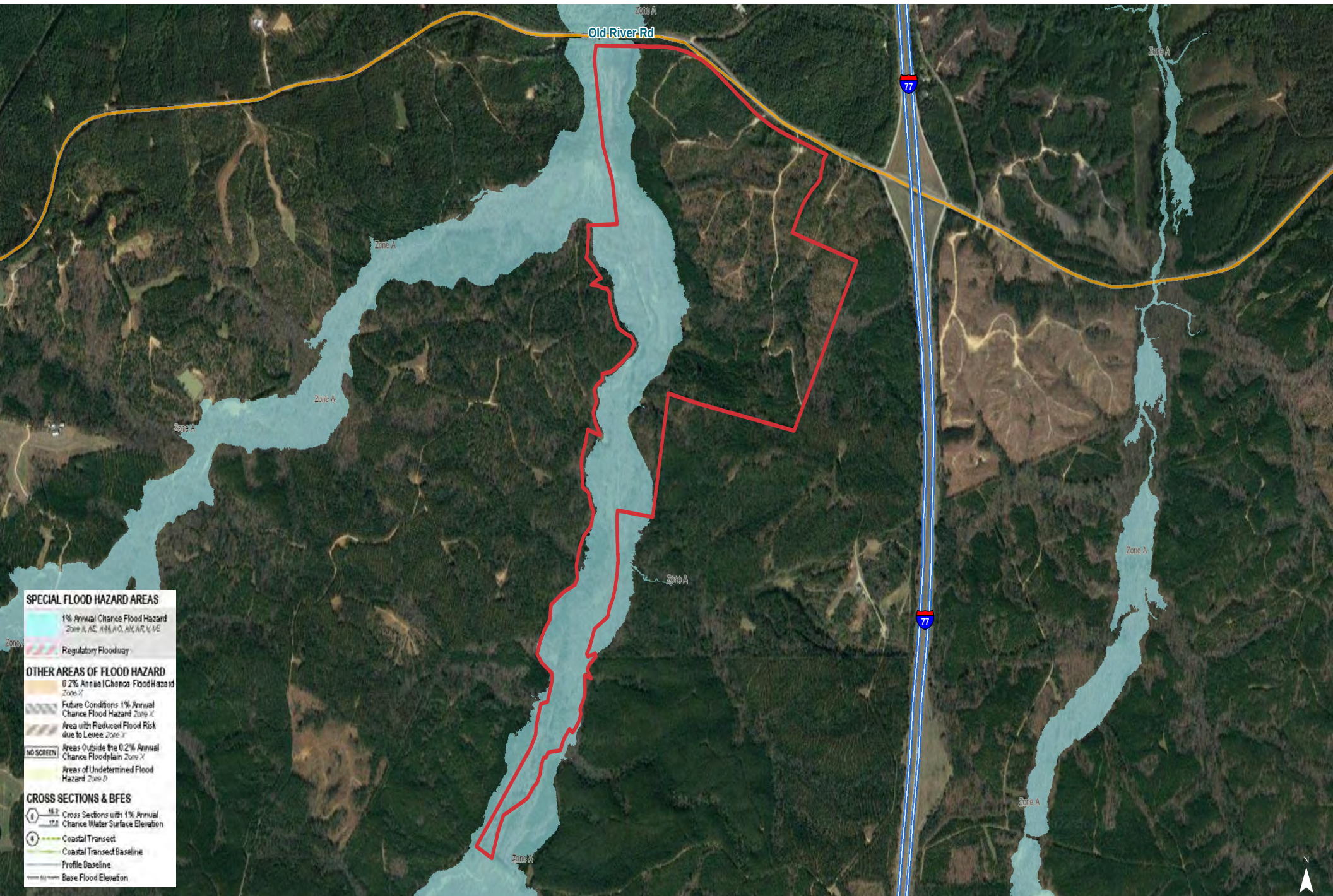


Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

FEMA Flood Zones



Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Thursday, June 16, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: To - Toccoa loam

Component: Toccoa (70%)

The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, April, 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: VnC2 - Vance sandy clay loam, 6 to 10 percent slopes, eroded

Component: Vance (80%)

The Vance component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss influenced by basic rocks. 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 moderate. 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 6e. This soil does not meet hydric criteria.

Map unit: WaF - Wateree-Rion complex, 15 to 40 percent slopes

Component: Wateree (45%)

The Wateree component makes up 45 percent of the map unit. Slopes are 15 to 40 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is very 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 7e. This soil does not meet hydric criteria.

Component: Rion (35%)

The Rion component makes up 35 percent of the map unit. Slopes are 15 to 40 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite. 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 7e. This soil does not meet hydric criteria.

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: WkD - Wilkes sandy loam, 6 to 15 percent slopes

Component: Wilkes (80%)

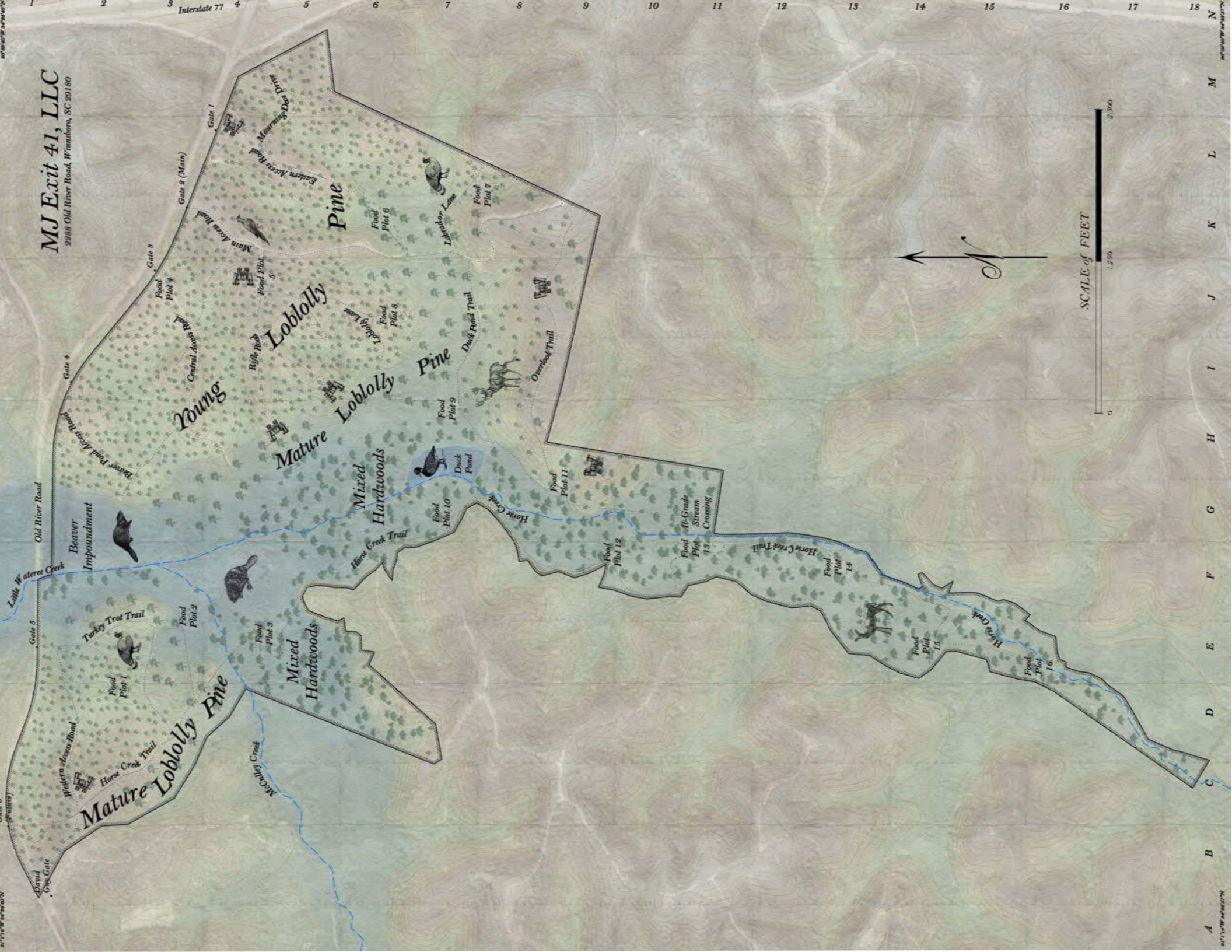
The Wilkes component makes up 80 percent of the map unit. Slopes are 6 to 15 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from hornblende schist, hornblende gneiss, diorite, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 moderate. 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 6e. This soil does not meet hydric criteria.

Map unit: WkF - Wilkes sandy loam, 15 to 40 percent slopes

Component: Wilkes (75%)

The Wilkes component makes up 75 percent of the map unit. Slopes are 15 to 40 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from hornblende schist, hornblende gneiss, diorite, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 moderate. 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 7e. This soil does not meet hydric criteria.

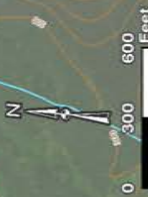
MJ Exit 41, LLC
3288 Old River Road, Winnsboro, SC 29180





Legend

- Boundary Plot
- Hole
- Water
- Road / ATV Trail
- Pond / Plot



Scale: 1 inch = 300 feet