

For Sale  
**±83 AC**



**2073 Mill Creek Road**  
**Bethune, SC 29009**

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# Property Features

- 83± Acres for sale near Bethune, SC
- Approximately 53± Acres in 5-year-old planted Longleaf Pines
- Approximately 24± Acres in 5-year-old planted Loblolly Pines
- 2,500± ft of paved frontage on Mill Creek Rd and 985± ft on Youngs Bridge Rd
- Power along road frontage
- Property is Zoned RD-2 (Rural Resource District) in Kershaw County
- Sales Price: \$269,750 or \$3,250/ acre







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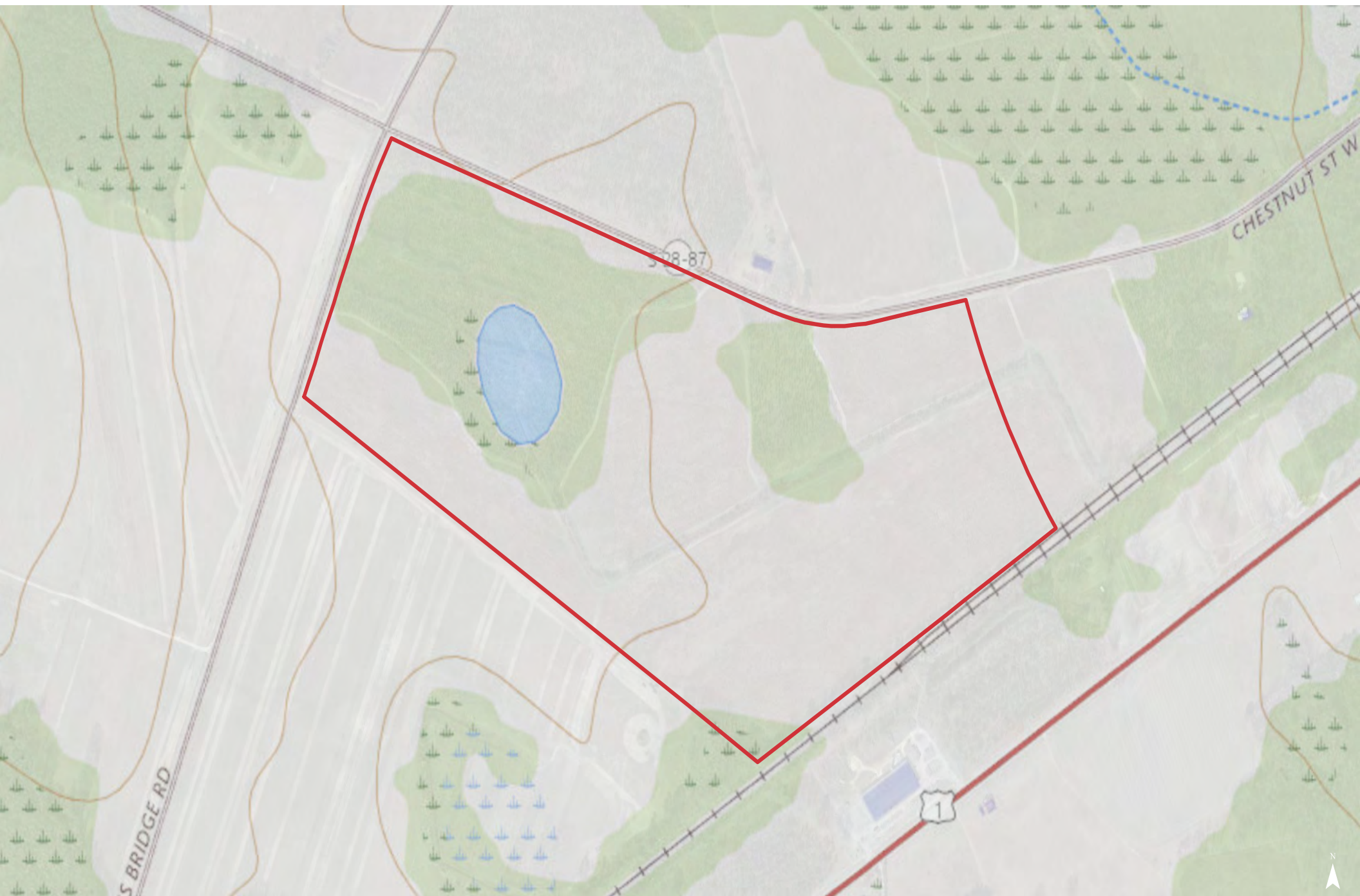
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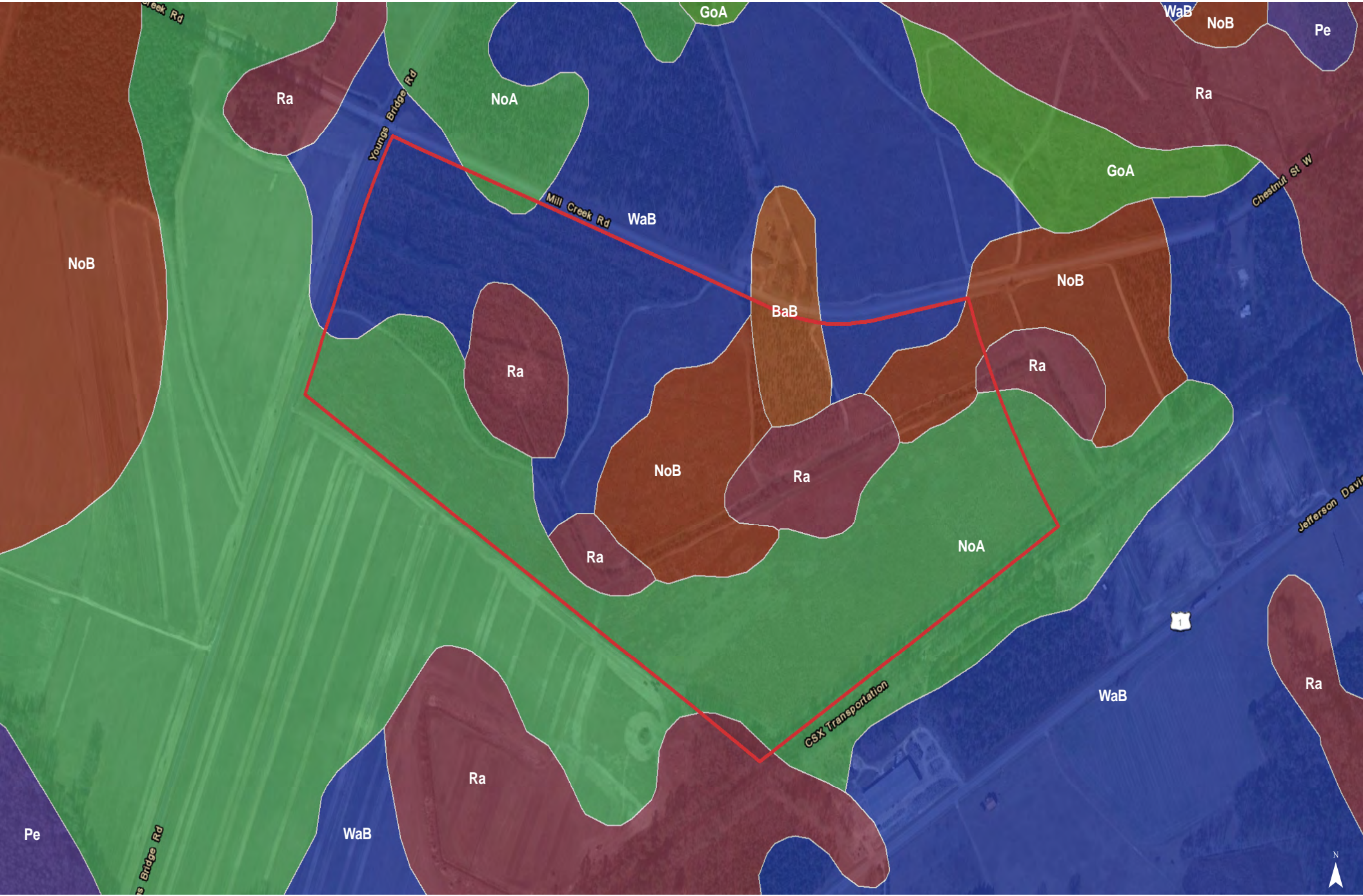




**National Wetlands Inventory**

- 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)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** BaB - Blanton sand, 0 to 6 percent slopes

**Component:** Blanton (100%)

*The Blanton component makes up 100 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 marine deposits and 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 very 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, December. 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:** GoA - Goldsboro loamy sand, 0 to 2 percent slopes

**Component:** Goldsboro (95%)

*The Goldsboro component makes up 95 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:** NoA - Norfolk loamy sand, 0 to 2 percent slopes

**Component:** Norfolk (95%)

*The Norfolk component makes up 95 percent of the map unit. Slopes are 0 to 2 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 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, December. 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:** NoB - Norfolk loamy sand, 2 to 6 percent slopes

**Component:** Norfolk (100%)

*The Norfolk component makes up 100 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 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, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** Pe - Pantego loam

**Component:** Pantego (100%)

*The Pantego component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, stream 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 very 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 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 7 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.*

**Map unit:** Ra - Rains sandy loam

**Component:** Rains (100%)

*The Rains component makes up 100 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 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 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.*

**Map unit:** WaB - Wagram sand, 0 to 6 percent slopes

**Component:** Wagram (100%)

*The Wagram component makes up 100 percent of the map unit. Slopes are 2 to 6 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 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 2s. This soil does not meet hydric criteria.*