

PRICE REDUCED

For Sale

±30-203 Acres

Acreage/Homesites

1
40.9± Acres

2
45± Acres

3
39.6± Acres

4
30.1± Acres

5
40.8± Acres

State Hwy S-22-52

Camel Dr

NAIColumbia

Cypress Creek Tract
Plantersville, South Carolina

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±30-203 Acres

Acreage/Homesites

Cypress Creek Tract Table of Contents

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Location



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For Sale

±30-203 Acres

Acreage/Homesites

Cypress Creek Tract

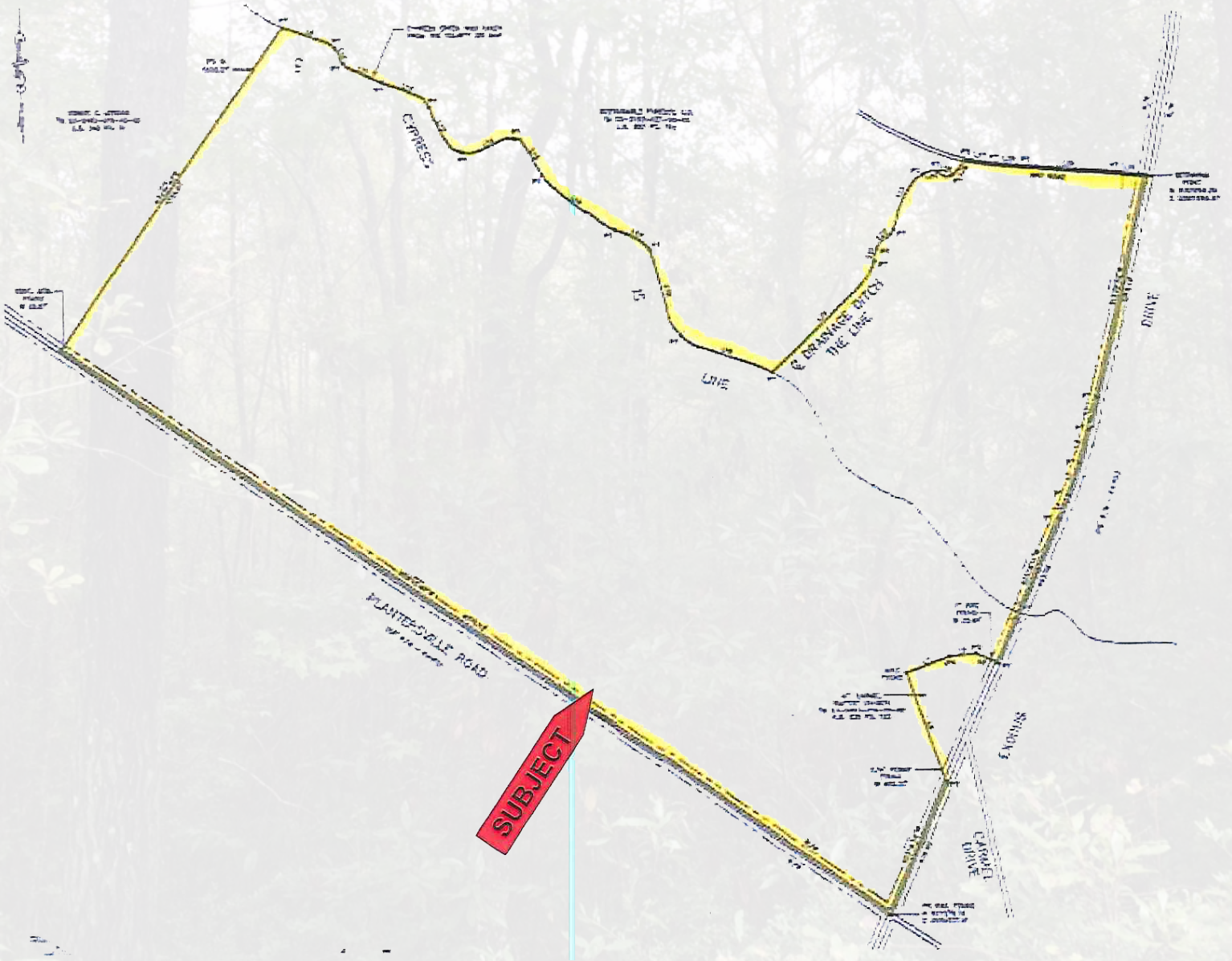
Property Description

- ±203 AC with approximately \$110,000 in timber value on-site
- Property features approximately ±153 acres of uplands and ±50 acres of lowlands
- Road Frontages:
 - Plantersville Road - 8/10 mile of frontage
 - Exodus Drive - 2/5 mile of frontage
- Over one mile of frontage along scenic Cypress Creek
- Conservative Easement through the Pee Dee Land Trust in place
- Easement allows for up to five subdivisions; minimum of ±30 acre parcels, with one main house and one secondary home along with associated outbuildings per subdivided tract
- Easement also allows for up to six manmade ponds or impoundments for fish/wildlife habitat contingent upon the total flooded area not exceeding 6 acres.
- Conservative Easement available upon request
- Good road system and firebreaks in place
- Reduced Sales Price: \$4,250 \$3,995 per subdivided acre or \$3,750 \$3,495 per acre for 203 acres; minimum subdivision is 30 acres

For Sale

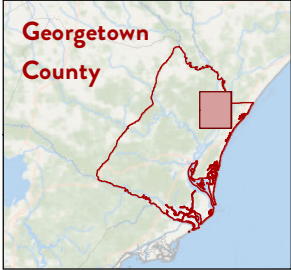
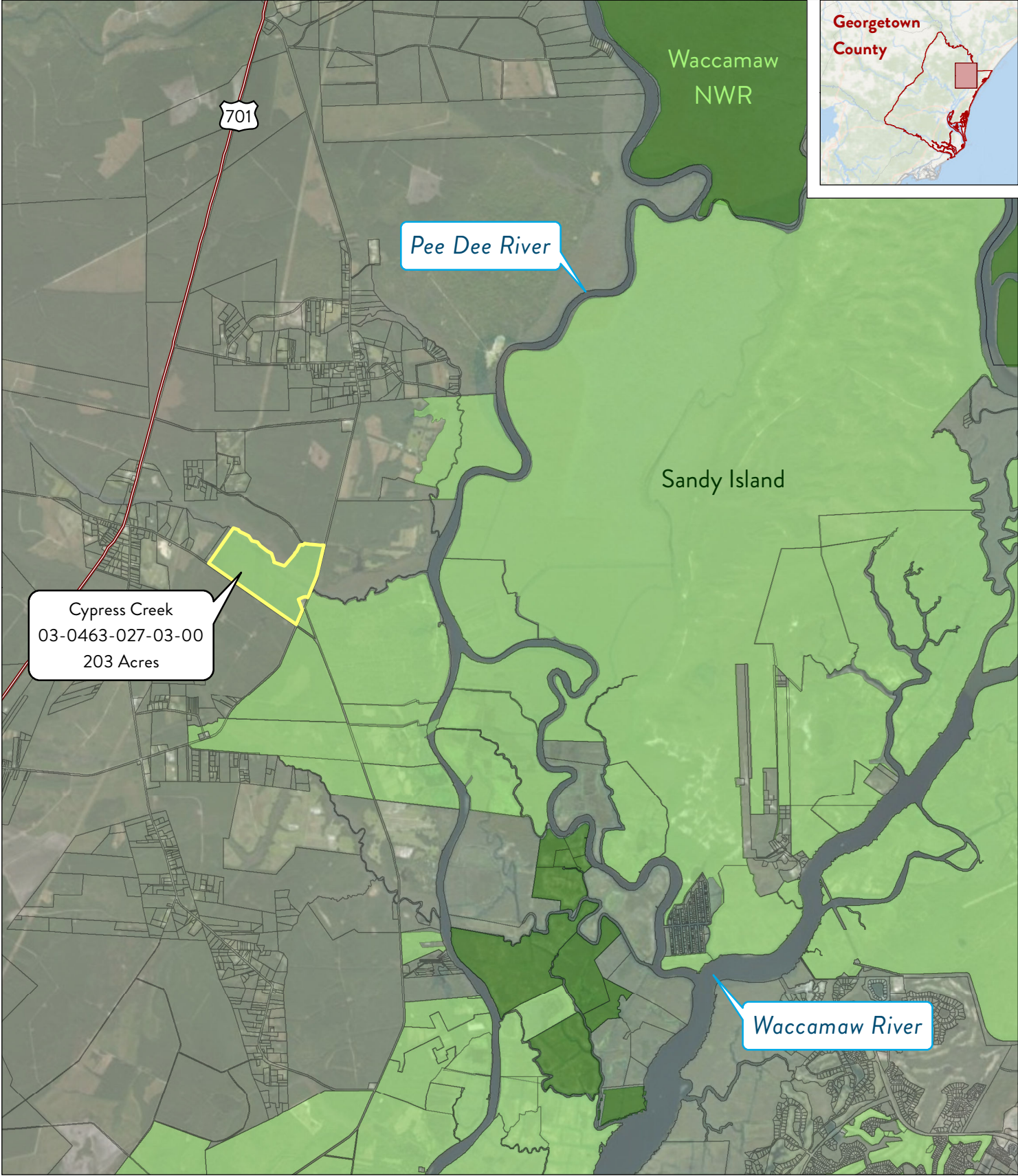
±30-203 Acres

Acreage/Homesites



CYPRESS CREEK

203 Acres | Georgetown County, SC | May 2018



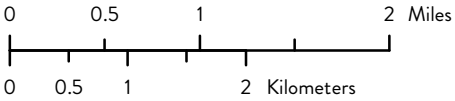
Cypress Creek
03-0463-027-03-00
203 Acres

Pee Dee River

Waccamaw
NWR

Sandy Island

Waccamaw River



Public Protected Land
Private Protected Land



For Sale

±30-203 Acres

Acreage/Homesites

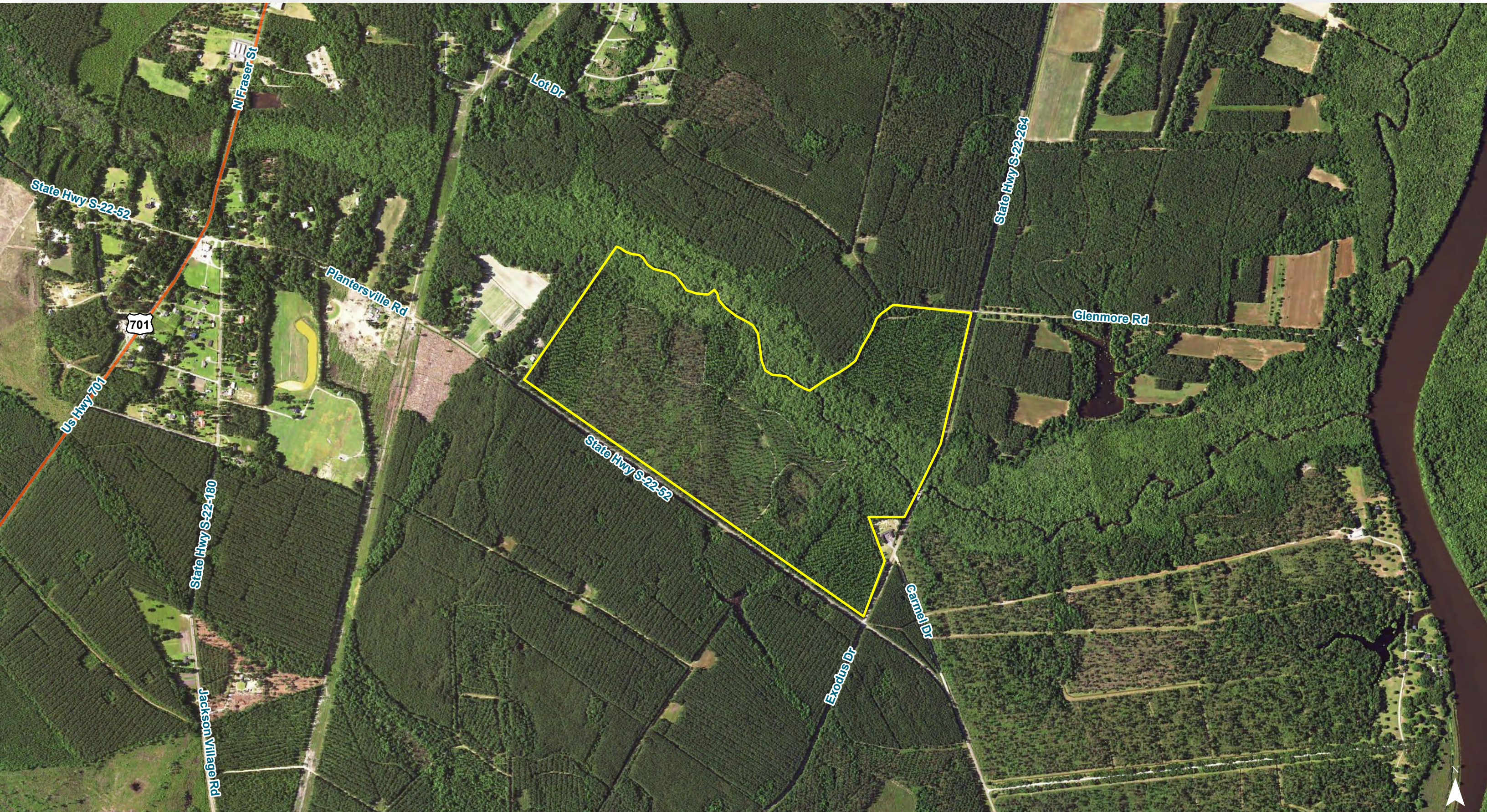


For Sale

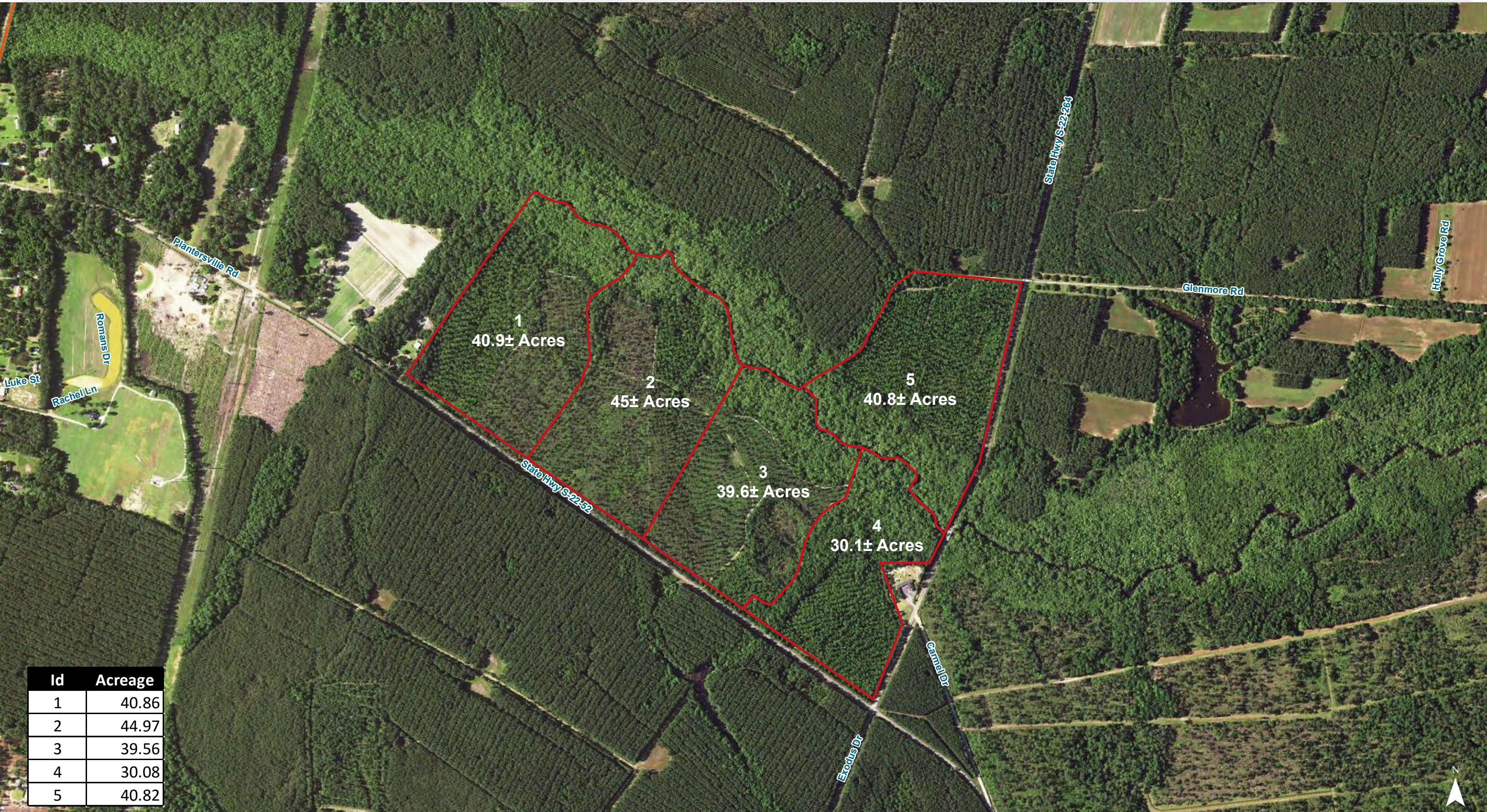
±30-203 Acres

Acreage/Homesites



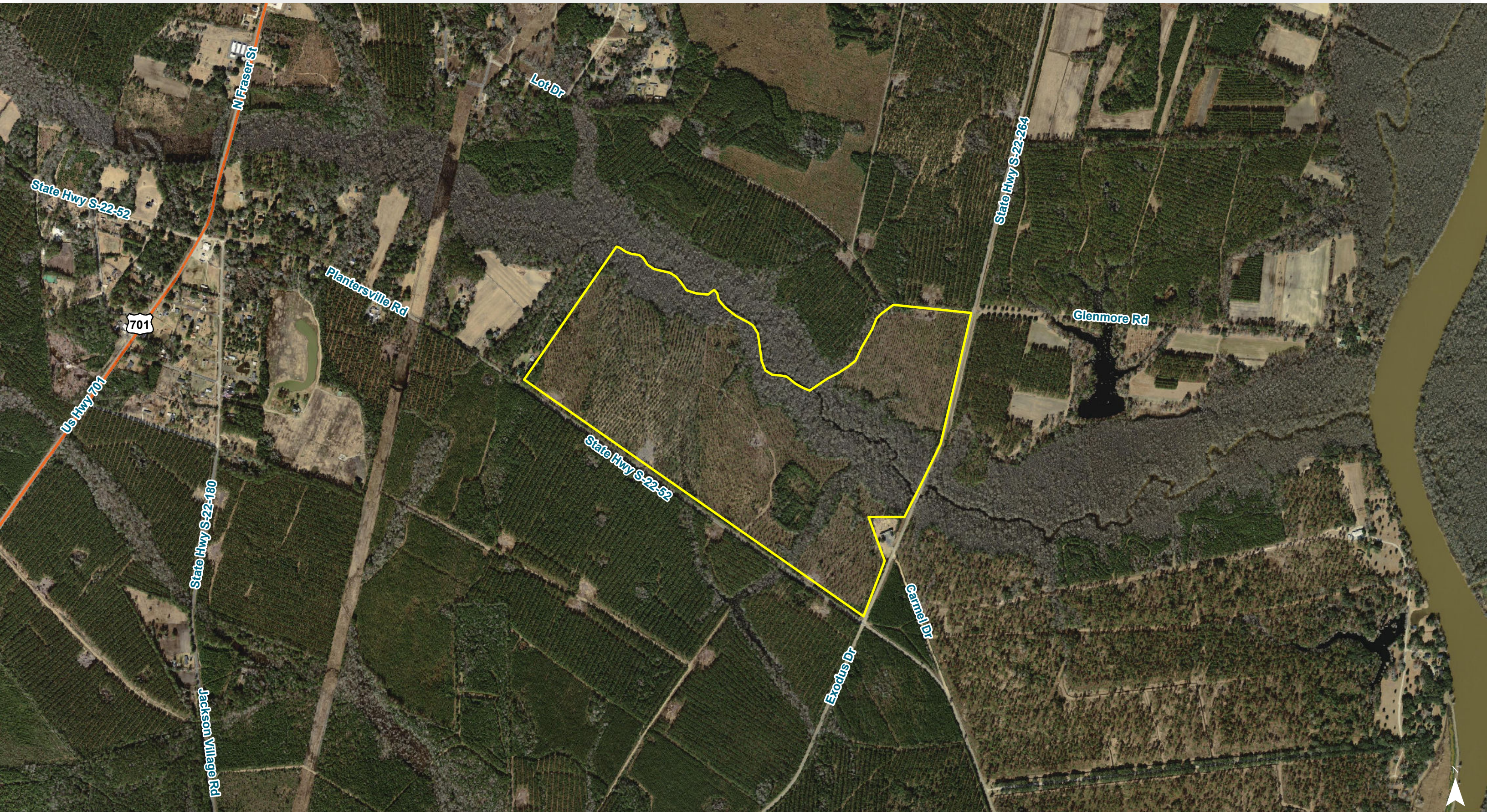


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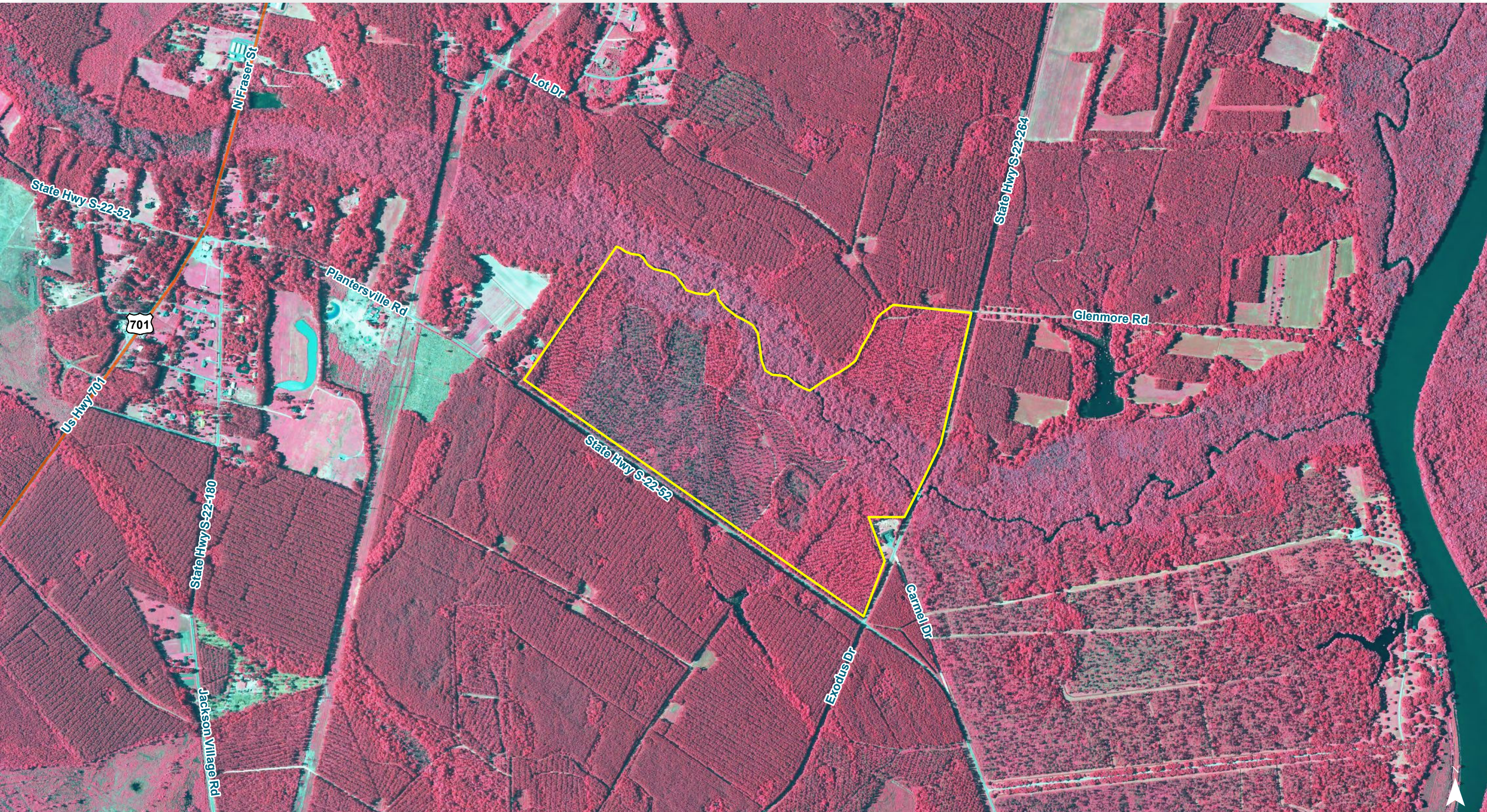


| Id | Acreage |
|----|---------|
| 1 | 40.86 |
| 2 | 44.97 |
| 3 | 39.56 |
| 4 | 30.08 |
| 5 | 40.82 |

Map Updated: Wednesday, January 04, 2017. 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.



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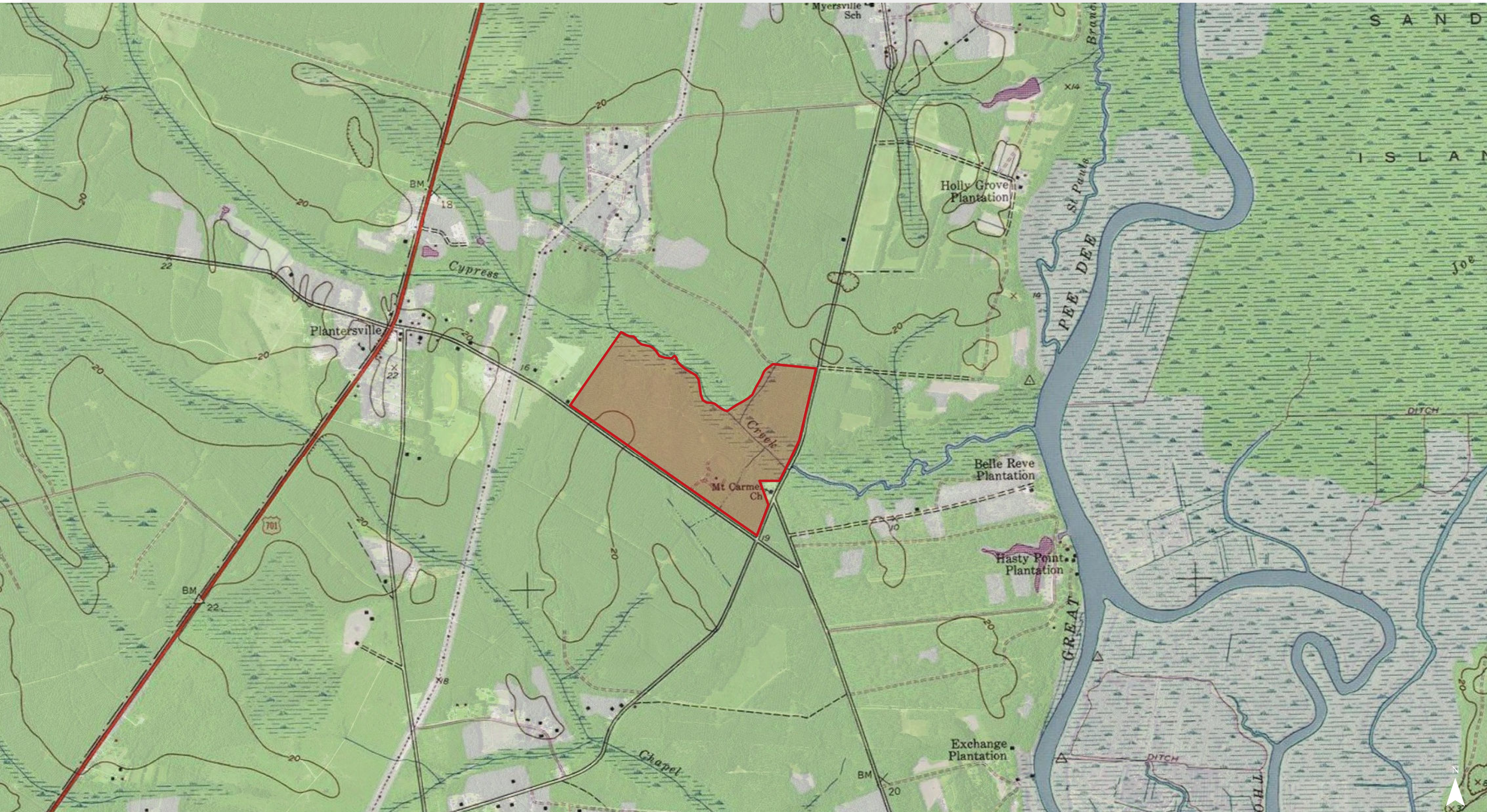


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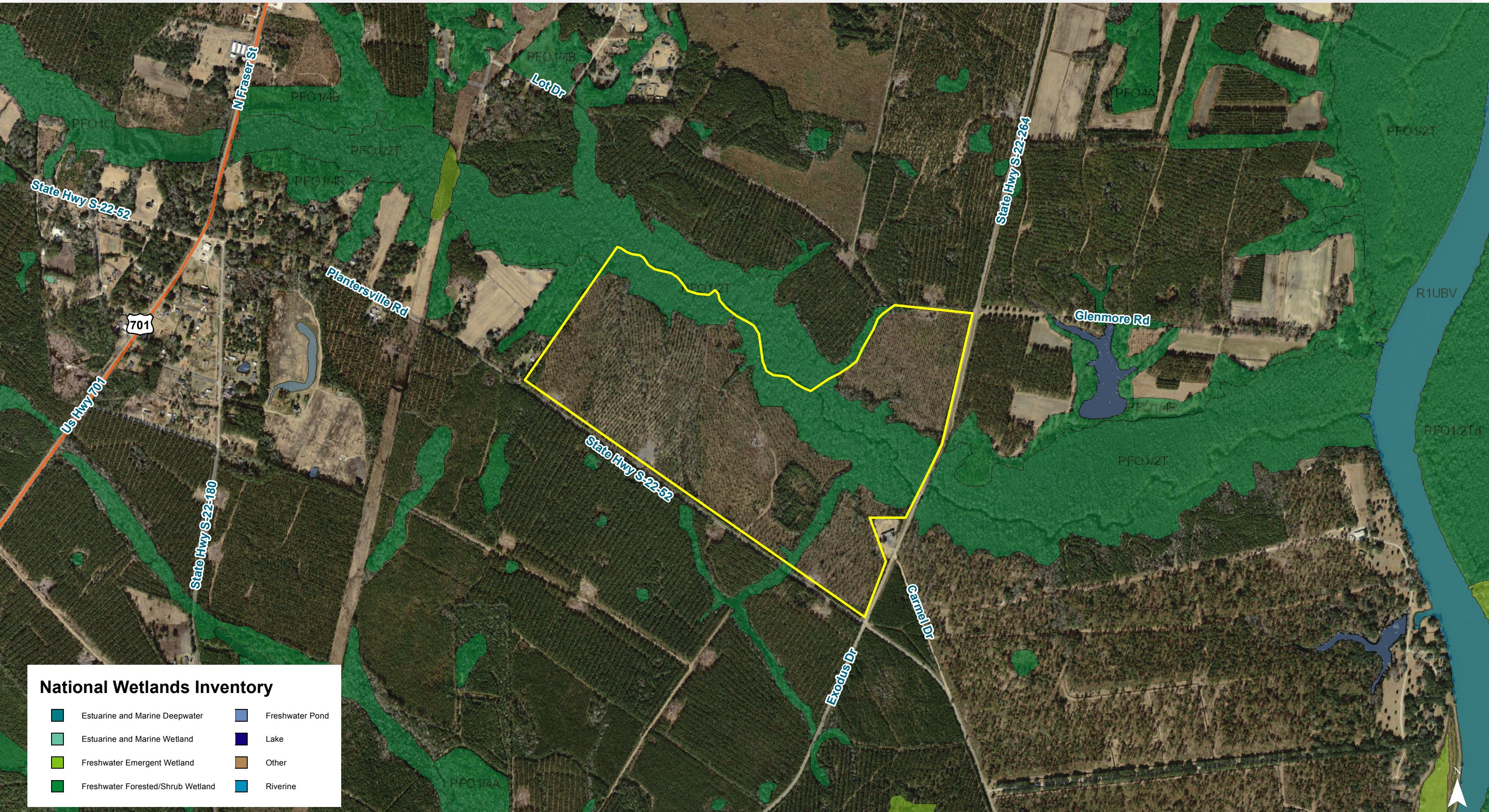


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Topographical Map

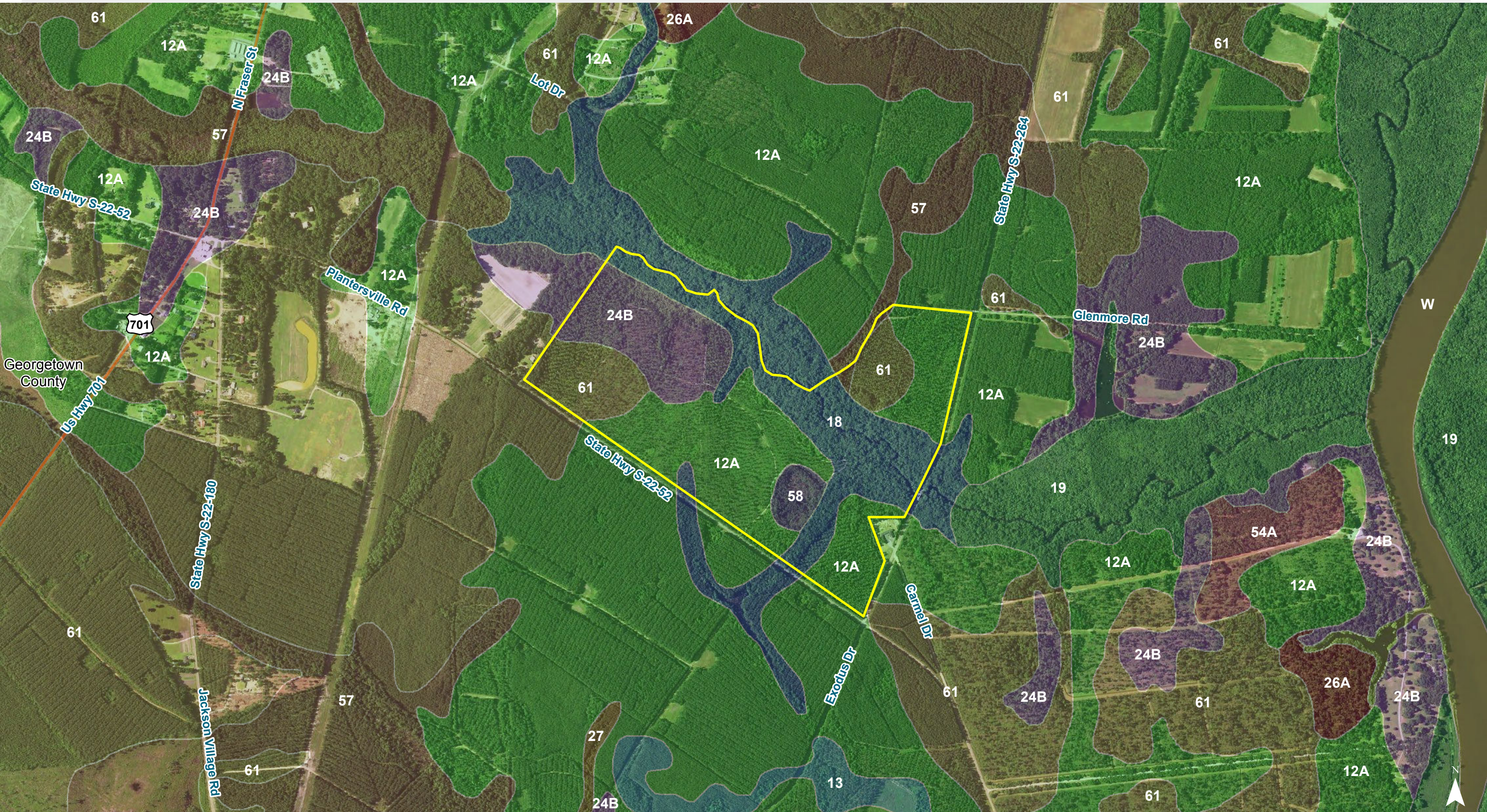


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Soil Survey



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Map Unit Description (Brief, Generated)

Georgetown County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 12A - Yauhannah loamy fine sand, 0 to 2 percent slopes

Component: Yauhannah (95%)

The Yauhannah component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. 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 18 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: 18 - Cape Fear loam

Component: Cape Fear (100%)

The Cape Fear component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of clayey 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 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. 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 10 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: 24B - Chisolm sand, 0 to 4 percent slopes

Component: Chisolm (100%)

The Chisolm component makes up 100 percent of the map unit. Slopes are 0 to 4 percent. This component is on coastal plains, flats. The parent material consists of 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. A seasonal zone of water saturation is at 36 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: 57 - Grifton loamy fine sand

Component: Grifton (100%)

The Grifton component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, 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 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 not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, 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 Description (Brief, Generated)

Georgetown County, South Carolina

Map unit: 58 - Udorthents, loamy

Component: Udorthents (100%)

The Udorthents component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of loamy and/or clayey 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 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. A seasonal zone of water saturation is at 18 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: 61 - Yemassee loamy fine sand

Component: Yemassee (95%)

The Yemassee component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of loamy marine deposits. 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 moderate. Shrink-swell potential is low. This soil is not 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 Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.



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