

FOR SALE

Boinest Road, Pomaria, SC

±32.13 Acres, Newberry County



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PROPERTY INFORMATION

Property Information

- 32.13± acres for sale near Pomaria, SC in Newberry County
- Located just 5 minutes off Interstate 26, it is less than 35 minutes from Downtown Columbia, and only 15 minutes to Downtown Newberry
- Excellent opportunity for a rural homesite on a beautiful, elevated knoll.
- Two tributaries to Cannons Creek bisecting the property and allowing for stunning views from the potential home site.
- Nice mixture of mature mixed hardwoods and natural regeneration pine.
- Deer, Turkey and other small game allowing for recreational opportunities.
- Approximately 375'± of road frontage on Boinest Rd (paved)
- Sales Price: \$265,000



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION



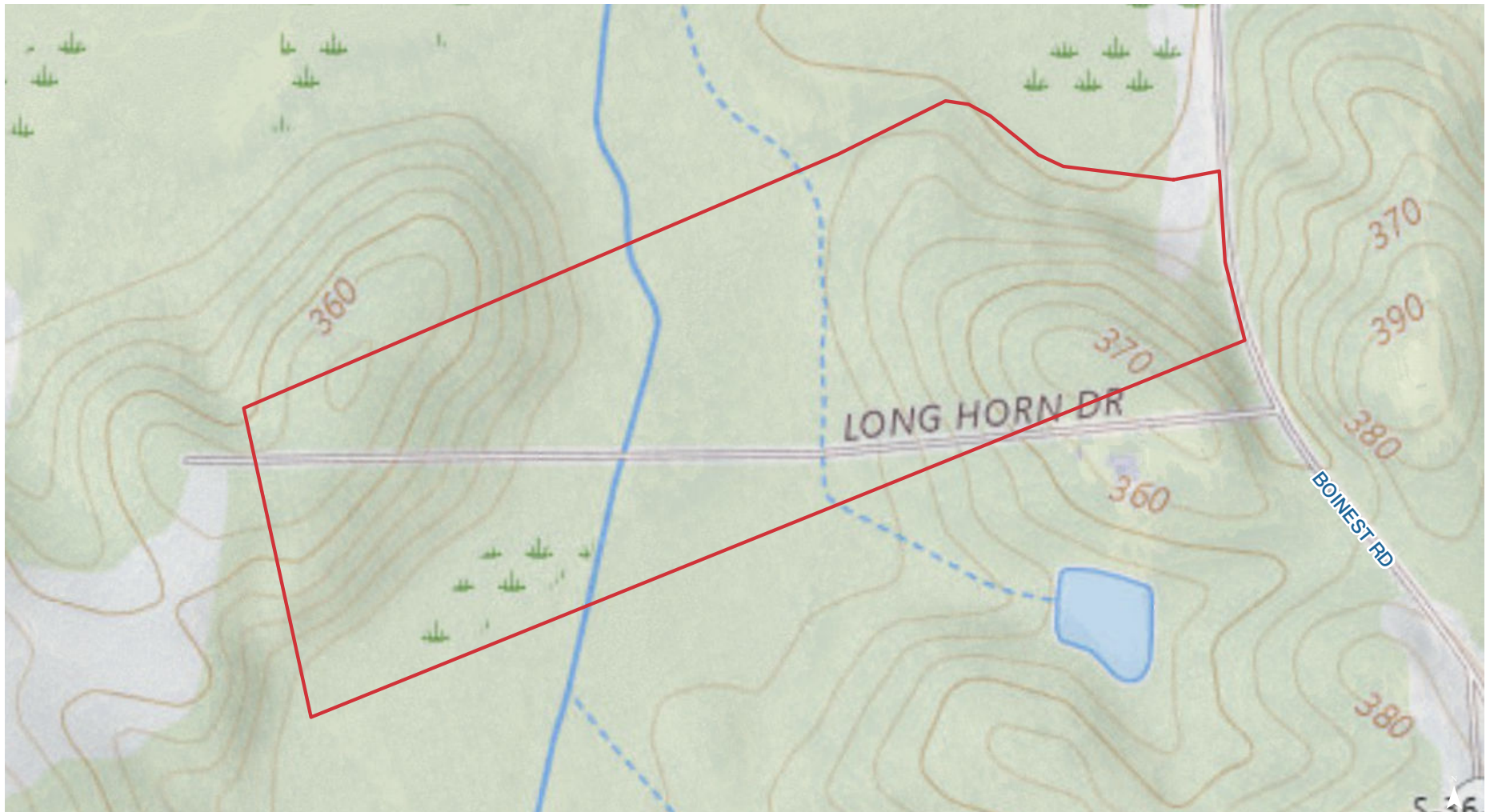
AERIAL



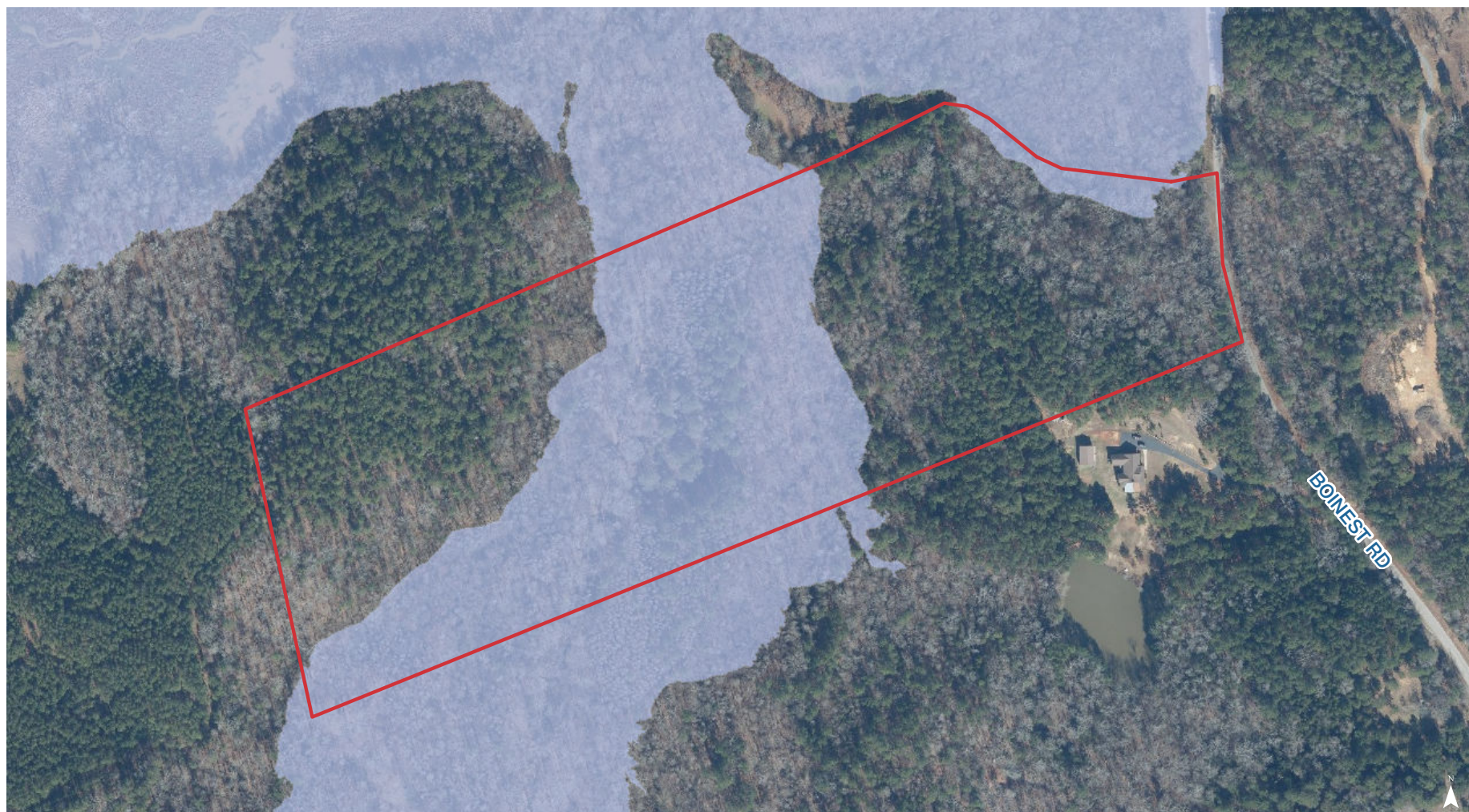
2020 INFRARED



TOPOGRAPHICAL MAP



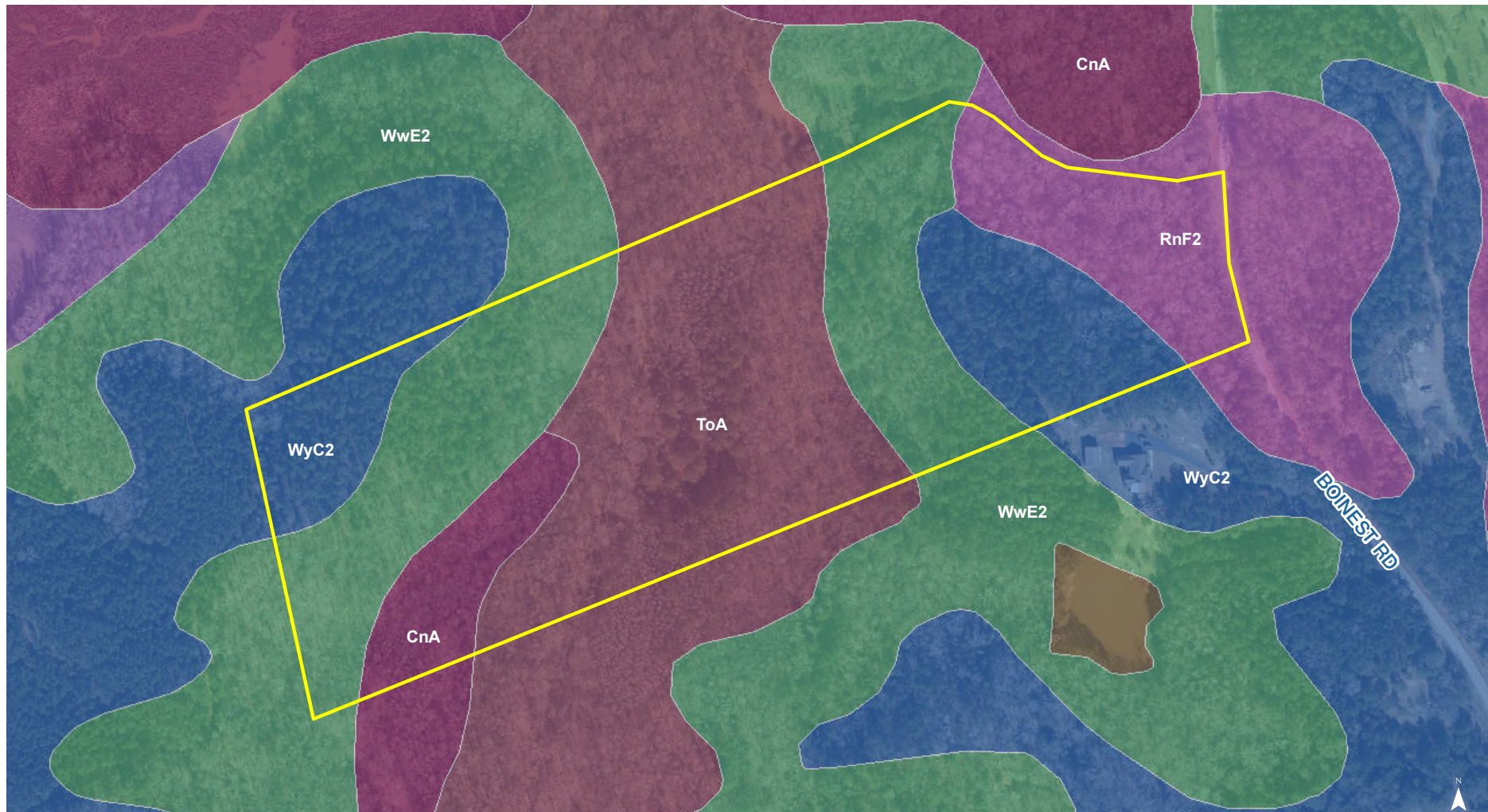
FLOOD ZONES



NATIONAL WETLANDS INV.



SOIL SURVEY



SOIL DESCRIPTION

Map Unit Description (Brief, Generated)

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CnA - Chenneby silt loam, 0 to 2 percent slopes, frequently flooded

Component: Chenneby (75%)

The Chenneby component makes up 75 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of 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 (or restricted depth) is high. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 20 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY610GA Flood plain forest, wet ecological site. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Map unit: RnF2 - Rion sandy loam, 25 to 50 percent slopes, moderately eroded

Component: Rion (75%)

The Rion component makes up 75 percent of the map unit. Slopes are 25 to 50 percent. This component is on interfluvial on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 (or restricted depth) 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. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 8e. This soil does not meet hydric criteria.

Map unit: ToA - Toccoa sandy loam, 0 to 3 percent slopes, frequently flooded

Component: Toccoa (75%)

The Toccoa component makes up 75 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains on piedmonts. The parent material consists of alluvium. 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 high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY620GA Flood plain forest, moist ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: WwE2 - Wynott-Wilkes complex, 15 to 25 percent slopes, moderately eroded

Component: Wynott (55%)

The Wynott component makes up 55 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluvial on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from 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 low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F136XY730SC Basic upland forest, depth restriction, dry ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Wilkes (25%)

The Wilkes component makes up 25 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluvial on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very 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. This component is in the F136XY730SC Basic upland forest, depth restriction, dry ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Map unit: WyC2 - Wynott-Winnsboro complex, 6 to 10 percent slopes, moderately eroded

Component: Wynott (50%)

The Wynott component makes up 50 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluvial on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from 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 low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F136XY730SC Basic upland forest, depth restriction, dry ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Component: Winnsboro (25%)

The Winnsboro component makes up 25 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluvial on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 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 (or restricted depth) 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. This component is in the F136XY720NC Basic upland forest, moist ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

ABOUT NAI Columbia

Founded on Jan. 1, 2019, NAI Columbia is a full-service commercial real estate firm located in Columbia, S.C., providing brokerage, property management, project management, development and consulting services.

NAI Columbia was born from a partnership with NAI Earle Furman in Greenville, S.C., along with eight local principals that served as senior brokers with NAI Avant. NAI Avant derived from national real estate developer Edens and Avant, which was founded in Columbia, S.C. in 1966. NAI Avant continued serving the Midlands before its sunseting and reformation as NAI Columbia under new leadership and a new company structure.

With over 200 years of combined local experience in commercial real estate among its eight partners, NAI Columbia is made up of knowledgeable experts dedicated to building on the history of the firm by adding new technology, tools and personnel to preserve and grow the group's position as a top firm in the region.

NAI Columbia is a member of the NAI Global network, the single largest, most powerful global network of owneroperated commercial real estate brokerage firms, which includes over 6,000 local market professionals in over 375 offices worldwide. NAI Global is a wholly owned subsidiary of C-III Capital Partners, LLC (C-III).

NAI Columbia
www.naicolumbia.com

EDENS & AVANT
Founded in Columbia, SC in 1966

NAI Avant
Derived from national real estate developer Edens and Avant

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Born from a partnership with NAI Earle Furman in Greenville, S.C., and eight local principals that served as senior brokers with NAI Avant.

NAI
Earle Furman
Piedmont Triad
Columbia

Officially merged with
NAI Earle Furman

2023

2019

2005

1966



BROKERAGE Team



Tom Milliken

Senior Broker & Principal
tmilliken@naicolumbia.com
803 744 9837

Tom Milliken is one of the Southeast's leading commercial brokers, specializing in Investment and Recreational Land, Timberland, Industrial and Development Sites. Since beginning his commercial real estate career in 1972, he has represented buyers and sellers in transactions encompassing more than 445,000 acres of land. In recent years, Tom has been directly involved in assembling large properties (500-1300 acres) for present and future industrial parks across South Carolina. In 2014 and 2015, Tom, along with his son Tombo, brokered approximately 7,000 acres of land totaling more than \$38 million. In 2015, they were recipients of an exceptional award for completing the largest and most complex transaction in NAI Columbia's 50 Year Company History. Also in 2015, 2018, and 2020, Tom was awarded Top Sales Producer for the Columbia Office and Top Overall Producer for the entire company. Tom has been the top producer over 14 times for the company.



Tombo Milliken

Senior Broker & Principal
tombo.milliken@naicolumbia.com
803 744 9852

Tombo's focus is on Commercial Properties, Industrial Land, Single and Multi-Family Development Land, Investment Land, Timberland and Recreational Properties. Some of Tombo's major projects include assembling 775 acres of land for Pineview Industrial Park in Southeast Columbia and assembling 668 acres of land for the proposed Northeast Industrial Park in Blythewood, SC. He works with local, regional and national home builders and developers for sites suitable for single family development. Tombo and his father Tom facilitated the sale of Goodwill Plantation and Cook's Mountain as part of a very complex mitigation plan for Haile Gold Mine. They worked very closely with the South Carolina Department of Natural Resources and other governmental agencies, as well as many non-governmental agencies during the project. Tombo and Tom also assist numerous financial institutions and REIT's in the disposition of their special assets. In 2015, the father-son team sold 4,256 acres of land valued at more than \$31.6 million, which included commercial property, industrial land, land for mitigation, land for single family development, timberland and recreational properties.



Nelson Weston, III

Brokerage Associate

Nelson is part of NAI Columbia's brokerage team working with Tom and Tombo Milliken. Their specialization is in timberland and recreational properties, industrial land, commercial properties, and investment land. Prior to joining NAI Columbia in February of 2020, Nelson worked for Kirk Commercial Construction as an Assistant Project Manager.