

FOR SALE

Ready Pond Rd., New Holland, SC 29006

±244.79 Acres Recreational/Investment Land



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PROPERTY INFORMATION

Property Highlights

This ±245-acre recreational and investment tract is located near New Holland in desirable Northeast Aiken County, less than four miles from I-20 (Exit 33). The property features an impressive ±6,175 feet of combined road frontage along Grady Pond Road and Ready Pond Road, offering excellent access, long-term investment potential, and possible future subdivision opportunities. Downtown Columbia is less than a 50-minute drive and Downtown Aiken is under 30 minutes away, providing convenient access to everyday necessities, dining, and services while still enjoying a private rural setting.

Recreational amenities include an ±11-acre pond with Pittman's Branch bisecting the tract, four established food plots, and a well-maintained internal road system ideal for hunting, ATV use, and land management. The property offers excellent opportunities to hunt deer, turkey, ducks and other small game supported by diverse habitat, water features, and established food sources. The favorable topography provides multiple ideal locations for a homesite or cabin overlooking the pond or tucked within the timber. The land is primarily in 20-year-old natural regeneration timber, consisting of mixed pine and hardwood, offering strong wildlife habitat and future timber value.

This property presents a rare opportunity to own a large, well-located tract that blends recreation, timber value, and strategic road frontage in one of Aiken County's most sought-after rural areas.

SALES PRICE - \$1,615,000



PROPERTY PHOTOS



PROPERTY PHOTOS



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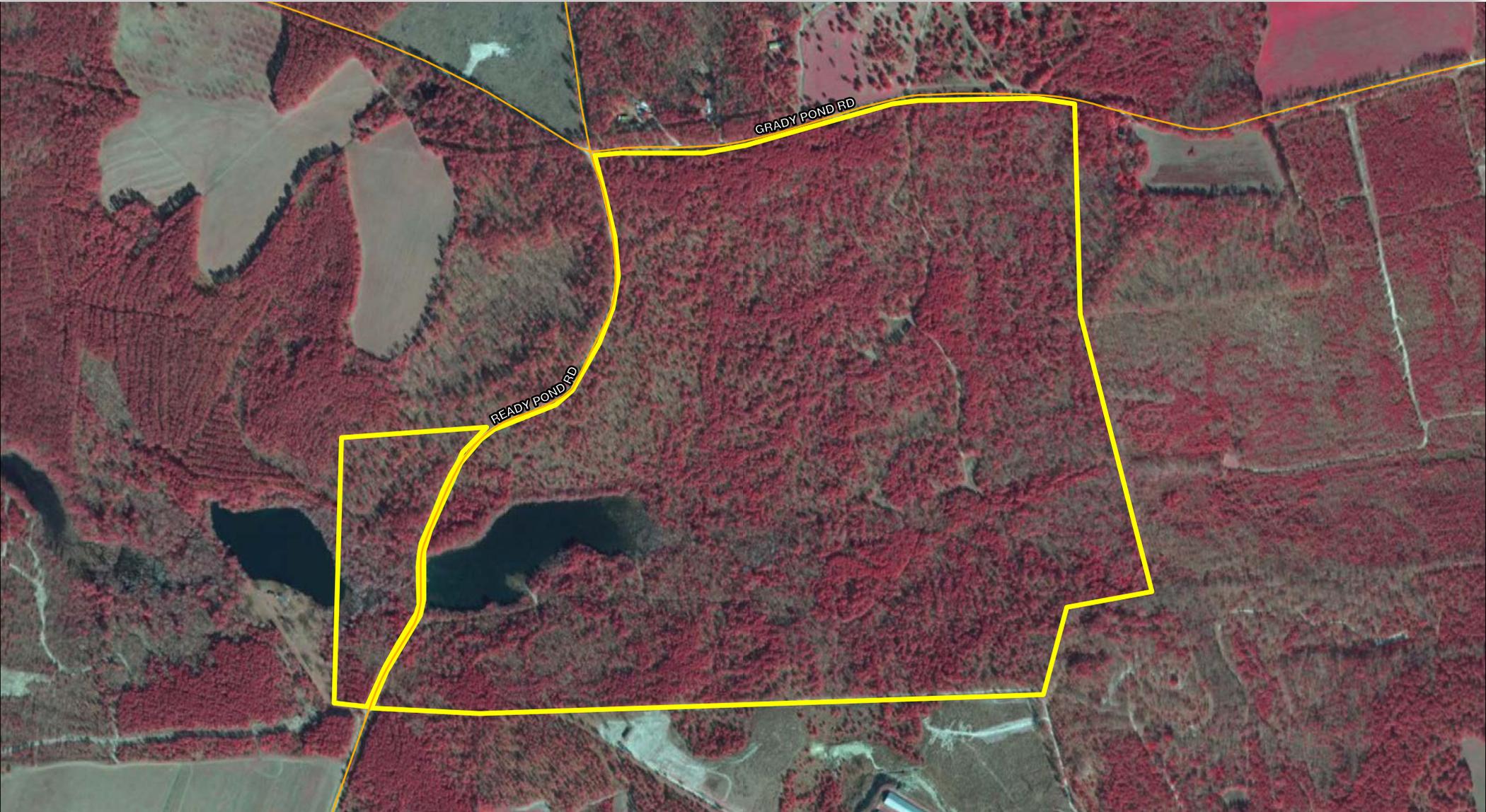
LOCATION



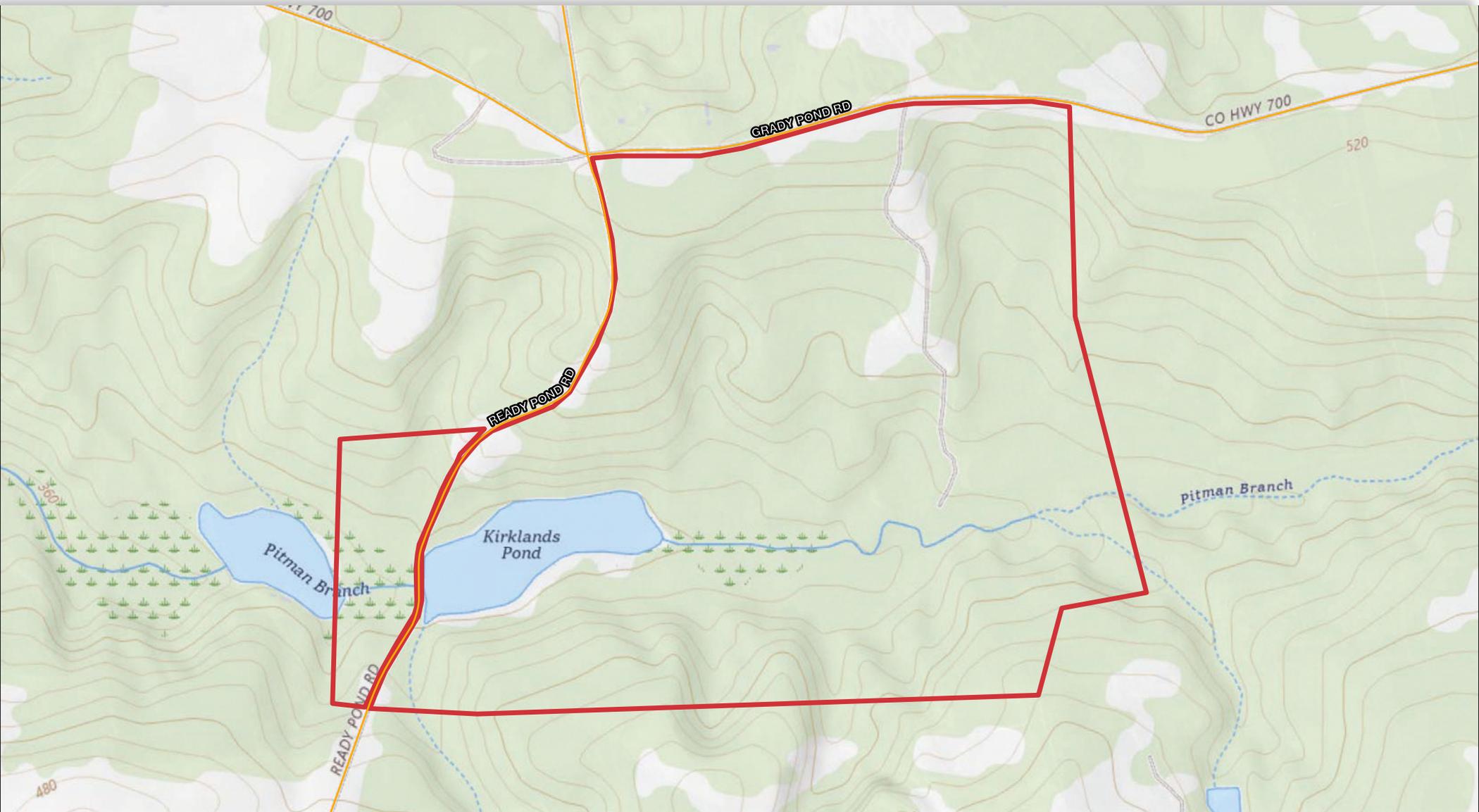
AERIAL



INFRARED



TOPOGRAPHICAL MAP



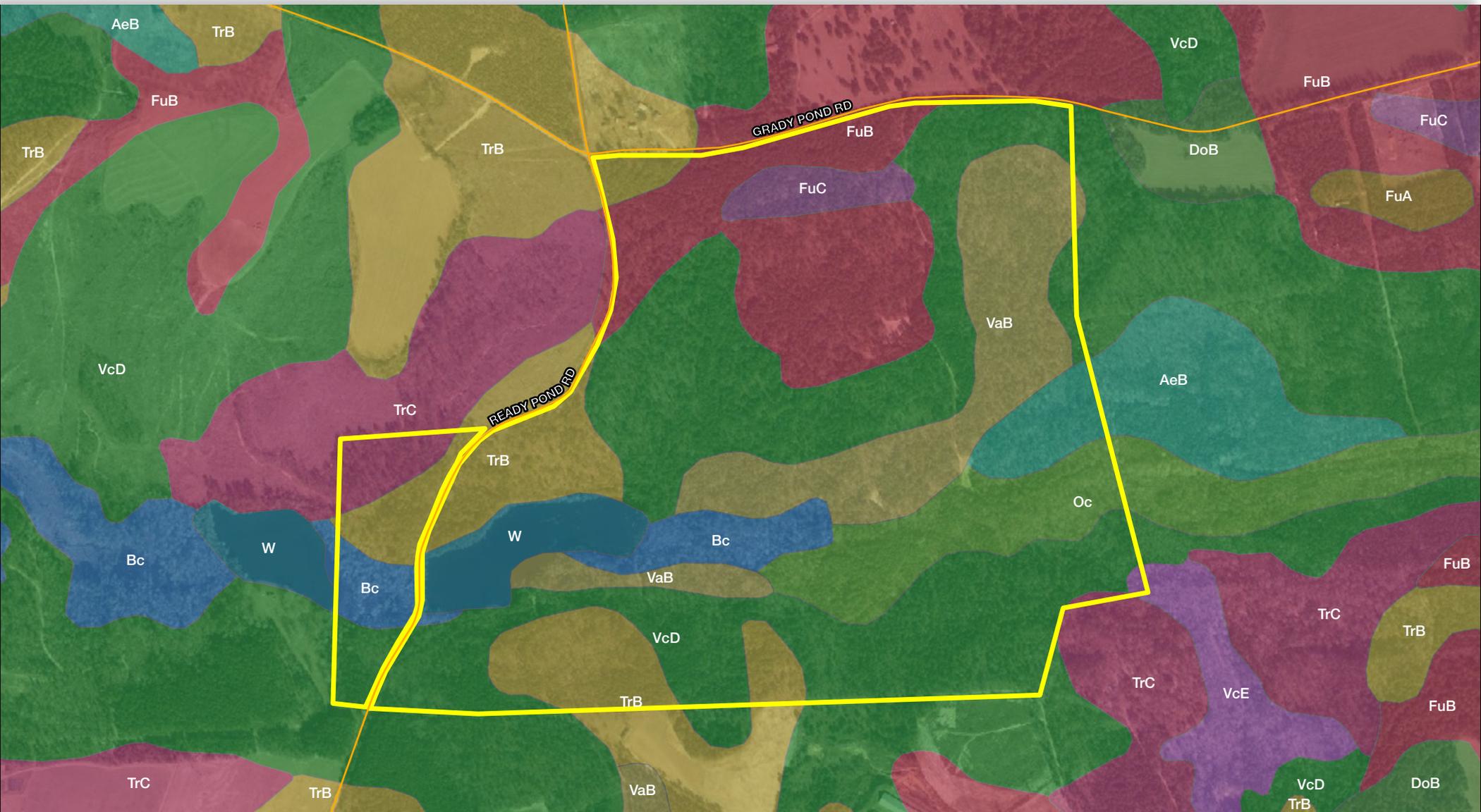
FLOOD ZONES



NATIONAL WETLANDS INVENTORY



SOIL SURVEY



SOIL DESCRIPTIONS

Map Unit Description (Brief, Generated)

Aiken County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeB - Ailey sand, 2 to 6 percent slopes

Component: Ailey (100%)

The Ailey component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills, marine terraces on coastal plains. 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 well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F137XY040SC Loamy Summit Woodland ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: Bc - Bibb loamy sand

Component: Bibb (100%)

The Bibb component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal 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 poorly 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. This component is in the F137XY010SC Flood Plains And Seepage Swamps ecological site. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

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

Component: Dothan (80%)

The Dothan component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluvial 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 (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 45 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. There are no saline horizons within 30 inches of the soil surface.

Map unit: FuB - Fuquay sand, 2 to 6 percent slopes

Component: Fuquay (88%)

The Fuquay component makes up 88 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluvial coastal plains. The parent material consists of sandy marine deposits over 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 (or restricted depth) is low. 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, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Aiken County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuC - Fuquay sand, 6 to 10 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces on coastal plains. 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 well drained. Water movement in the most restrictive layer is moderately low. 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. A seasonal zone of water saturation is at 60 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: Oc - Ochlockonee sandy loam

Component: Ochlockonee (100%)

The Ochlockonee component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on coastal 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 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 occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 48 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: TrB - Troup sand, 0 to 6 percent slopes, Carolina and Georgia Sand Hills

Component: Troup (85%)

The Troup component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, upper coastal 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 somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F137XY060GA Loamy Upland Woodland, Thick Sandy Surface ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: TrC - Troup sand, 6 to 10 percent slopes, Carolina and Georgia Sand Hills

Component: Troup (85%)

The Troup component makes up 85 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, upper coastal 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 somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F137XY060GA Loamy Upland Woodland, Thick Sandy Surface ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

SOIL DESCRIPTIONS

Map Unit Description (Brief, Generated)

Aiken County Area, South Carolina

Map unit: VaB - Vaucluse loamy sand, 2 to 6 percent slopes

Component: Vaucluse (100%)

The Vaucluse component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains, marine terraces on sandhills. 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 (or restricted depth) 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. This component is in the F137XY040SC Loamy Summit Woodland ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: VcD - Vaucluse-Ailey complex, 6 to 15 percent slopes

Component: Vaucluse (65%)

The Vaucluse component makes up 65 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces on coastal plains, marine terraces on sandhills. 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 (or restricted depth) 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. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Ailey (25%)

The Ailey component makes up 25 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills, marine terraces on coastal plains. 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 well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: VcE - Vaucluse-Ailey complex, 15 to 25 percent slopes

Component: Vaucluse (65%)

The Vaucluse component makes up 65 percent of the map unit. Slopes are 15 to 25 percent. This component is on marine terraces on coastal plains, marine terraces on sandhills. 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 (or restricted depth) 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. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Aiken County Area, South Carolina

Map unit: VcE - Vaucluse-Ailey complex, 15 to 25 percent slopes

Component: Ailey (25%)

The Ailey component makes up 25 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills, marine terraces on coastal plains. 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 well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: W - Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

DEMOGRAPHIC PROFILE

1 MILE RADIUS

Summary	2025	2030
Population	80	85
Households	30	33
Families	19	21
Average Household Size	2.67	2.58
Owner Occupied Housing Units	25	28
Renter Occupied Housing Units	5	5
Median Age	42.9	44.5
Average Household Income	\$90,688	\$112,094

3 MILE RADIUS

Summary	2025	2030
Population	1,151	1,221
Households	452	489
Families	294	316
Average Household Size	2.55	2.50
Owner Occupied Housing Units	380	419
Renter Occupied Housing Units	72	70
Median Age	42.6	43.5
Average Household Income	\$85,284	104,728

5 MILE RADIUS

Summary	2025	2030
Population	2,544	2,692
Households	1,023	1,105
Families	670	718
Average Household Size	2.49	2.44
Owner Occupied Housing Units	862	949
Renter Occupied Housing Units	161	156
Median Age	43.1	44.0
Average Household Income	\$84,904	\$104,408

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