

For Sale
±103.5 AC
Recreational/Rural

Wessinger Ln



“North Crane Creek”

132 Wessinger Lane, Columbia SC (±103.5 acres)

NAIColumbia

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807 Gervais Street, Suite 200
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803.254.0100
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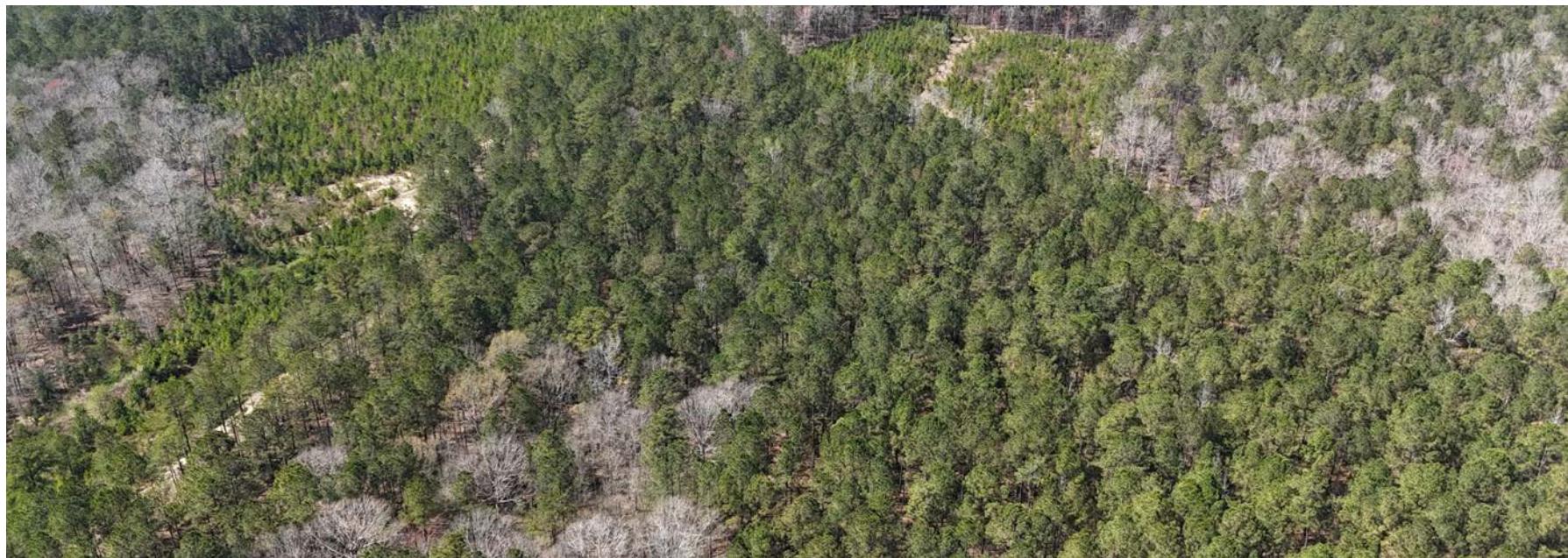
Executive Summary

“North Crane Creek” 132 Wessinger Lane, Columbia, South Carolina

North Crane Creek is a Recreational Tract consisting of approximately ±103.5 acres located just 8 miles north of downtown Columbia, South Carolina. This incredible property includes a mixture of 8 ft planted Pines and mixed Hardwoods. Along the rear of the property, runs the beautiful and tranquil Crane Creek.

Located approximately 3.5 miles from Interstate 20 off Exit 70, North Crane Creek can be accessed from Columbia, Camden, and Sumter all in less than 30 minutes, while Charlotte is less than a ±1.5 hour drive up the road. Due to this fantastic location and Rural Zoning, this property has endless possibilities, ranging anywhere from a hunting reserve to the ever popular disc golf course.

The **Sale Price** for North Crane Creek is: **\$1,213,800.00 (\$11,727 per acre)**



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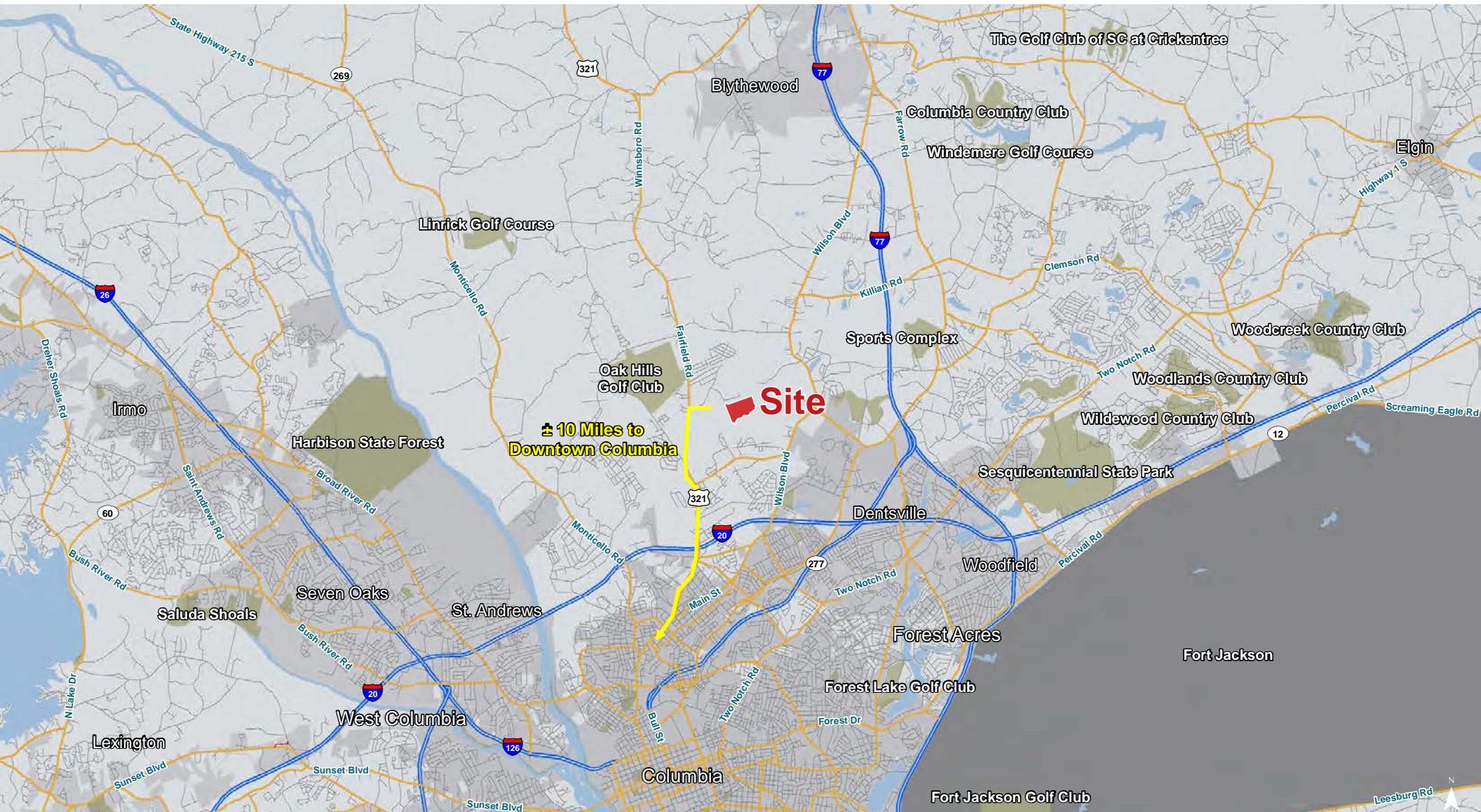
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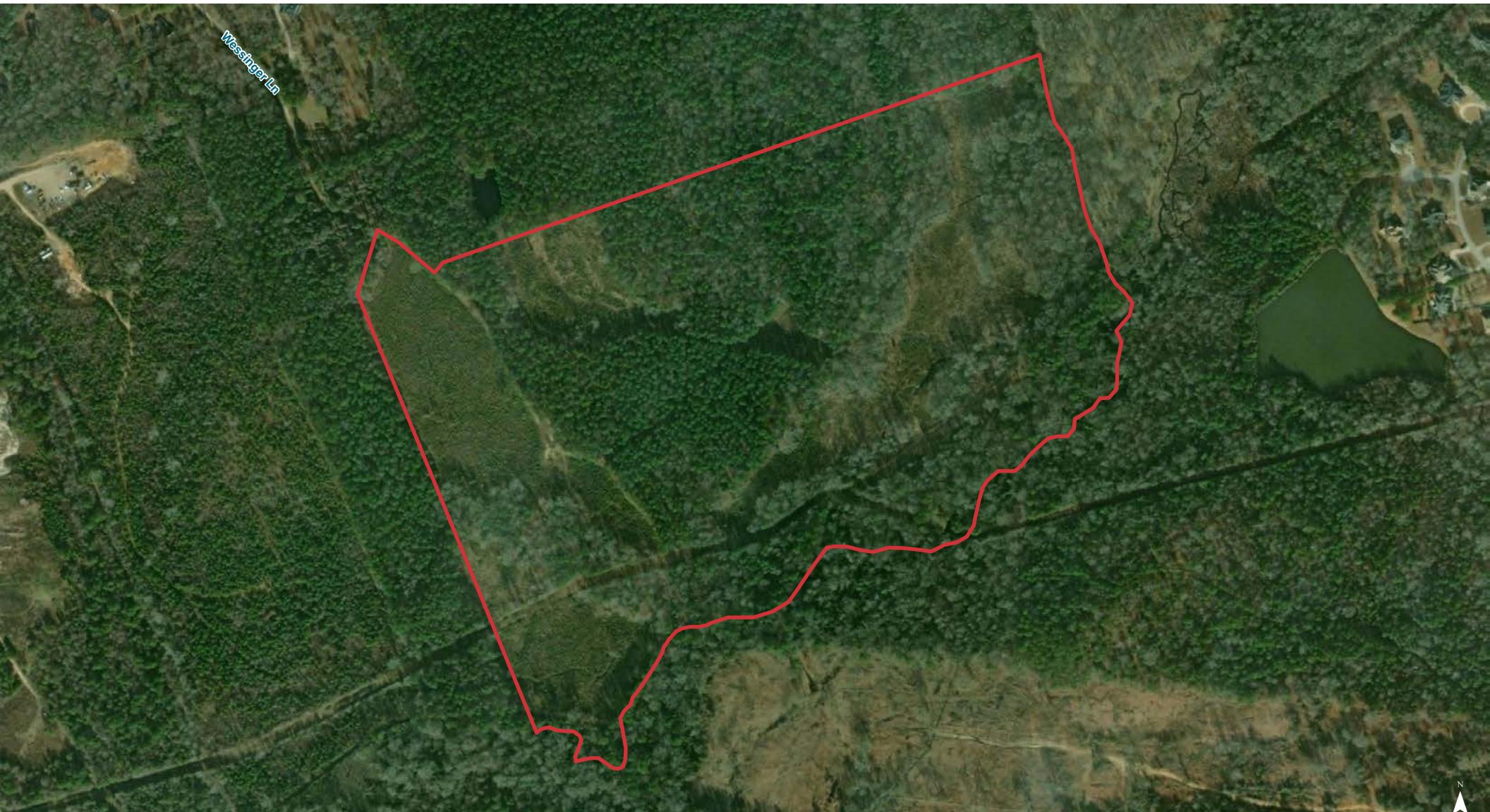




Location



Aerial

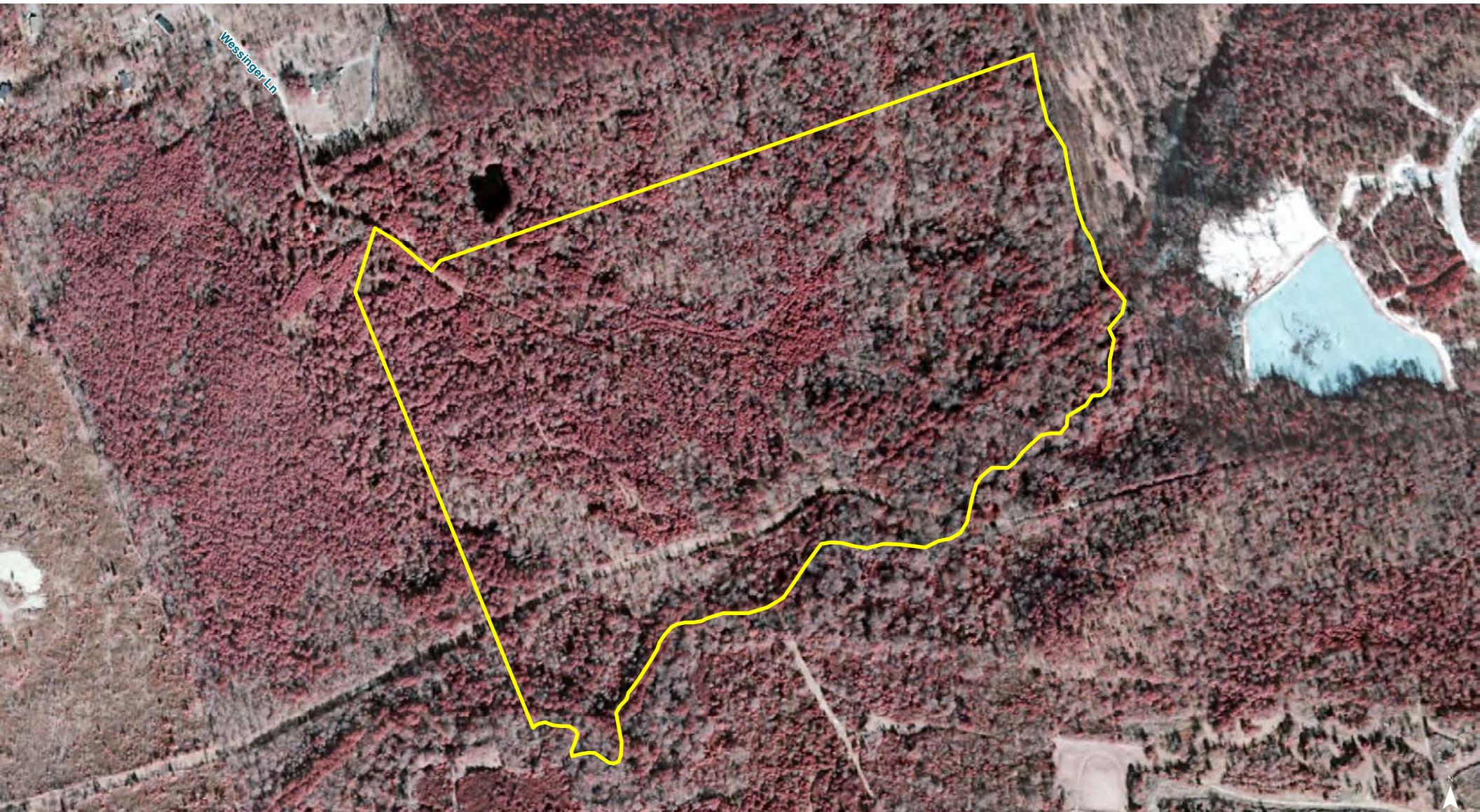


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103.5 ± Acres
Wessinger Ln., Columbia, SC 29203

2006 Infrared

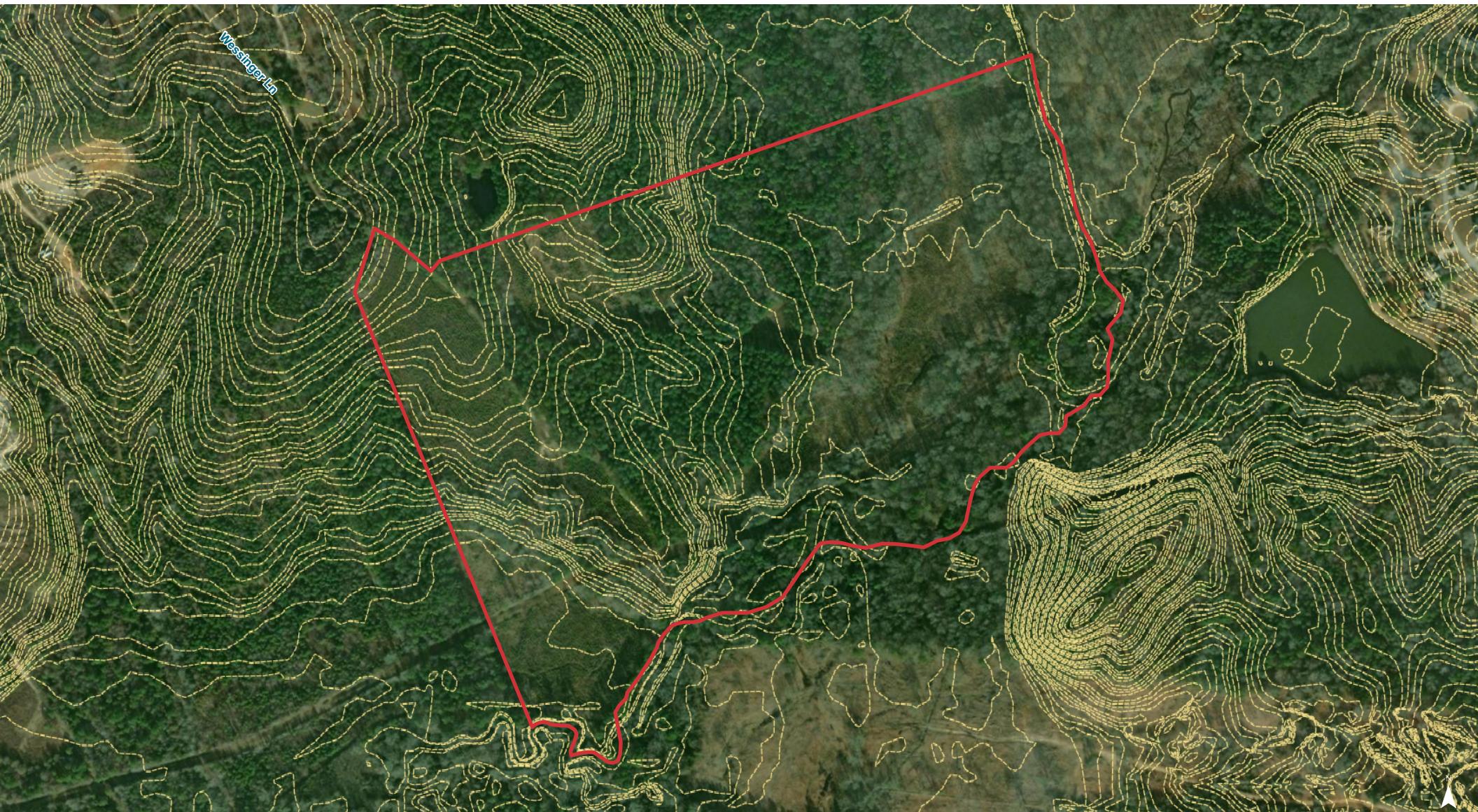


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NAIColumbia

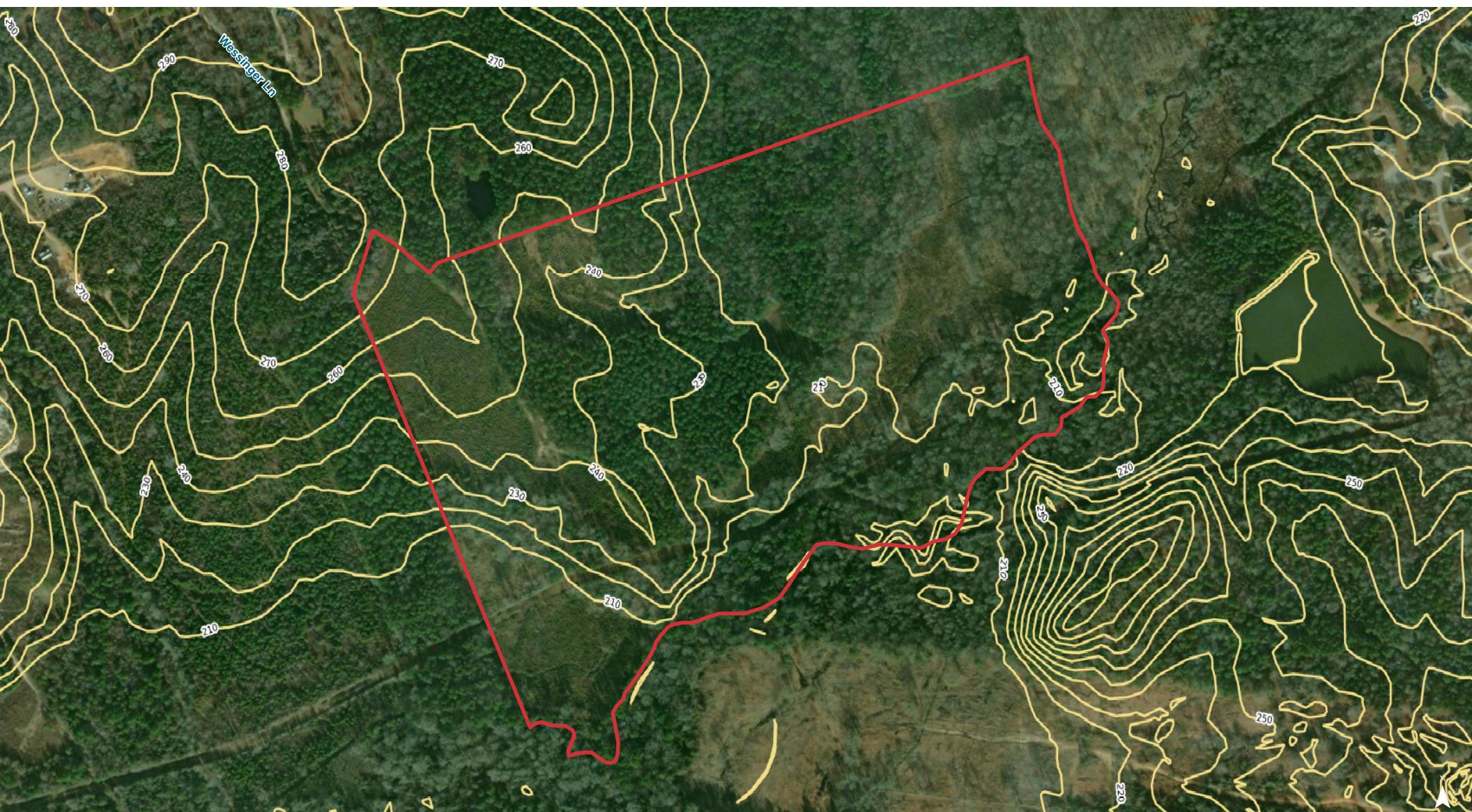
103.5 ± Acres
Wessinger Ln., Columbia, SC 29203

Topographical Map: 2'



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Topographical Map: 10'



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FEMA Flood Zones



National Wetlands Inventory

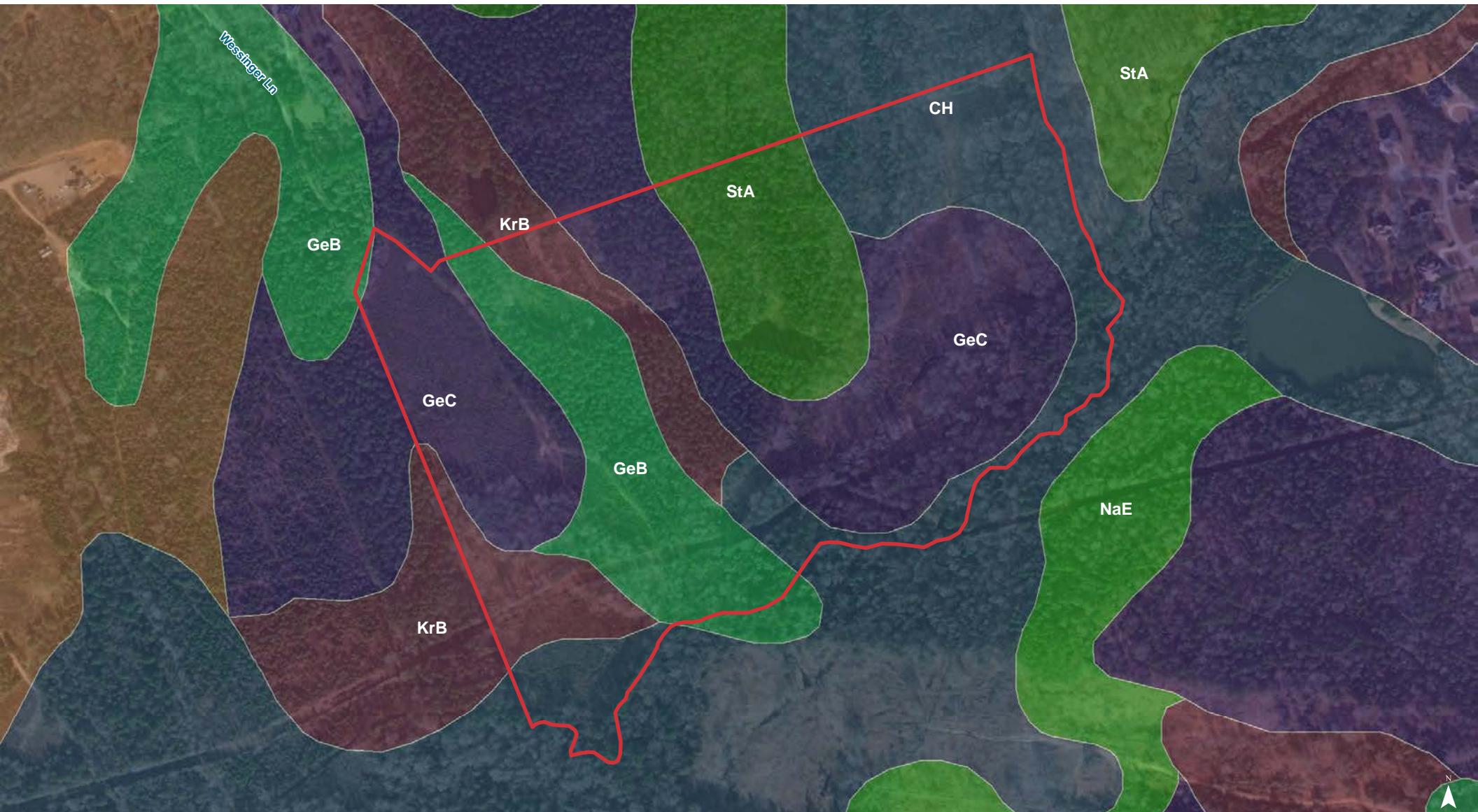
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Wessinger Ln

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103.5 ± Acres
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Soil Survey



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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CH - Chewacla soils

Component: Chewacla (80%)

The Chewacla component makes up 80 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 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 is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: GeB - Georgeville silt loam, 2 to 6 percent slopes

Component: Georgeville (85%)

The Georgeville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves, piedmonts. The parent material consists of residuum weathered from metavolcanics and/or residuum weathered from metasedimentary rock and/or residuum weathered from slate. 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 high. 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 2e. This soil does not meet hydric criteria.

Map unit: GeC - Georgeville silt loam, 6 to 10 percent slopes

Component: Georgeville (100%)

The Georgeville component makes up 100 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 slate. 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 high. 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 3e. This soil does not meet hydric criteria.

Map unit: KrB - Kirksey loam, 2 to 6 percent slopes

Component: Kirksey (100%)

The Kirksey component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of fine-silty residuum weathered from slate. 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: NaE - Nason complex, 10 to 30 percent slopes

Component: Nason (100%)

The Nason component makes up 100 percent of the map unit. Slopes are 10 to 30 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. 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 moderately high. 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 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: StA - State sandy loam, 0 to 2 percent slopes

Component: Wickham (100%)

The Wickham 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 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 is high. 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 1. This soil does not meet hydric criteria.