



THE **LITCHFIELD**
COMPANY REAL ESTATE
— COMMERCIAL —

FOR SALE +/- 13.7 ACRES \$359,950

*Located off of Colonel Thompson Hwy 601
at 130 Guess Lane, St. Matthews*



- **Multi-use Building w/room to Expand.**
- **4000 Sq. Ft. - 2000 Sq. Ft. Heated; 2000 Sq Ft. Opened**
- **2 Bay Doors - Drive through**
- **3 Phase Power**
- **2 Restrooms**
- **Hot Water Heater On Demand**
- **City Water & Sewage**
- **Tax Map #130-00-00-042**
- **Business can be Purchased Separately. Currently a Woodworking/Manufacturing Company**

PRIME LOCATION FOR SALE.

CALL FOR DETAILS

Cal Bruner

803-535-6208

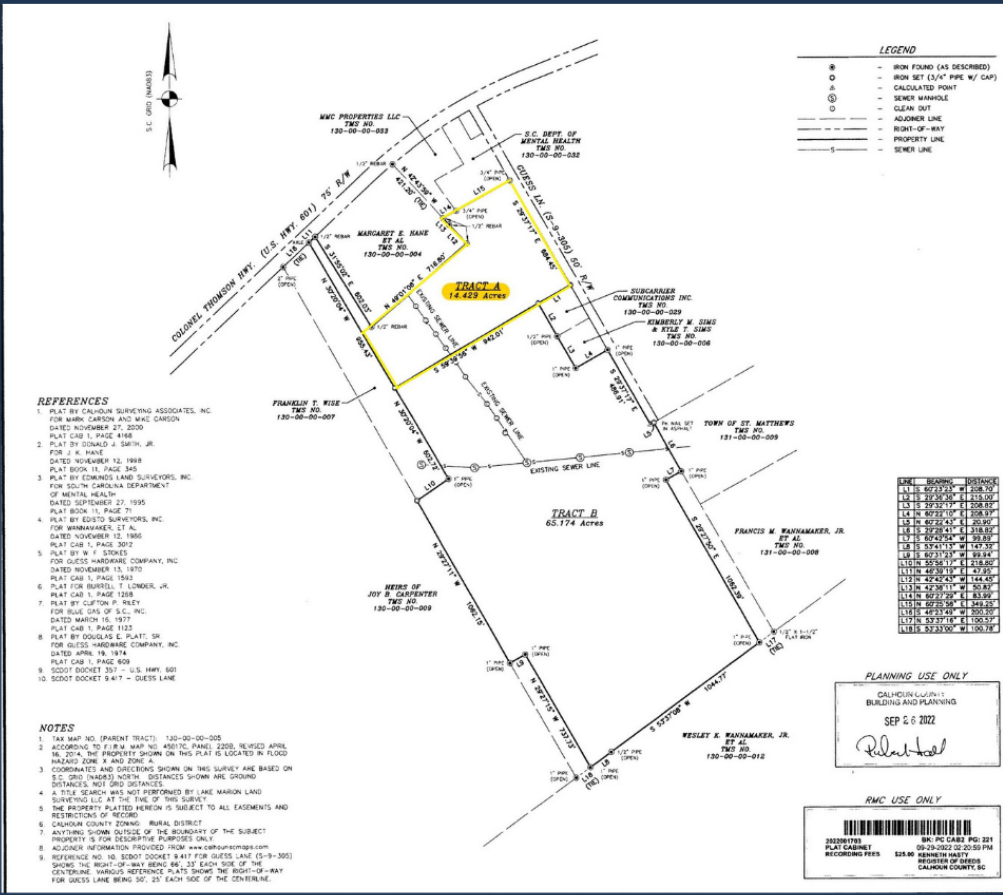
calb@thelitchfieldcompany.com

Libby Bryant

803-535-6254

libbyb@thelitchfieldcompany.com





- REFERENCES**
1. PLAT BY CALHOUN SURVEYING ASSOCIATES, INC. FOR MARK CARSON AND WMC CARSON DATED NOVEMBER 27, 2000 PLAT C&L PAGE 4168
 2. PLAT BY DONALD J. SMITH, JR. FOR J. K. HANE DATED NOVEMBER 12, 1988 PLAT BOOK 18, PAGE 345
 3. PLAT BY CONROD LAND SURVEYORS, INC. FOR SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH DATED SEPTEMBER 27, 1995 PLAT BOOK 15, PAGE 71
 4. PLAT BY EDSTO SURVEYORS, INC. FOR ANNAMARIE, ET AL DATED NOVEMBER 12, 1986 PLAT C&L PAGE 3078
 5. PLAT BY W. F. STOKES FOR GUESS-HARDWARE COMPANY, INC. DATED NOVEMBER 13, 1970 PLAT C&L PAGE 1943
 6. PLAT FOR RUSSELL T. LINDER, JR. PLAT C&L PAGE 1208
 7. PLAT BY GUYTON P. RILEY FOR BLUE GAS OF S.C., INC. DATED MARCH 16, 1977 PLAT C&L PAGE 1122
 8. PLAT BY COLLEGE PLATT, SR. FOR GUESS-HARDWARE COMPANY, INC. DATED APRIL 19, 1974 PLAT C&L PAGE 809
 9. SCOTT DOCKET 351 - U.S. 1899 807
 10. SCOTT DOCKET 847 - GUESS LANE

- NOTES**
1. TAX MAP NO. (PARENT TRACT) 130-00-00-005
 2. ACCORDING TO FILED TAX MAP NO. 4871C, PANEL 2208, REVISED APRIL 14, 2014, A PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE A AND ZONE B.
 3. CONTIGUOUS AND DISTANT ARE SHOWN ON THIS SURVEY ARE BASED ON S.C. GRID (NAD83) NORTH. DISTANCES SHOWN ARE GROUND DISTANCES, NOT SEA DISTANCES.
 4. A TITLE SEARCH WAS NOT PERFORMED BY LAKE MARION LAND SURVEYING, LLC AT THE TIME OF THIS SURVEY.
 5. THE PROPERTY PLATED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 6. CALHOUN COUNTY ZONING: RURAL DISTRICT
 7. ANYTHING SHOWN OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
 8. ADDITIONAL INFORMATION PROVIDED FROM www.cahcountysurveys.com
 9. REFERENCE NO. 10, SCOTT DOCKET 847 FOR GUESS LANE (S-9-305) SHOWS THE RIGHT-OF-WAY BEING 84.25 FEET EACH SIDE OF THE CENTERLINE. VARIOUS REFERENCE PLATS SHOW THE RIGHT-OF-WAY FOR GUESS LANE BEING 50.25 FEET EACH SIDE OF THE CENTERLINE.

- LEGEND**
- - IRON FOUND (AS DESCRIBED)
 - - IRON SET (1/4" PIPE W/ CAP)
 - △ - CALCULATED POINT
 - - SINKER MARK
 - - CLEAN OUT
 - - ADJOURNER LINE
 - - RIGHT-OF-WAY
 - - PROPERTY LINE
 - - SINKER LINE

TRACT	ACRES	PERCENT
130-00-00-005	80.603	100.00
131-00-00-001	113.00	140.20
131-00-00-002	113.00	140.20
131-00-00-003	113.00	140.20
131-00-00-004	113.00	140.20
131-00-00-005	113.00	140.20
131-00-00-006	113.00	140.20
131-00-00-007	113.00	140.20
131-00-00-008	113.00	140.20
131-00-00-009	113.00	140.20
131-00-00-010	113.00	140.20
131-00-00-011	113.00	140.20
131-00-00-012	113.00	140.20
131-00-00-013	113.00	140.20
131-00-00-014	113.00	140.20
131-00-00-015	113.00	140.20
131-00-00-016	113.00	140.20
131-00-00-017	113.00	140.20
131-00-00-018	113.00	140.20
131-00-00-019	113.00	140.20
131-00-00-020	113.00	140.20
131-00-00-021	113.00	140.20
131-00-00-022	113.00	140.20
131-00-00-023	113.00	140.20
131-00-00-024	113.00	140.20
131-00-00-025	113.00	140.20
131-00-00-026	113.00	140.20
131-00-00-027	113.00	140.20
131-00-00-028	113.00	140.20
131-00-00-029	113.00	140.20
131-00-00-030	113.00	140.20
131-00-00-031	113.00	140.20
131-00-00-032	113.00	140.20
131-00-00-033	113.00	140.20
131-00-00-034	113.00	140.20
131-00-00-035	113.00	140.20
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131-00-00-041	113.00	140.20
131-00-00-042	14.429	17.94
131-00-00-043	65.174	81.26
131-00-00-044	113.00	140.20
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131-00-00-050	113.00	140.20
131-00-00-051	113.00	140.20
131-00-00-052	113.00	140.20
131-00-00-053	113.00	140.20
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131-00-00-055	113.00	140.20
131-00-00-056	113.00	140.20
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131-00-00-065	113.00	140.20
131-00-00-066	113.00	140.20
131-00-00-067	113.00	140.20
131-00-00-068	113.00	140.20
131-00-00-069	113.00	140.20
131-00-00-070	113.00	140.20
131-00-00-071	113.00	140.20
131-00-00-072	113.00	140.20
131-00-00-073	113.00	140.20
131-00-00-074	113.00	140.20
131-00-00-075	113.00	140.20
131-00-00-076	113.00	140.20
131-00-00-077	113.00	140.20
131-00-00-078	113.00	140.20
131-00-00-079	113.00	140.20
131-00-00-080	113.00	140.20
131-00-00-081	113.00	140.20
131-00-00-082	113.00	140.20
131-00-00-083	113.00	140.20
131-00-00-084	113.00	140.20
131-00-00-085	113.00	140.20
131-00-00-086	113.00	140.20
131-00-00-087	113.00	140.20
131-00-00-088	113.00	140.20
131-00-00-089	113.00	140.20
131-00-00-090	113.00	140.20
131-00-00-091	113.00	140.20
131-00-00-092	113.00	140.20
131-00-00-093	113.00	140.20
131-00-00-094	113.00	140.20
131-00-00-095	113.00	140.20
131-00-00-096	113.00	140.20
131-00-00-097	113.00	140.20
131-00-00-098	113.00	140.20
131-00-00-099	113.00	140.20
131-00-00-100	113.00	140.20

PLANNING USE ONLY
 CALHOUN COUNTY BUILDING AND PLANNING
 SEP 26 2022
Revised

RMC USE ONLY
 302018783 841 PC CASES PIG 221
 PLAT CABINET RECORDING FEES \$28.00 MONTHLY PARTY REGISTERED SURVEYOR CALHOUN COUNTY, SC

VICINITY MAP not to scale
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JAMES A. PARLER, JR.
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 27457

SUBDIVISION PLAT TO CREATE
TRACT A
 14.429 Acres
AND
TRACT B
 65.174 Acres

TMS NO. 130-00-00-005
 NEAR THE TOWN OF ST. MATTHEWS
 CALHOUN COUNTY, SOUTH CAROLINA

prepared for
CRIFFIN MILLER & ED HUTTO

LAKE MARION
 LAND SURVEYING, LLC
 "Surveying GOD's creation one acre at a time."
 1363 Nates Store Rd.
 Ellerbe, S.C. 29047
 (803) 533-8172
 S.C.P.L.S. No. 27457

300 300 600
 1 INCH = 300 FEET
 06 2022-096 PLAT DATE: SEPTEMBER 14, 2022

