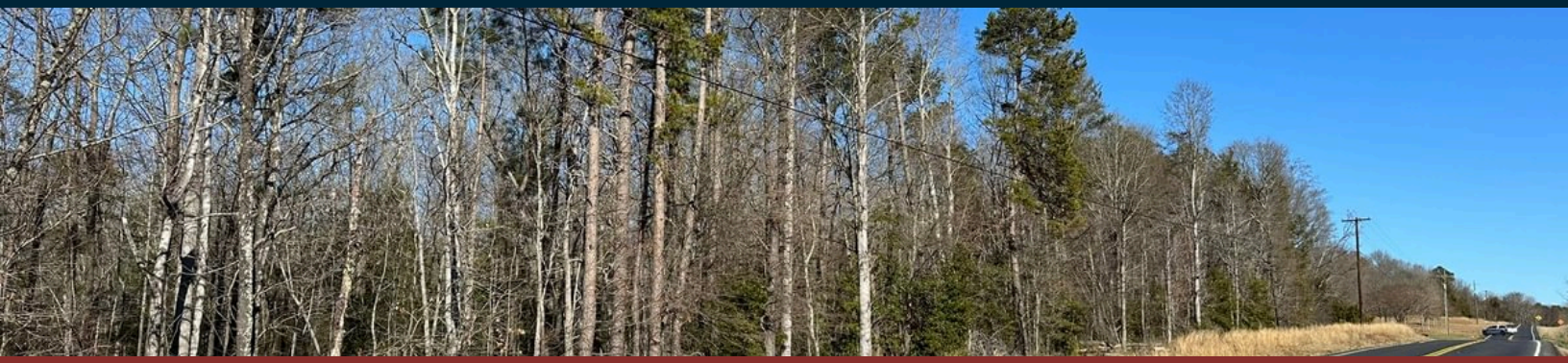


ACTIVE · SET PRICE

# Love Springs

± 101 Acres | Cherokee County | South Carolina | Near Gaffney

*I-85 Corridor Development Potential Between Gaffney and Spartanburg South Carolina*

| PRICE | PRICE / ACRE | ACREAGE |
|---|---|---|
| $936,225 | $9,298 | ± 101 |

## PROPERTY OVERVIEW

One-Hundred acres of development potential in the desirable community of Love Springs which sits within commutable distances of Spartanburg and Gaffney. This premium site is made up of gentle topography across broad uplands. A perennial stream flows southward through the tract. The land has excellent access, with more than 2,600 feet of paved frontage on Love Springs Road and more than 2,000 on Thornbird Road. A public water line runs along Love Springs Road. This property offers a high percentage of useful land. Floodplains associated with the streams are narrow, and only the streambeds are designated on national wetlands inventory maps. No FEMA floodplains are designated on the property. A plat prepared in 1980 describes the tract as 100.69 acres. One graveled driveway enters the eastern...

## LOCATION



Cherokee County, South Carolina

## PROPERTY DETAILS

**ACCESS**
Paved Road

**UTILITIES**
Electric · Telephone · Public Water

**WATER FEATURES**
Creeks / Streams

**VIEWS**
Timber

**COUNTY TAX PARCEL IDS**
029-00-00-026.000

**DOCUMENTS INCLUDED**
Aerial Map · Topographic Map · Location Map · Soil Map for Dwellings · Soil Map for Septic Potential · Wetland Map · Plat · DHEC Letter of Completion · Deed Restrictions



Philip Weatherford
Forester, Real Estate Salesperson, SC
O: 864.238.5372 C: 864.238.5372
philip.weatherford@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 15, 2026 · https://www.afmrealestate.com/properties/100.69-acres-land-for-sale-in-cherokee-county-south-carolina/love-springs

# Property Photos

Love Springs · Cherokee County · South Carolina · Near Gaffney







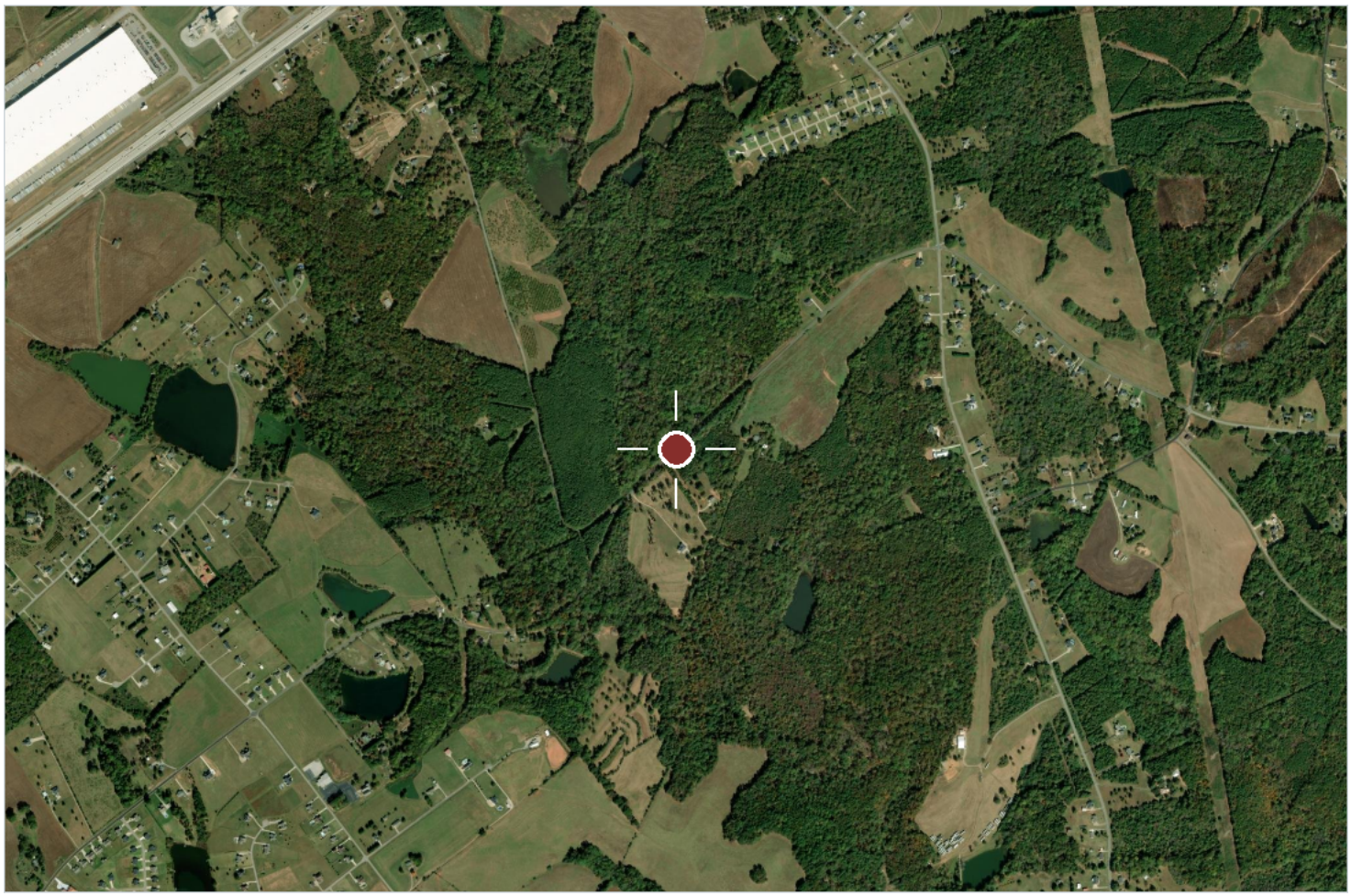




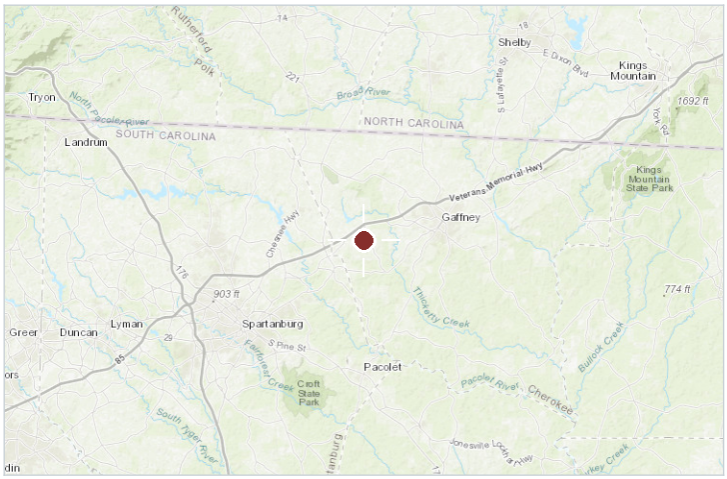


# Location & Access

Love Springs · Cherokee County · South Carolina · Near Gaffney



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.




Regional locator

COUNTY & STATE

Cherokee County, South Carolina

NEAREST CITY

Gaffney

APPROXIMATE CENTRE

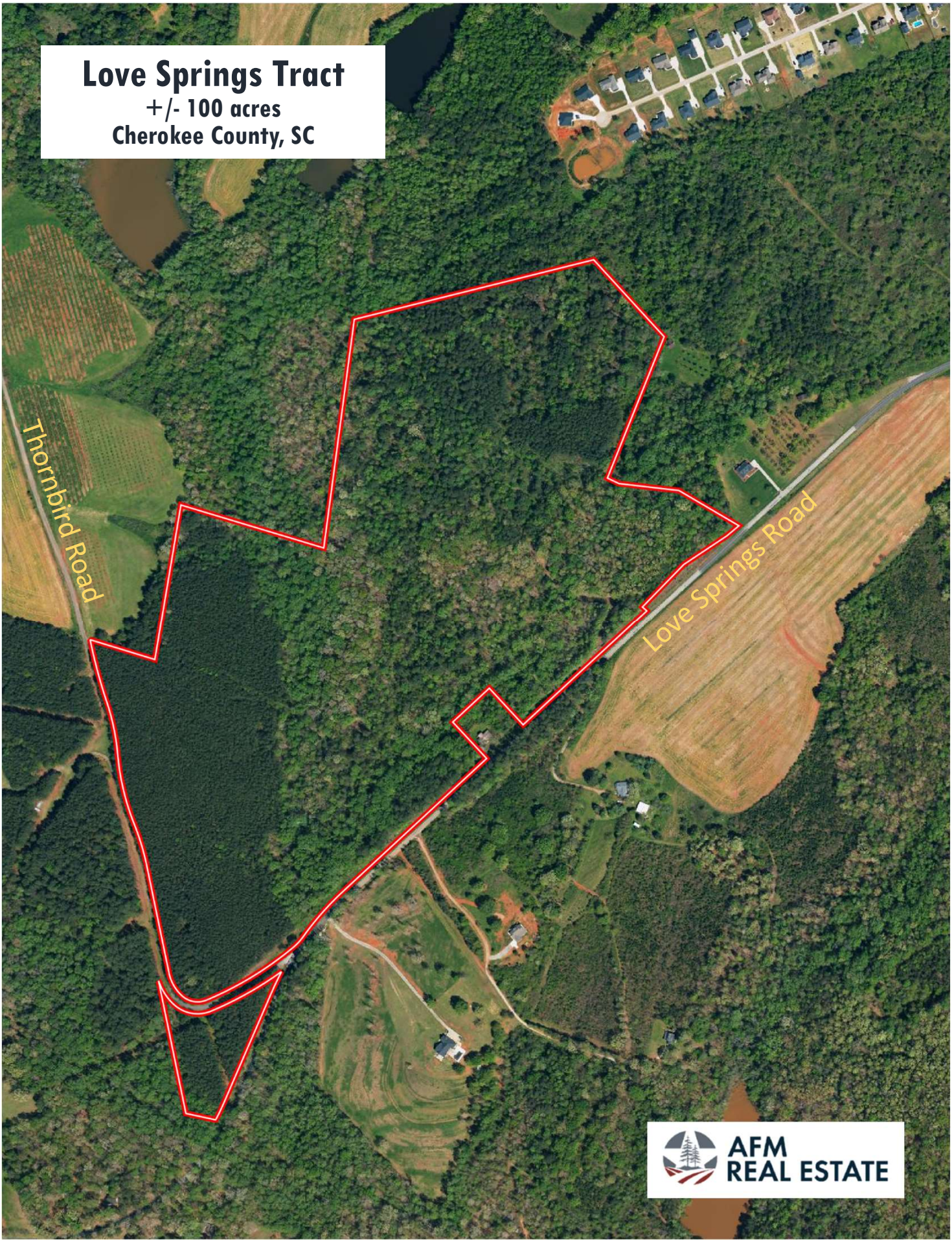
35.05292, -81.76065

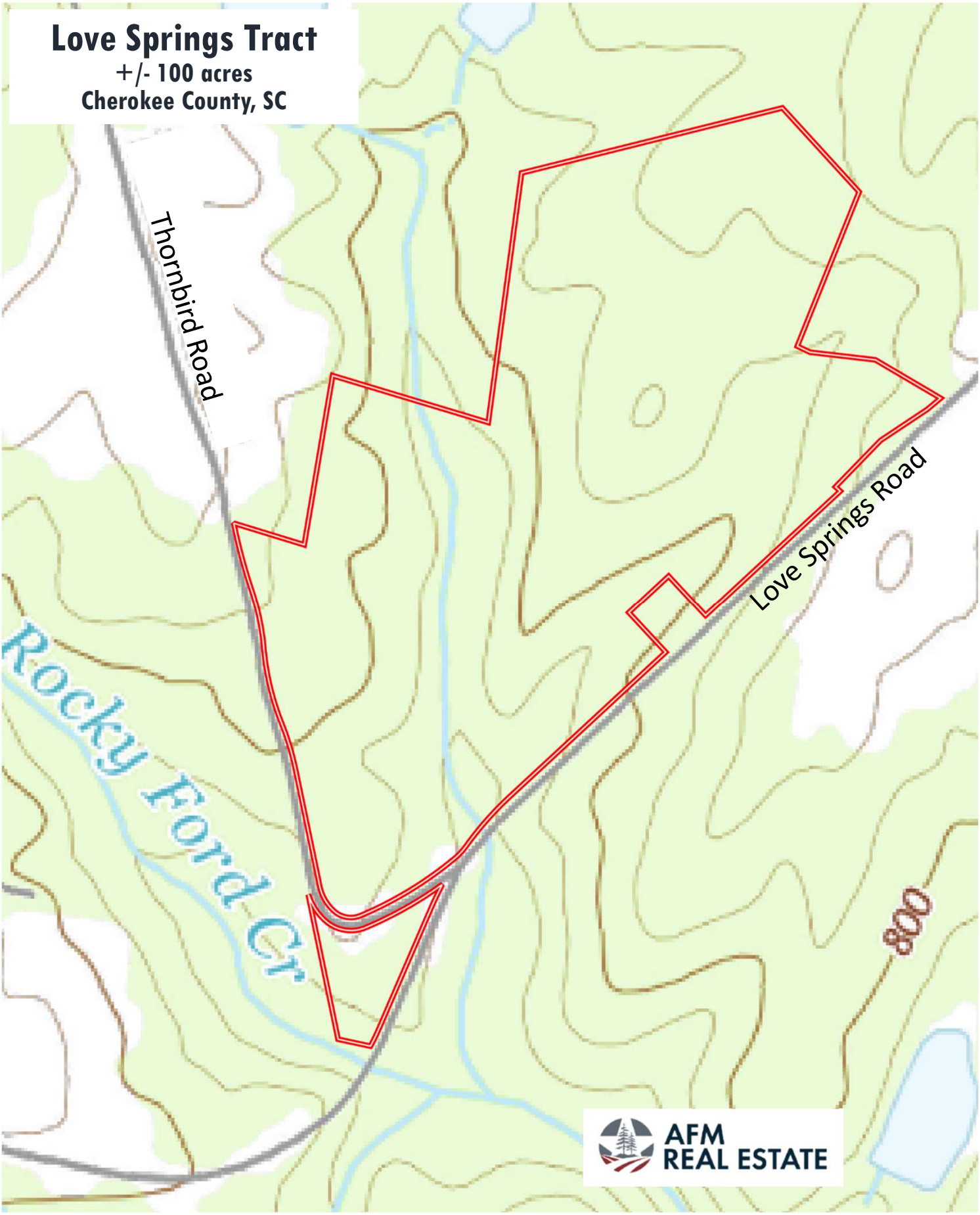
COUNTY TAX PARCEL IDS

029-00-00-026.000

INTERACTIVE MAP

https://id.land/ranching/maps/3f55d24e966b97a659749e5e2024c605/share

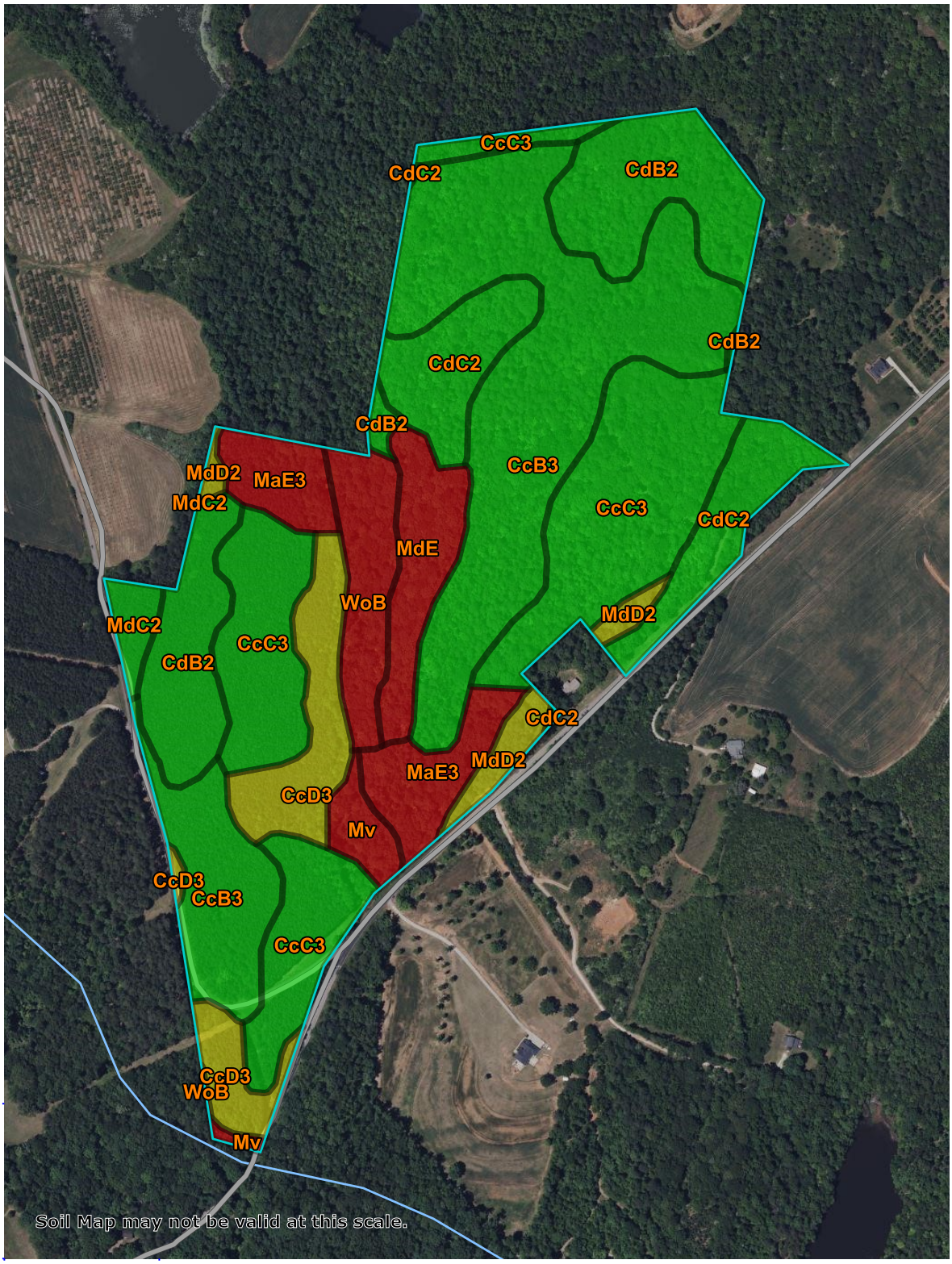

Love Springs Tract
+/- 100 acres
Cherokee County, SC
Thornbird Road
Love Springs Road
AFM
REAL ESTATE


Love Springs Tract
+/- 100 acres
Cherokee County, SC
Thornbird Road
Love Springs Road
Rocky Ford Cr
800
AFM
REAL ESTATE


Love Springs Tract
+/- 100 acres
Cherokee County, SC
Cowpens National Battlefield
BONNER RD
MCGRAW RD
Mayo Mills
Mayo
Lake Blalock
MAYO RD
Macedonia
Sunny Slope Tract
S GREEN RIVER RD
Love Springs
RAINBOW LAKE RD
BERRY RD
PARRIS BRIDGE RD
Fosters Grove
Cherokee Springs
Kentwood
Boiling Springs
FOSTER ST
Cowpens
Northbrook Park
Enola
Cannons Camp Ground
S MAIN
BRYANT RD
FLOYD RD
Clifton Station
Converse
Lone Oak
Hilltop
Whitney
Lawson
Clifton
NEW CUT RD
Una
Johnson City
Hayne Station
Drayton
Lake Forest
Spartanburg
Springdale
HIGHLAND
S PINE ST
East Spartanburg
COLLINS PARK
Arkwright
Delmar
Pacolet Mill
Spartanburg Downtown Memorial Airport
Ponderosa Gardens
Central Pacolet
Calico
W MAIN ST
S PINE ST
Pacolet
White Stone
HIGHWAY 56
DAIRY RIDGE RD
E MAIN ST
Canaan
Roebuck
Golightly
HIGHWAY 221
Stone Station
AFM REAL ESTATE

81° 45' 59" W 81° 45' 19" W

35° 3' 37" N 35° 3' 37" N




35° 2' 53" N 35° 2' 53" N

81° 45' 59" W 81° 45' 19" W

Map Scale: 1:6,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Lines**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Points**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMA

The soil surveys that comprise your AO
1:20,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
of the version date(s) listed below.

Soil Survey Area: Cherokee County, S
Survey Area Data: Version 21, Aug 29

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
10, 2022

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

# Dwellings Without Basements

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|---|---|---|---|---|---|---|
| CcB3 | Cecil clay loam, 2 to 6 percent slopes, severely eroded | Not limited | Cecil, severely eroded (95%) | | 29.2 | 29.4% |
| | | | Cataula, moderately eroded (5%) | | | |
| CcC3 | Cecil clay loam, 6 to 10 percent slopes, severely eroded | Not limited | Cecil, severely eroded (95%) | | 22.4 | 22.5% |
| | | | Cataula, moderately eroded (3%) | | | |
| | | | Bethlehem, moderately eroded (2%) | | | |
| CcD3 | Cecil clay loam, 10 to 15 percent slopes, severely eroded | Somewhat limited | Pacolet, severely eroded (100%) | Slope (0.84) | 7.0 | 7.1% |
| CdB2 | Cecil sandy loam, 2 to 6 percent slopes, eroded | Not limited | Cecil (100%) | | 12.6 | 12.7% |
| CdC2 | Cecil sandy loam, 6 to 10 percent slopes, moderately eroded | Not limited | Cecil, moderately eroded (88%) | | 8.7 | 8.7% |
| | | | Bethlehem (7%) | | | |
| | | | Cataula, moderately eroded (5%) | | | |
| MaE3 | Madison and Cecil clay loams, 15 to 25 percent slopes, severely eroded | Very limited | Madison, severely eroded (55%) | Slope (1.00) | 6.0 | 6.0% |
| | | | Pacolet, severely eroded (45%) | Slope (1.00) | | |
| MdC2 | Madison and Cecil sandy loams, 6 to 10 percent slopes, eroded | Not limited | Madison (55%) | | 1.1 | 1.1% |
| | | | Cecil (45%) | | | |
| MdD2 | Madison and Cecil sandy loams, 10 to 15 percent slopes, eroded | Somewhat limited | Madison (55%) | Slope (0.84) | 2.1 | 2.1% |

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|---|---|---|---|---|---|---|
| | | | Cecil (45%) | Slope (0.84) | | |
| MdE | Madison and Cecil sandy loams, 15 to 25 percent slopes | Very limited | Madison (55%) | Slope (1.00) | 4.3 | 4.3% |
| | | | Pacolet (45%) | Slope (1.00) | | |
| Mv | Riverview loam, 0 to 2 percent slopes, frequently flooded | Very limited | Riverview, frequently flooded (85%) | Flooding (1.00) | 1.7 | 1.7% |
| | | | Toccoa, frequently flooded (10%) | Flooding (1.00) | | |
| | | | Chewacla, frequently flooded (5%) | Flooding (1.00) | | |
| WoB | Worsham sandy loam, 0 to 6 percent slopes | Very limited | Cartecay (55%) | Flooding (1.00) | 4.3 | 4.3% |
| | | | | Depth to saturated zone (1.00) | | |
| | | | Toccoa (45%) | Flooding (1.00) | | |
| **Totals for Area of Interest** | | | | | **99.4** | **100.0%** |

| Rating | Acres in AOI | Percent of AOI |
|---|---|---|
| Not limited | 74.0 | 74.4% |
| Very limited | 16.3 | 16.4% |
| Somewhat limited | 9.1 | 9.2% |
| **Totals for Area of Interest** | **99.4** | **100.0%** |

## Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

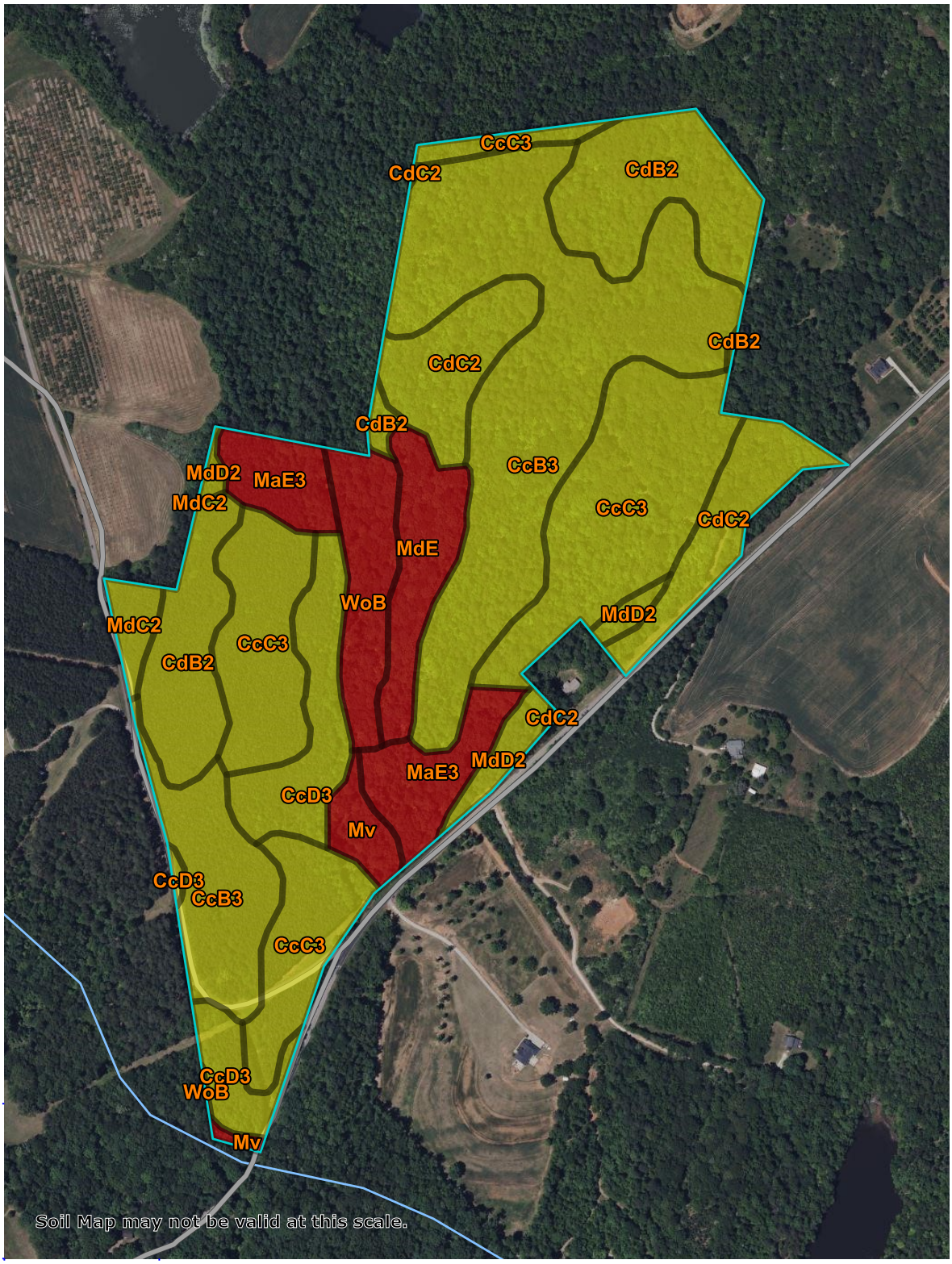
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

81° 45' 59" W 81° 45' 19" W

35° 3' 37" N 35° 3' 37" N




35° 2' 53" N 35° 2' 53" N

81° 45' 59" W 81° 45' 19" W

Map Scale: 1:6,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Lines**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Points**
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMA

The soil surveys that comprise your AO
1:20,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
of the version date(s) listed below.

Soil Survey Area: Cherokee County, S
Survey Area Data: Version 21, Aug 29

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
10, 2022

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

# Septic Tank Absorption Fields

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|---|---|---|---|---|---|---|
| CcB3 | Cecil clay loam, 2 to 6 percent slopes, severely eroded | Somewhat limited | Cecil, severely eroded (95%) | Slow water movement (0.50) | 29.2 | 29.4% |
| CcC3 | Cecil clay loam, 6 to 10 percent slopes, severely eroded | Somewhat limited | Cecil, severely eroded (95%) | Slow water movement (0.50) | 22.4 | 22.5% |
| CcD3 | Cecil clay loam, 10 to 15 percent slopes, severely eroded | Somewhat limited | Pacolet, severely eroded (100%) | Slope (0.84) | 7.0 | 7.1% |
| | | | | Slow water movement (0.50) | | |
| CdB2 | Cecil sandy loam, 2 to 6 percent slopes, eroded | Somewhat limited | Cecil (100%) | Slow water movement (0.50) | 12.6 | 12.7% |
| CdC2 | Cecil sandy loam, 6 to 10 percent slopes, moderately eroded | Somewhat limited | Cecil, moderately eroded (88%) | Slow water movement (0.50) | 8.7 | 8.7% |
| MaE3 | Madison and Cecil clay loams, 15 to 25 percent slopes, severely eroded | Very limited | Madison, severely eroded (55%) | Slope (1.00) | 6.0 | 6.0% |
| | | | | Slow water movement (0.50) | | |
| | | | Pacolet, severely eroded (45%) | Slope (1.00) | | |
| | | | | Slow water movement (0.50) | | |
| MdC2 | Madison and Cecil sandy loams, 6 to 10 percent slopes, eroded | Somewhat limited | Madison (55%) | Slow water movement (0.50) | 1.1 | 1.1% |
| | | | Cecil (45%) | Slow water movement (0.50) | | |
| MdD2 | Madison and Cecil sandy loams, 10 to 15 percent slopes, eroded | Somewhat limited | Madison (55%) | Slope (0.84) | 2.1 | 2.1% |
| | | | | Slow water movement (0.50) | | |
| | | | Cecil (45%) | Slope (0.84) | | |

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|---|---|---|---|---|---|---|
| | | | | Slow water movement (0.50) | | |
| MdE | Madison and Cecil sandy loams, 15 to 25 percent slopes | Very limited | Madison (55%) | Slope (1.00) | 4.3 | 4.3% |
| | | | | Slow water movement (0.50) | | |
| | | | Pacolet (45%) | Slope (1.00) | | |
| | | | | Slow water movement (0.50) | | |
| Mv | Riverview loam, 0 to 2 percent slopes, frequently flooded | Very limited | Riverview, frequently flooded (85%) | Flooding (1.00) | 1.7 | 1.7% |
| | | | | Slow water movement (0.50) | | |
| | | | Toccoa, frequently flooded (10%) | Flooding (1.00) | | |
| | | | | Seepage, bottom layer (1.00) | | |
| | | | Chewacla, frequently flooded (5%) | Flooding (1.00) | | |
| | | | | Depth to saturated zone (1.00) | | |
| | | | | Seepage, bottom layer (1.00) | | |
| | | | | Slow water movement (0.50) | | |
| WoB | Worsham sandy loam, 0 to 6 percent slopes | Very limited | Cartecay (55%) | Flooding (1.00) | 4.3 | 4.3% |
| | | | | Depth to saturated zone (1.00) | | |
| | | | | Seepage, bottom layer (1.00) | | |
| | | | Toccoa (45%) | Depth to saturated zone (1.00) | | |
| | | | | Seepage, bottom layer (1.00) | | |
| | | | | Flooding (0.40) | | |
| **Totals for Area of Interest** | | | | | **99.4** | **100.0%** |

| Rating | Acres in AOI | Percent of AOI |
|---|---|---|
| Somewhat limited | 83.1 | 83.6% |
| Very limited | 16.3 | 16.4% |
| **Totals for Area of Interest** | **99.4** | **100.0%** |

## Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

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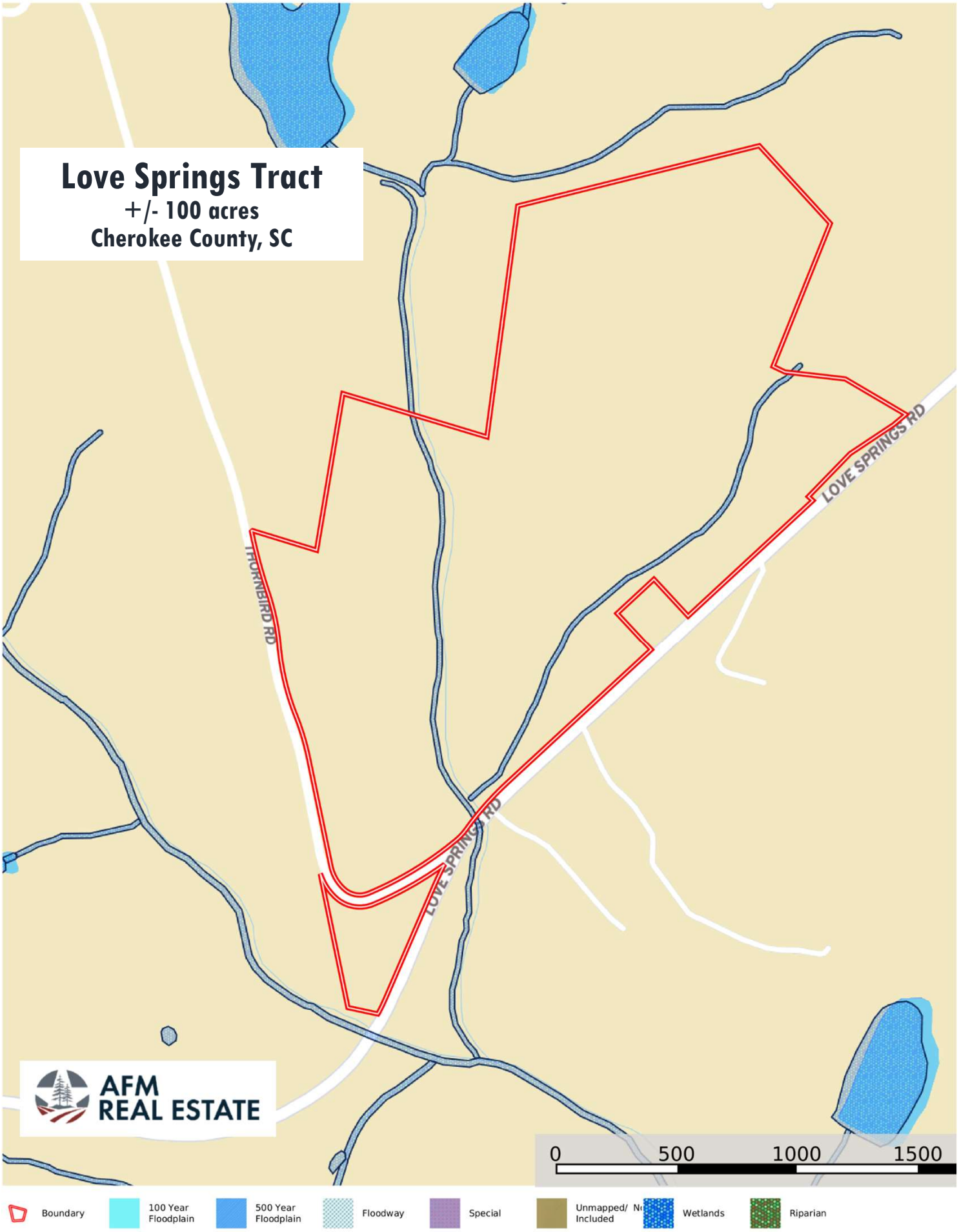
validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher


Love Springs Tract
+/- 100 acres
Cherokee County, SC
THORNBIRD RD
LOVE SPRINGS RD
LOVE SPRINGS RD
AFM
REAL ESTATE
0
500
1000
1500
Boundary
100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ N
Included
Wetlands
Riparian

dhec
Healthy People. Healthy Communities.

April 26, 2021

Ms. Angela Dohl
Akzo Nobel Inc
535 Marriott Drive, Suite 500
Nashville TN 37214

Re: Certificate of Completion
Administrative Consent Order 89-38-SW
Love Springs Site, Cherokee County

Dear Ms. Dohl:

The South Carolina Department of Health and Environmental Control (Department) received a Notice of Completion on July 24, 2020. A review of the Departments records indicates that groundwater concentrations in all monitoring wells have been below the Maximum Contaminant Levels for consecutive sampling events and deed restrictions are not required to be maintained.

Akzo Nobel has informed the Department that all monitoring wells at the site have been properly abandoned. The Department acknowledges at this time that the work required by Administrative Consent Order 89-38-SW has been completed and no further environmental assessment is required by Akzo Nobel for the Site.

Should you have any questions, or if I can be of any further assistance, please contact me at 803-898-0747 or at berresjl@dhec.sc.gov.

Sincerely,

Lucas Berresford
South Carolina Voluntary Cleanup Program
Division of Site Assessment, Remediation, and Revitalization
Bureau of Land and Waste Management

cc: G. Ken Taylor, BLWM
Jan Trent, BLWM
Natalie Kirkpatrick, Director BEHS Upstate(Spartanburg)
Linda Jackson, BLWM
Shawn Reed, BLWM
Elisa Vincent, BLWM
Angie Jones, BLWM
File #020120

**Restriction.** As part of a remedial action completed under the supervision of the South Carolina Department of Health and Environmental Control ("SCDHEC"), a 60-millimeter high density polyethylene (HDPE) liner (hereinafter "the Liner") was installed under the topsoil of that portion of the Property located approximately in the area more particularly shown on Exhibit [x] attached hereto, which Liner is approximately 135 feet by 75 feet in dimension, and the integrity of which must not be impaired. Grantee agrees that the following restrictions shall each constitute a restrictive covenant encumbering the Property:

1. Grantee shall not perform or permit any activity that would damage, disturb, remove or alter the Liner, unless the Liner is being repaired or replaced.

2. If Grantee's actions cause or result in any damage to the Liner, the Grantee shall, as appropriate, repair or replace the Liner as soon as practicable with an equivalent HDPE liner.

3. Grantee shall not disturb, or permit to be disturbed, the soil beneath the Liner or any soil within 10 feet of the Liner, which is shown on Exhibit [x] as the "Buffer Area."

By acceptance of this deed, the Grantee acknowledges and agrees that each of the foregoing restrictions touch and concern the land and shall be covenants running with the Property in perpetuity, such that the covenants of Grantee shall be enforceable against Grantee's successors and assigns. Grantor reserves the right to enter the Property upon fifteen (15) business days' notice, and at a mutually agreeable time, to confirm that said covenants have not been violated. Grantor, in its sole and absolute discretion, may agree to cancel said covenants via a subsequently recorded instrument. Any subsequent deed or other conveyance of the Property, or any part thereof, to any person or persons, shall incorporate by reference these restrictions.