



SOLD · SET PRICE

Johnson Creek

± 299 Acres | Abbeville County | South Carolina | Near Due West

Big Creek, Big Hardwood, Habitat Diversity

PRICE	PRICE / ACRE	ACREAGE
\$1,336,500	\$4,469	± 299

PROPERTY OVERVIEW

Johnson Creek Tract is an outstanding recreation property with an exceptional diversity of wildlife habitat. The land lies south of Hwy 184 about halfway between Antreville and Due West in a quiet, rural area of northern Abbeville County. Habitat diversity is abundant across the landscape. Creek bottoms are wide and flat, and filled with mature hardwoods and river oat glades. Uplands are mostly gently rolling hills covered by a mix of thinned planted pines, mature hardwoods, small fields, and dense young forest regeneration. Steeper slopes overlook the creek bottom. Johnson Creek is a key feature of the land as it flows through the tract. About 111 acres lying on the north side are forested with loblolly pine planted in 1998. These trees have been thinned and are well spaced. About 90 acres of pines were planted in 2018 with the largest area west of Johnson Creek. These young trees are healthy and growing fast. Blackberry, grasses and o...

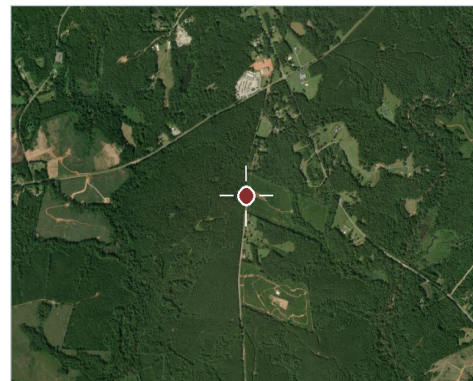
PROPERTY DETAILS

TYPE	ACCESS
Timberland (Bottomland Hardwood)	Dirt Road · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	049-00-00-005 048-00-00-047

DOCUMENTS INCLUDED

Aerial Photo · Topo Map · Location Map · Soil Map - septic potential · Soil Map - farmland class

LOCATION



Abbeville County, South Carolina



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Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



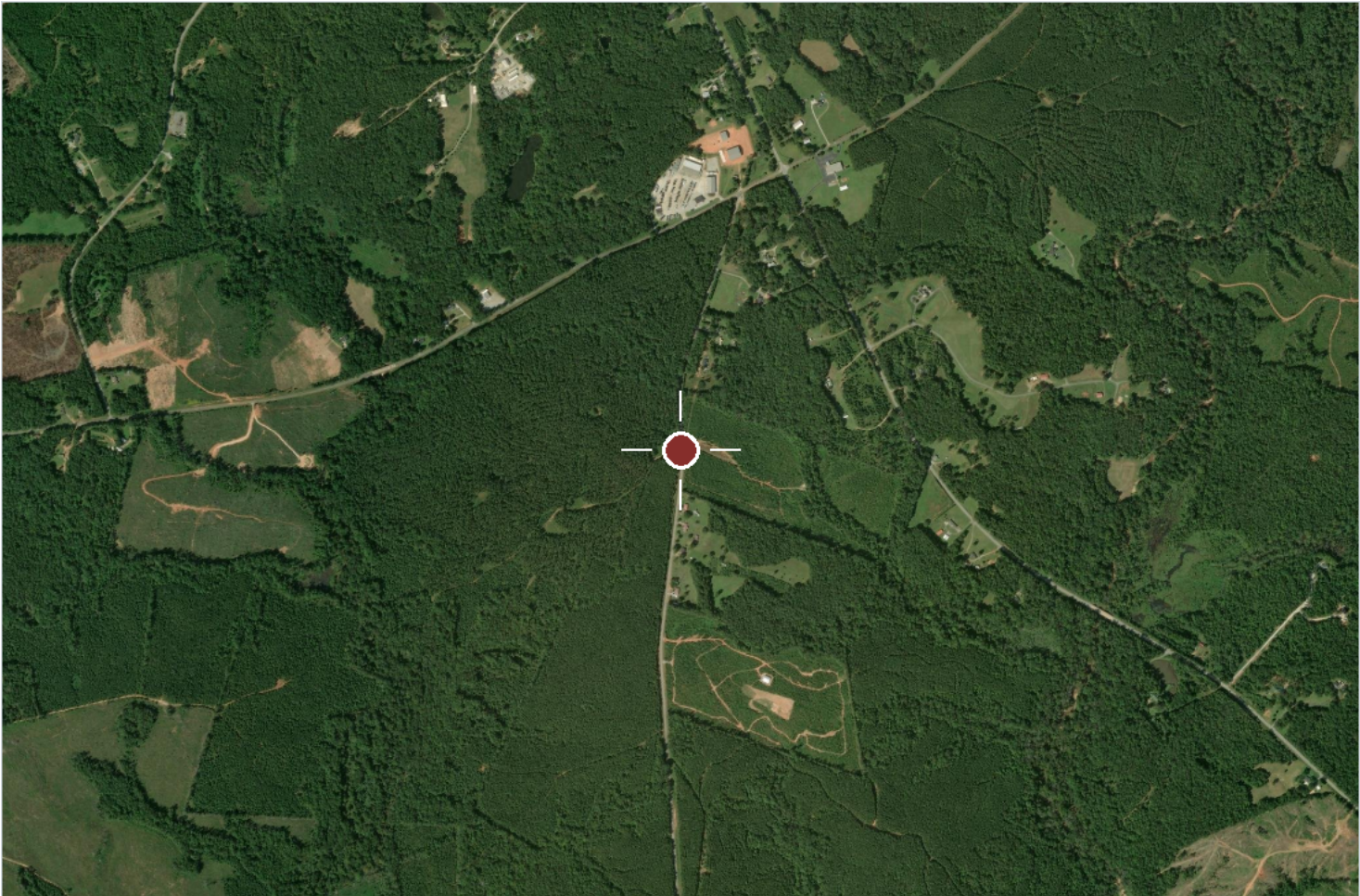
Property Photos

Johnson Creek · Abbeville County · South Carolina · Near Due West

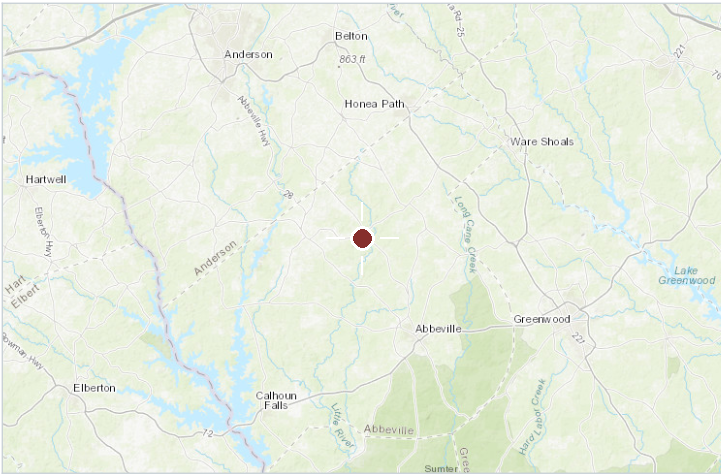


Location & Access

Johnson Creek · Abbeville County · South Carolina · Near Due West



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



Regional locator

COUNTY & STATE
Abbeville County, South Carolina

NEAREST CITY
Due West

APPROXIMATE CENTRE
34.29215, -82.45528

COUNTY TAX PARCEL IDS
049-00-00-005 048-00-00-047

INTERACTIVE MAP



<https://id.land/ranching/maps/eb250174058ecffdc67f7e5b4ed33c3c/share>

Johnson Creek Tract

+/- 299 acres
Abbeville County, SC

1998 Loblolly Pine +/- 111 acres
2018 Loblolly Pine +/- 90 acres
Upland Hwd / Pine +/- 65 acres
Bottomland Hwd +/- 24 acres



AFM
REAL ESTATE

Johnson Creek Tract

+/- 299 acres
Abbeville County, SC



AFM
REAL ESTATE

Johnson Creek Tract

+/- 299 acres
Abbeville County, SC

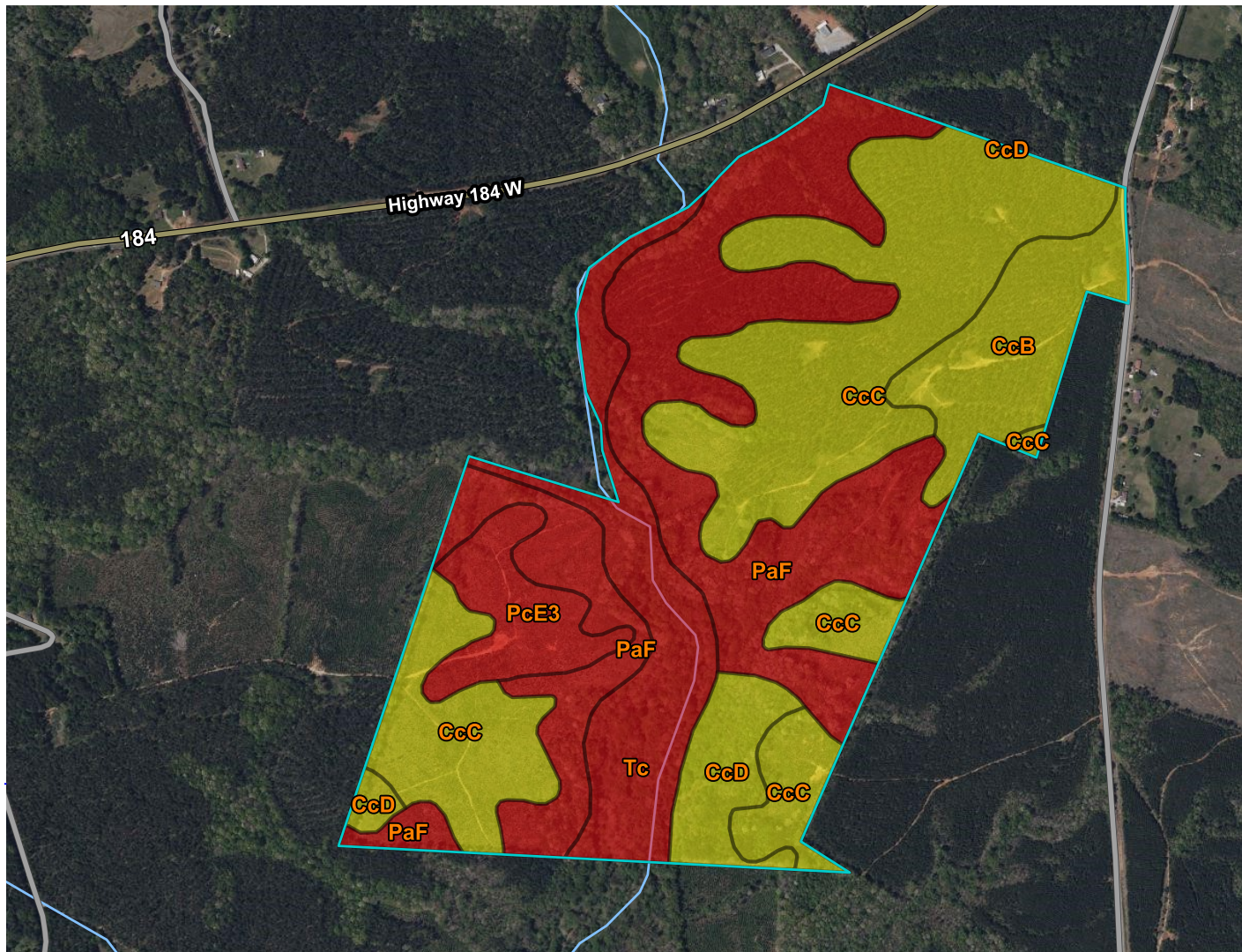
Due West



**AFM
REAL ESTATE**

82° 28' 42" W

34° 17' 48" N

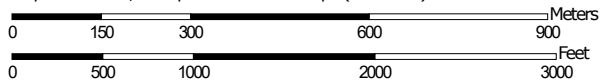


34° 16' 49" N

82° 28' 42" W



Map Scale: 1:12,700 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

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

MAP INFORMATION

The soil surveys that comprise your AOI are at a scale of 1:20,000.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3855)

Maps from the Web Soil Survey are based on the North American Datum of 1983 (NAD83) projection, which preserves direction and shape but not distance and area. A projection that preserves distance and area is the Albers equal-area conic projection, shown on the map. For accurate calculations of distance or area, use the Albers projection.

This product is generated from the USDA National Cooperative Soil Survey data as of the version date(s) listed below.

Soil Survey Area: Abbeville County, South Carolina
Survey Area Data: Version 26, Aug 29, 2022

Soil map units are labeled (as space allows) on maps at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 20, 2022

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CcB	Cecil sandy loam, 2 to 6 percent slopes	Somewhat limited	Cecil (95%)	Slow water movement (0.50)	25.5	8.4%
CcC	Cecil sandy loam, 6 to 10 percent slopes	Somewhat limited	Cecil (88%)	Slow water movement (0.50)	110.8	36.4%
CcD	Cecil-Cataula complex, 10 to 15 percent slopes, moderately eroded	Somewhat limited	Cecil, moderately eroded (65%)	Slope (0.84)	15.5	5.1%
				Slow water movement (0.50)		
PaF	Pacolet sandy loam, 15 to 40 percent slopes	Very limited	Pacolet (92%)	Slope (1.00)	101.1	33.3%
				Slow water movement (0.50)		
			Winnsboro, moderately eroded (5%)	Slow water movement (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.68)		
			Wilkes, moderately eroded (3%)	Depth to bedrock (1.00)		
				Slope (1.00)		
PcE3	Pacolet clay loam, 10 to 25 percent slopes, eroded	Very limited	Pacolet, severely eroded (85%)	Slope (1.00)	16.2	5.3%
				Slow water movement (0.50)		
Tc	Toccoa sandy loam	Very limited	Toccoa (85%)	Flooding (1.00)	34.8	11.5%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
Totals for Area of Interest					303.9	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	152.1	50.1%
Somewhat limited	151.8	49.9%
Totals for Area of Interest	303.9	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.

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

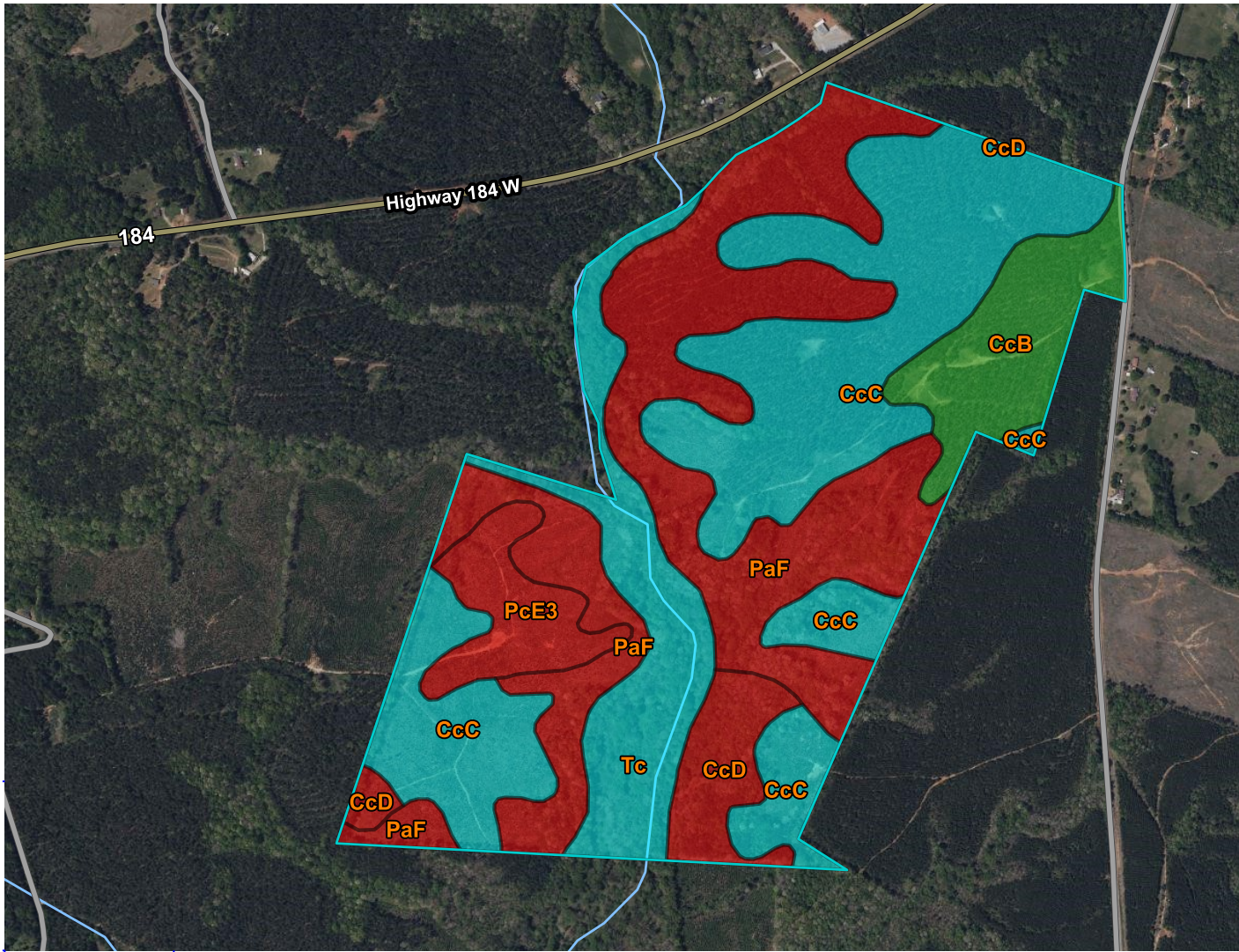
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

82° 28' 42" W

34° 17' 48" N

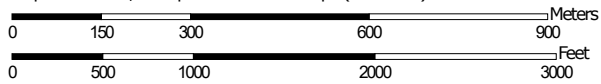


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Map projection: Web Mercator Corner coordinates: WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

MAP LEGEND

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Farmland Classification—Abbeville County, South Carolina

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points	
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Not prime farmland
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		All areas are prime farmland
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance		Prime farmland if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if protected from flooding or not frequently flooded during the growing season
							Prime farmland if irrigated
							Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
							Prime farmland if irrigated and drained
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Abbeville County, South Carolina

 Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated and drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	 Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated	 Farmland of unique importance  Not rated or not available Water Features  Streams and Canals Transportation  Rails  Interstate Highways  US Routes  Major Roads  Local Roads Background  Aerial Photography	The soil surveys that comprise your AO are at a scale of 1:20,000. Please rely on the bar scale on each map for distance measurements. Source of Map: Natural Resources Conservation Service Web Soil Survey URL: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx Coordinate System: Web Mercator (EPSG:3857) Maps from the Web Soil Survey are based on the North American Datum of 1983 (NAD83) projection, which preserves direction and shape but distorts distance and area. A projection that preserves distance and area, such as the Albers equal-area conic projection, should be used for accurate calculations of distance or area. This product is generated from the USDA National Cooperative Soil Survey as of the version date(s) listed below. Soil Survey Area: Abbeville County, South Carolina Survey Area Data: Version 26, Aug 23, 2022 Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger. Date(s) aerial images were photographed: Aug 23, 2022 The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.
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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcB	Cecil sandy loam, 2 to 6 percent slopes	All areas are prime farmland	25.5	8.4%
CcC	Cecil sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	110.8	36.4%
CcD	Cecil-Cataula complex, 10 to 15 percent slopes, moderately eroded	Not prime farmland	15.5	5.1%
PaF	Pacolet sandy loam, 15 to 40 percent slopes	Not prime farmland	101.1	33.3%
PcE3	Pacolet clay loam, 10 to 25 percent slopes, eroded	Not prime farmland	16.2	5.3%
Tc	Toccoa sandy loam	Farmland of statewide importance	34.8	11.5%
Totals for Area of Interest			303.9	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower