



ACTIVE · SET PRICE

Browns Branch

± 64 Acres | Cherokee County | South Carolina | Near Pacolet

Rolling Hills in Western Cherokee

PRICE	PRICE / ACRE	ACREAGE
\$294,080	\$4,595	± 64

PROPERTY OVERVIEW

Browns Branch Tract is characterized by rolling hills and vigorous young pine trees. The land lies south of Goucher Green Bethel Road in the White Plains area of western Cherokee County, about a mile from the Spartanburg County line. About 44 acres are forested with loblolly pine planted in 2021 and now in their sixth growing season. These young trees are healthy and growing fast. The upper end of Browns Branch is a small stream that crosses the back side of the land. Some steep slopes overlook the little stream. Older pines, mixed with a few hardwoods, stand in patches that collectively cover approximately 12 acres. A steel tower power line crosses the property about two-thirds of the way back from the paved road, occupying a right-of-way that spans about 5 acres. Soils are mostly sandy l...

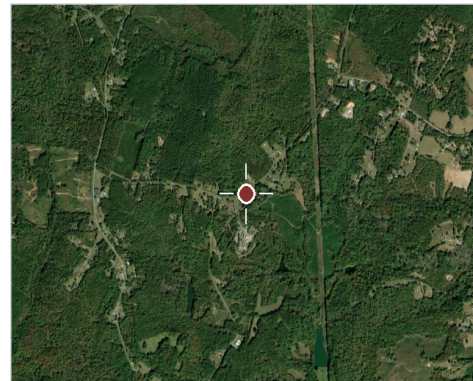
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Premerchantable Pine Plantation)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone · Public Water	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	053-00-00-029.000

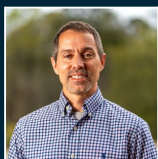
DOCUMENTS INCLUDED

Aerial photo · Topo Map · Location Map · Plat Browns Branch 64ac · Soil Map · Perc Potential

LOCATION



Cherokee County, South Carolina



Philip Weatherford

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Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



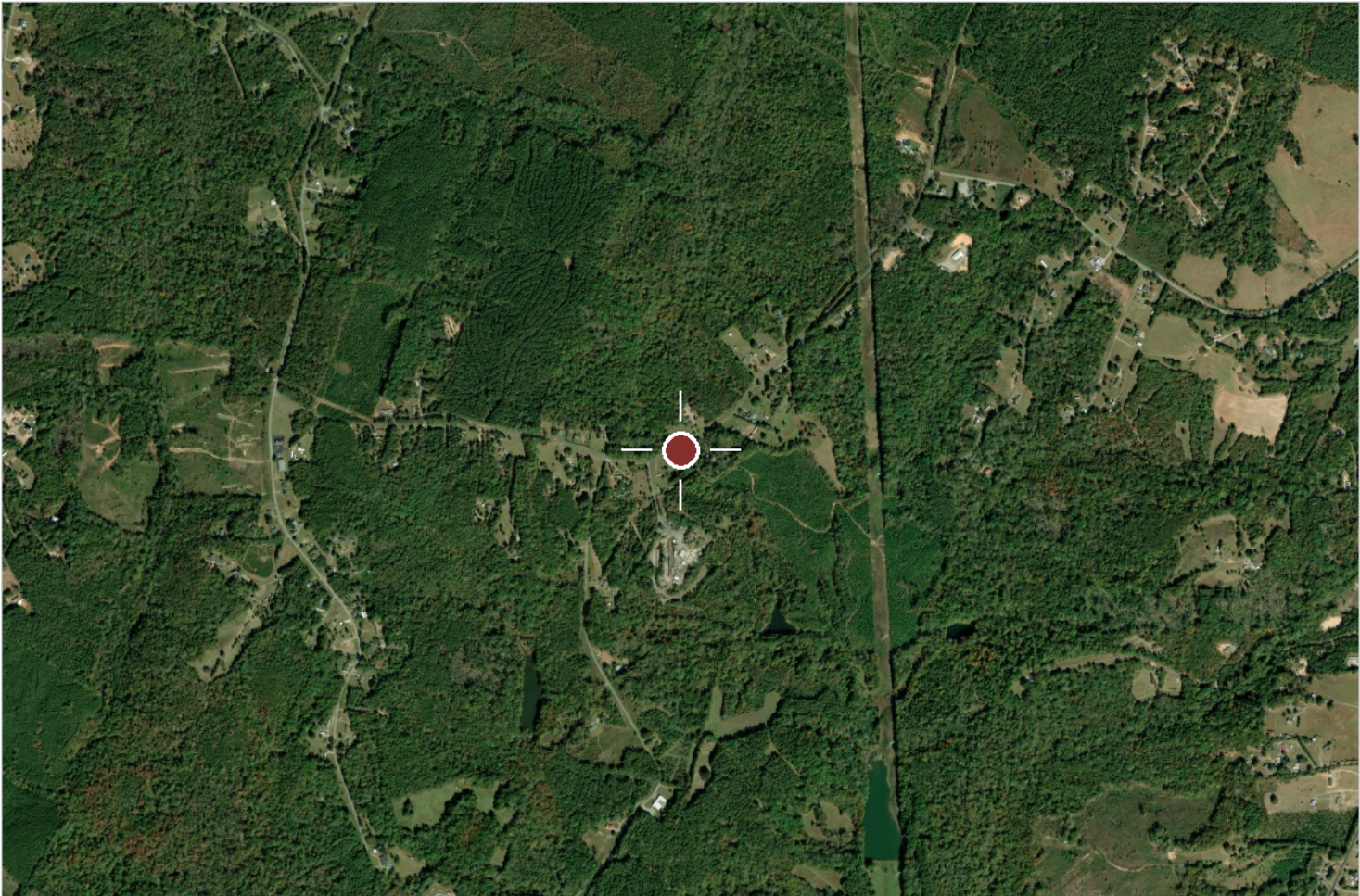
Property Photos

Browns Branch · Cherokee County · South Carolina · Near Pacolet

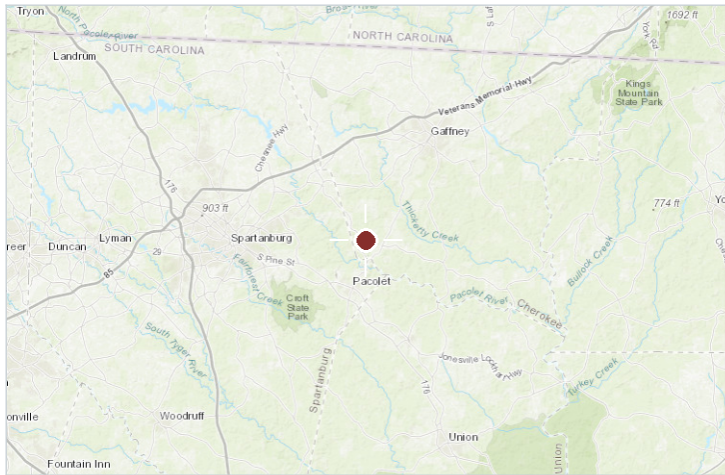


Location & Access

Browns Branch · Cherokee County · South Carolina · Near Pacolet



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
Pacolet

APPROXIMATE CENTRE
34.95234, -81.74201

COUNTY TAX PARCEL IDS
053-00-00-029.000

INTERACTIVE MAP



<https://id.land/ranching/maps/0873ec656845ec22503735294b2c86a5/share>

GOUCHER GREEN BETHEL RD

2021 Loblolly Pine
Powerline ROW

Browns Branch Tract
+/- 64 acres
Cherokee County, SC



**AFM
REAL ESTATE**

Branch

A topographic map showing the Browns Branch Tract. The map features brown contour lines indicating elevation, with labels for 700 and 600 feet. A red line outlines the property boundary. A dashed line indicates a road or path. A small black square and a small black circle are also visible on the map.

Browns Branch Tract
+/- 64 acres
Cherokee County, SC



**AFM
REAL ESTATE**

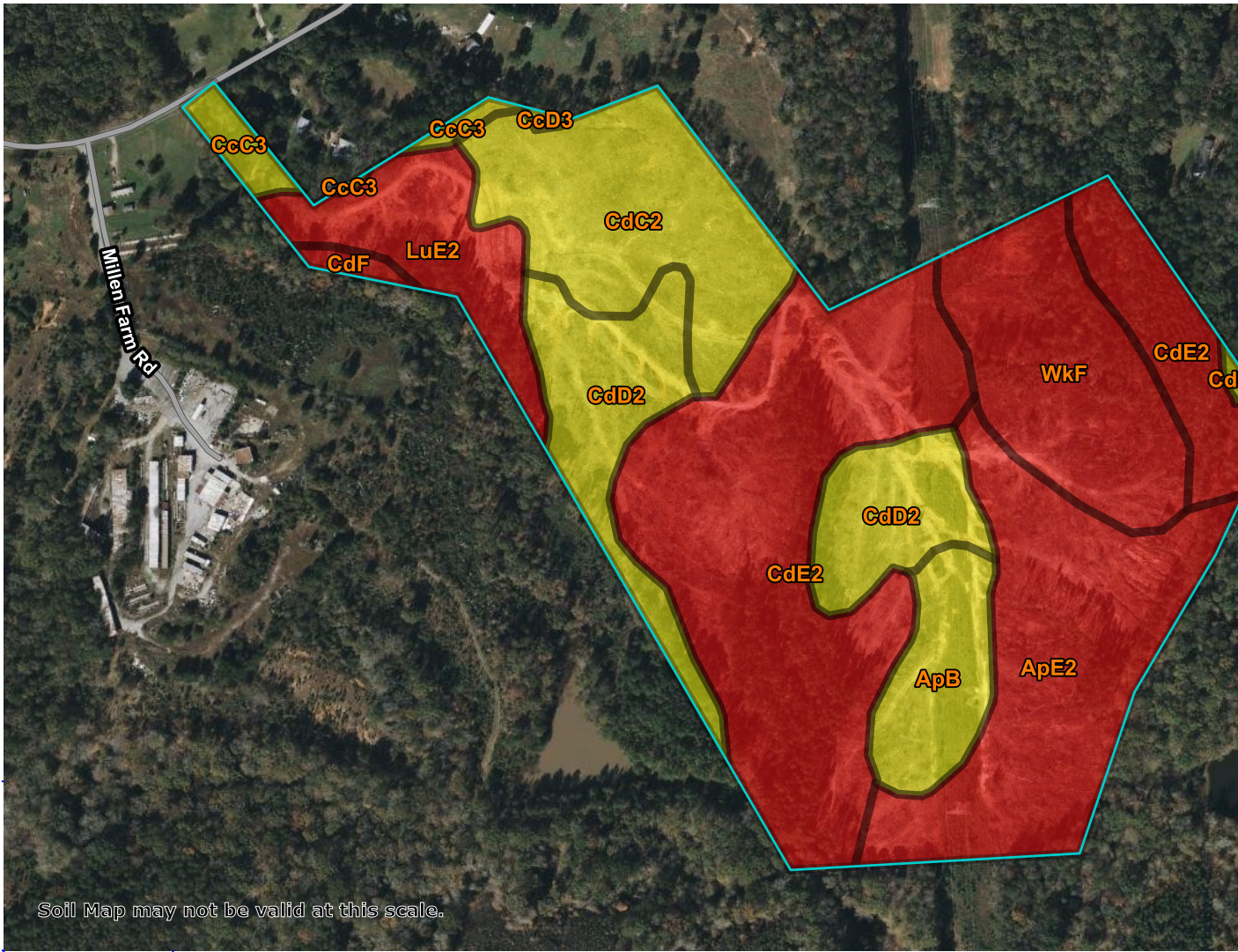
Brow

Ch



81° 44' 37" W

34° 57' 10" N



34° 56' 46" N

81° 44' 37" W



Map Scale: 1:5,290 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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 were digitized at a scale of 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale may result in a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

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 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 version 21, Aug 2020.

Soil Survey Area: Cherokee County, South Carolina
Survey Area Data: Version 21, Aug 2020

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

Date(s) aerial images were photographed: 20, 2020

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
ApB	Appling sandy loam, 2 to 6 percent slopes	Somewhat limited	Appling (90%)	Slow water movement (0.50)	3.4	5.2%
ApE2	Appling sandy loam, 15 to 25 percent slopes, eroded	Very limited	Wedowee (100%)	Slope (1.00)	11.0	16.8%
				Slow water movement (0.50)		
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Somewhat limited	Cecil, severely eroded (95%)	Slow water movement (0.50)	1.1	1.8%
CcD3	Cecil clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Pacolet, severely eroded (100%)	Slope (0.84)	0.1	0.1%
				Slow water movement (0.50)		
CdC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Somewhat limited	Cecil, moderately eroded (88%)	Slow water movement (0.50)	8.2	12.6%
CdD2	Cecil sandy loam, 10 to 15 percent slopes, eroded	Somewhat limited	Cecil (100%)	Slope (0.84)	8.5	13.0%
				Slow water movement (0.50)		
CdE2	Cecil sandy loam, 15 to 25 percent slopes, eroded	Very limited	Pacolet (100%)	Slope (1.00)	20.8	31.8%
				Slow water movement (0.50)		
CdF	Cecil sandy loam, 25 to 35 percent slopes	Very limited	Pacolet (100%)	Slope (1.00)	0.4	0.6%
				Slow water movement (0.50)		
LuE2	Louisburg sandy loam, 10 to 35 percent slopes, eroded	Very limited	Louisburg (100%)	Seepage, bottom layer (1.00)	4.4	6.7%
				Depth to bedrock (1.00)		
				Slope (1.00)		
WkF	Wilkes sandy loam, 15 to 35 percent slopes	Very limited	Wilkes (100%)	Depth to bedrock (1.00)	7.5	11.5%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slope (1.00)		
Totals for Area of Interest					65.4	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	44.0	67.4%
Somewhat limited	21.3	32.6%
Totals for Area of Interest	65.4	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.

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