

SOLD · SET PRICE

Clear Branch

± 221 Acres | Cherokee County | South Carolina | Near Blacksburg

Quiet Rolling Hills

PRICE	PRICE / ACRE	ACREAGE
$1,227,380	$5,543	± 221

PROPERTY OVERVIEW

Clear Branch Tract is a beautiful, forested property located in the quiet rolling hills of northern Cherokee County. It lies north of I-85 near the North Carolina line, just above the town of Blacksburg. Kings Mountain can be seen to the east, looking from high points near the middle of the tract. Broad ridges are covered with young, planted pines. Mature pines mixed with hardwoods stand in patches and on slopes between the ridges. Two small branches flow through the land. The immediate neighborhood is mostly wooded tracts and hay fields with scattered houses. Turner Road is a small, paved road which serves as the western boundary of the land. Part of the road frontage is maintained by state DOT and part by the county. A plat from 1983 describes the tract as 221.39 acres and indicates more...

PROPERTY DETAILS

TYPE
Timberland (Merchantable Pine Plantation)

ACCESS
Paved Road

UTILITIES
Electric · Public Water

WATER FEATURES
Creeks / Streams

VIEWS
Mountains

COUNTY TAX PARCEL IDS
151-00-00-026.000

DOCUMENTS INCLUDED
Clear Branch Aerial Photo · Clear Branch Topo Map · Clear Branch Plat_1983 · Clear Branch Forest Stand Map · Clear Branch Soil Septic Potential · Clear Branch Soil Dwellings · Clear Branch Location

LOCATION



Cherokee County, South Carolina



Philip Weatherford
Forester, Real Estate Salesperson, SC
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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 October 2, 2026 · https://www.afmrealestate.com/properties/221.39-acres-land-for-sale-in-cherokee-county-south-carolina/clear-branch

Property Photos

Clear Branch · Cherokee County · South Carolina · Near Blacksburg











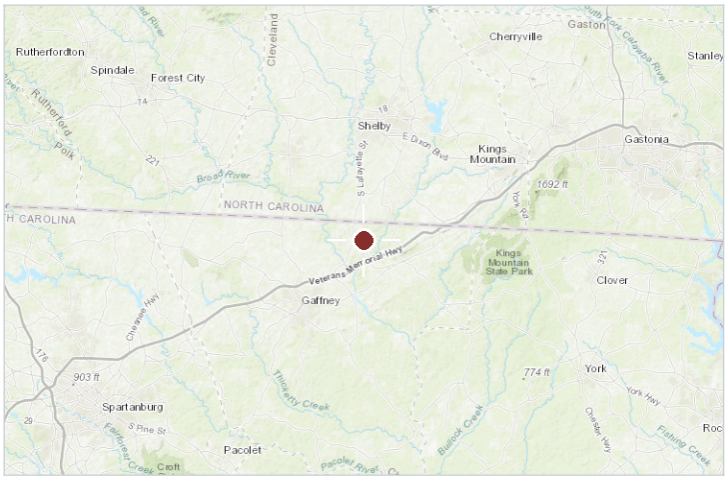


Location & Access

Clear Branch · Cherokee County · South Carolina · Near Blacksburg



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

Blacksburg

APPROXIMATE CENTRE

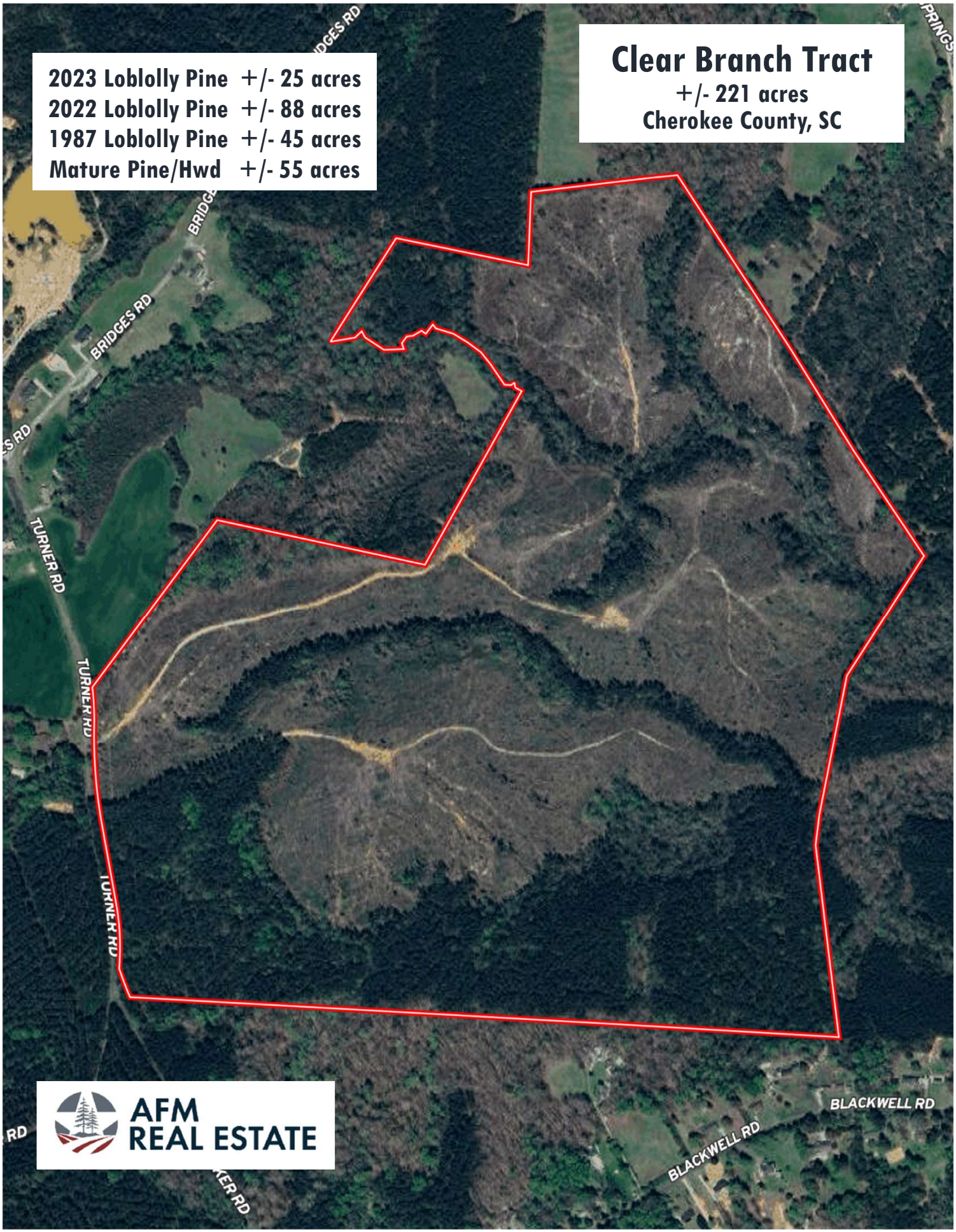
35.15038, -81.55978

COUNTY TAX PARCEL IDS

151-00-00-026.000

INTERACTIVE MAP

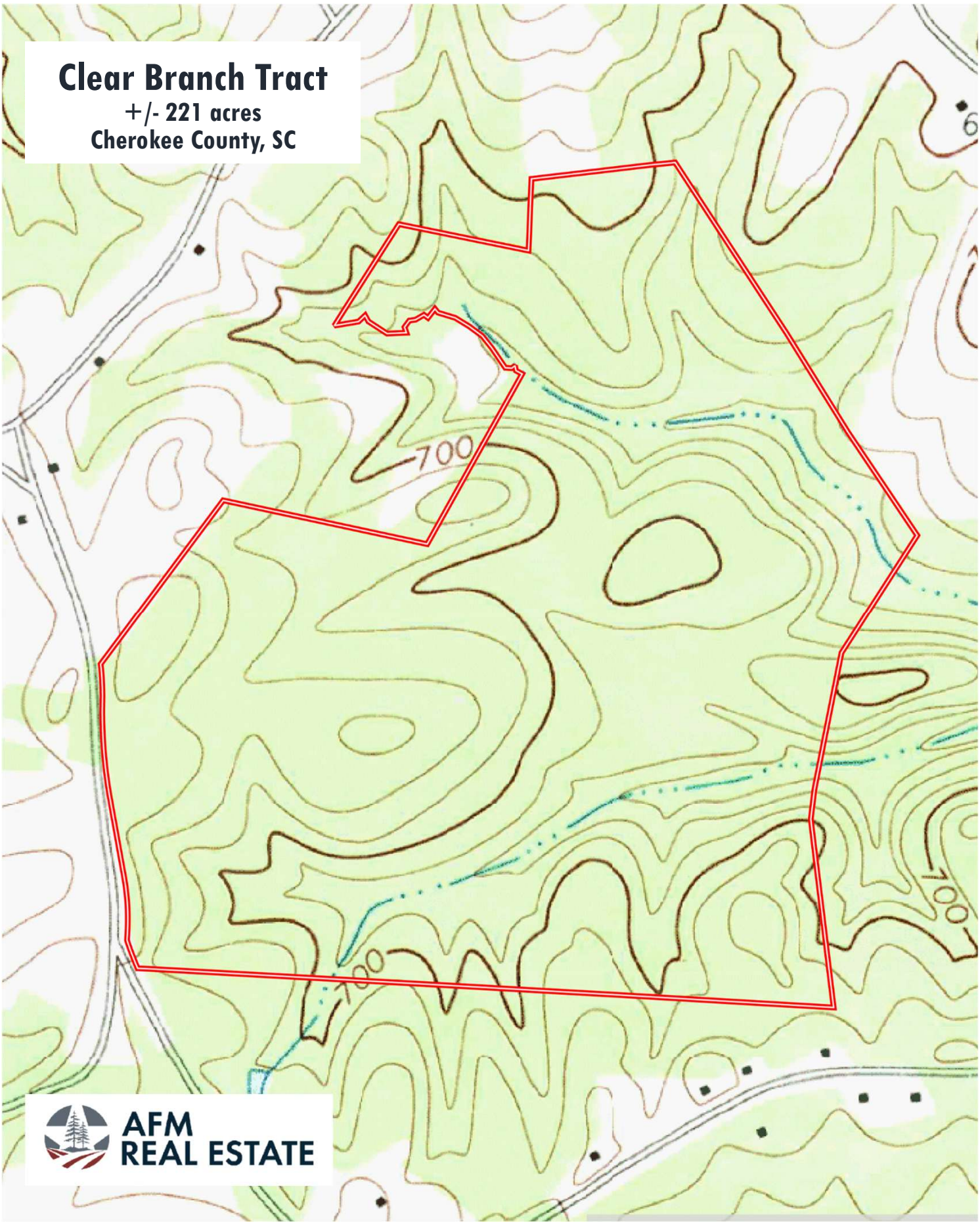
https://id.land/ranching/maps/1bec09c15a30464cdcbf65ff9d543e9b/share


2023 Loblolly Pine +/- 25 acres
2022 Loblolly Pine +/- 88 acres
1987 Loblolly Pine +/- 45 acres
Mature Pine/Hwd +/- 55 acres
Clear Branch Tract
+/- 221 acres
Cherokee County, SC
BRIDGES RD
TURNER RD
BLACKWELL RD
AFM
REAL ESTATE

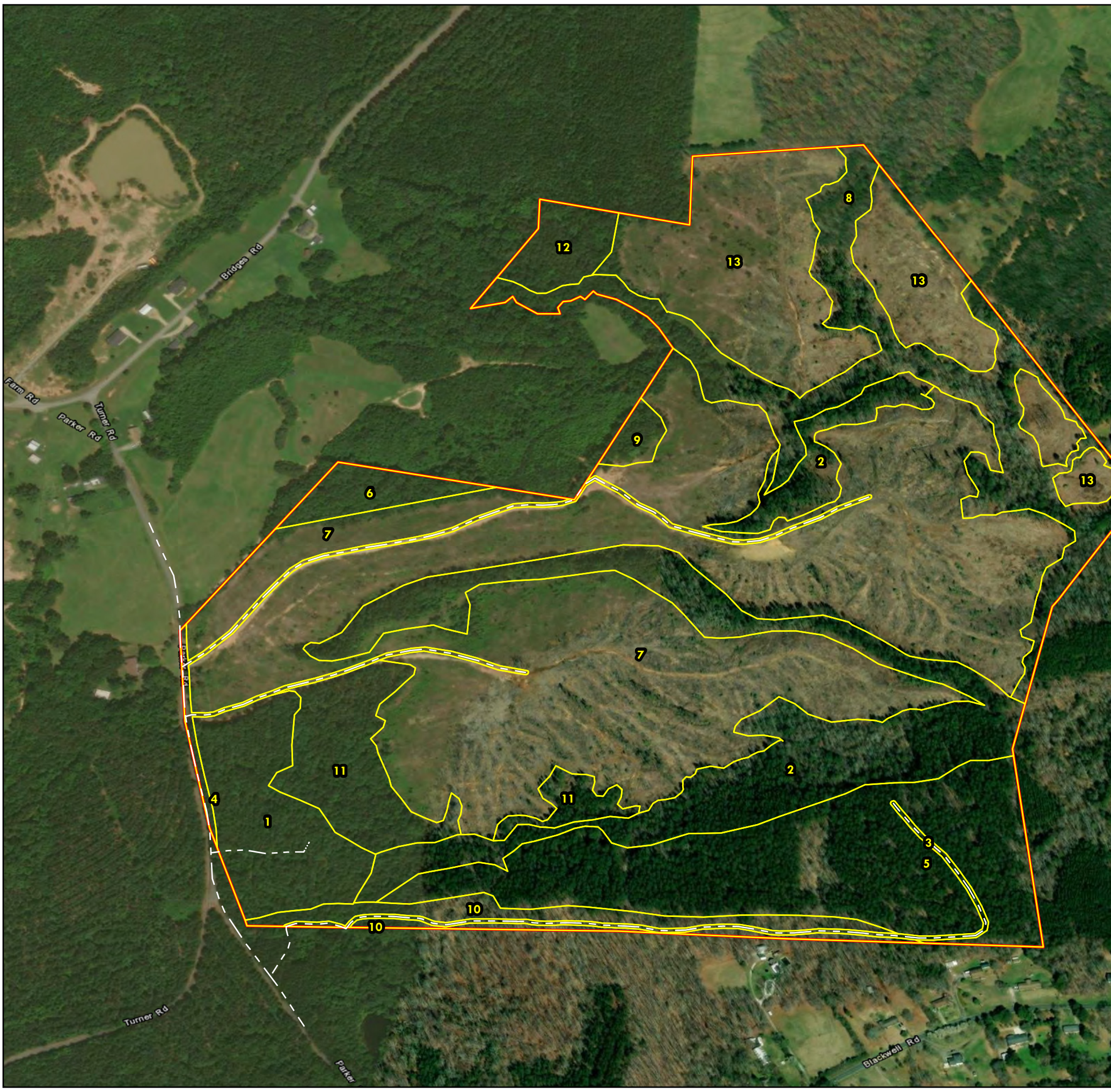
Clear Branch Tract

+/- 221 acres

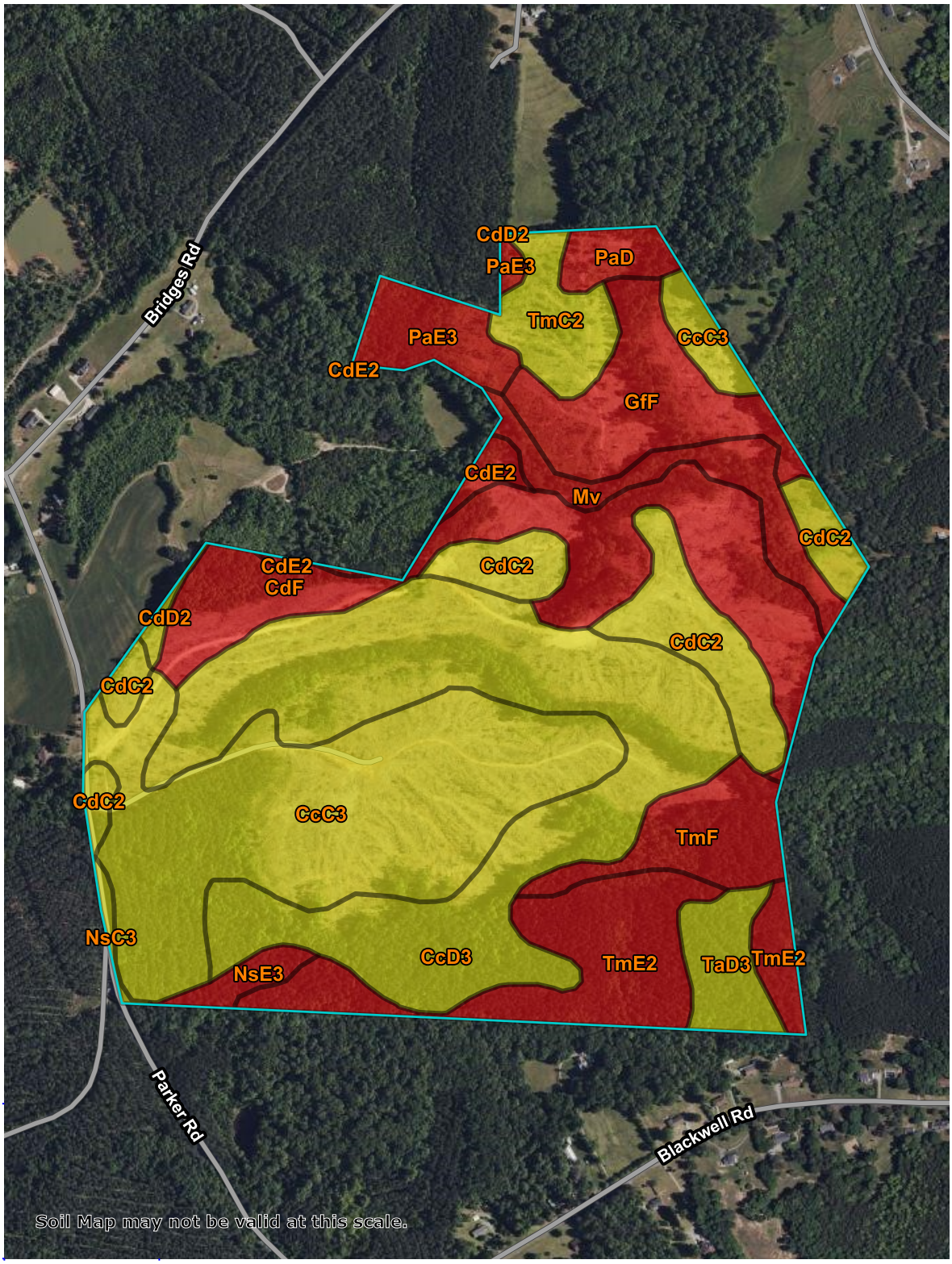
Cherokee County, SC



AFM REAL ESTATE


Bridges Rd
Farm Rd
Parker Rd
Turner Rd
12
13
8
13
9
2
13
6
7
7
11
2
4
11
1
3
5
10
10
Turner Rd
Parker
Blackwell Rd

81° 33' 39" W
81° 32' 45" W
35° 9' 35" N
35° 8' 36" N



Map Scale: 1:8,820 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

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 23, Sep 17

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
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Somewhat limited	Cecil, severely eroded (95%)	Slow water movement (0.50)	47.9	22.0%
CcD3	Cecil clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Pacolet, severely eroded (100%)	Slope (0.84) Slow water movement (0.50)	53.0	24.3%
CdC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Somewhat limited	Cecil, moderately eroded (88%)	Slow water movement (0.50)	17.1	7.9%
CdD2	Cecil sandy loam, 10 to 15 percent slopes, eroded	Somewhat limited	Cecil (100%)	Slope (0.84) Slow water movement (0.50)	0.7	0.3%
CdE2	Cecil sandy loam, 15 to 25 percent slopes, eroded	Very limited	Pacolet (100%)	Slope (1.00) Slow water movement (0.50)	1.7	0.8%
CdF	Cecil sandy loam, 25 to 35 percent slopes	Very limited	Pacolet (100%)	Slope (1.00) Slow water movement (0.50)	25.9	11.9%
GfF	Gullied land, friable materials, 10 to 35 percent slopes	Very limited	Udorthents (100%)	Slope (1.00) Slow water movement (0.50)	13.3	6.1%
Mv	Riverview loam, 0 to 2 percent slopes, frequently flooded	Very limited	Riverview, frequently flooded (85%)	Flooding (1.00) Slow water movement (0.50)	7.2	3.3%
			Toccoa, frequently flooded (10%)	Flooding (1.00) Seepage, bottom layer (1.00)		
			Chewacla, frequently flooded (5%)	Flooding (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
NsC3	Nason silty clay loam, 2 to 10 percent slopes, severely eroded	Somewhat limited	Nason, severely eroded (100%)	Depth to bedrock (0.94)	0.7	0.3%
				Slow water movement (0.50)		
NsE3	Nason silty clay loam, 10 to 25 percent slopes, severely eroded	Very limited	Nason, severely eroded (100%)	Slope (1.00)	2.1	1.0%
				Depth to bedrock (0.94)		
				Slow water movement (0.50)		
PaD	Pacolet sandy loam, 15 to 25 percent slopes	Very limited	Pacolet (90%)	Slope (1.00)	3.0	1.4%
				Slow water movement (0.50)		
			Bethlehem (10%)	Slope (1.00)		
				Depth to bedrock (1.00)		
				Slow water movement (0.50)		
PaE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Very limited	Pacolet, severely eroded (90%)	Slope (1.00)	6.3	2.9%
				Slow water movement (0.98)		
			Bethlehem (7%)	Slope (1.00)		
				Depth to bedrock (1.00)		
				Slow water movement (0.50)		
			Mecklenburg, severely eroded (2%)	Slow water movement (1.00)		
				Slope (1.00)		
			Winnsboro, moderately eroded (1%)	Slow water movement (1.00)		
				Slope (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to bedrock (0.68)		
TaD3	Tatum silty clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Tatum, severely eroded (100%)	Slope (0.84)	5.5	2.5%
				Depth to bedrock (0.68)		
				Slow water movement (0.50)		
TmC2	Tatum very fine sandy loam, 6 to 10 percent slopes, eroded	Somewhat limited	Tatum (100%)	Depth to bedrock (0.68)	6.7	3.1%
				Slow water movement (0.50)		
TmE2	Tatum very fine sandy loam, 15 to 25 percent slopes, eroded	Very limited	Tatum (100%)	Slope (1.00)	18.3	8.4%
				Depth to bedrock (0.68)		
				Slow water movement (0.50)		
TmF	Tatum very fine sandy loam, 25 to 35 percent slopes	Very limited	Tatum (100%)	Slope (1.00)	8.4	3.9%
				Depth to bedrock (0.68)		
				Slow water movement (0.50)		
Totals for Area of Interest					**217.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	131.5	60.4%
Very limited	86.3	39.6%
Totals for Area of Interest	**217.7**	**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.

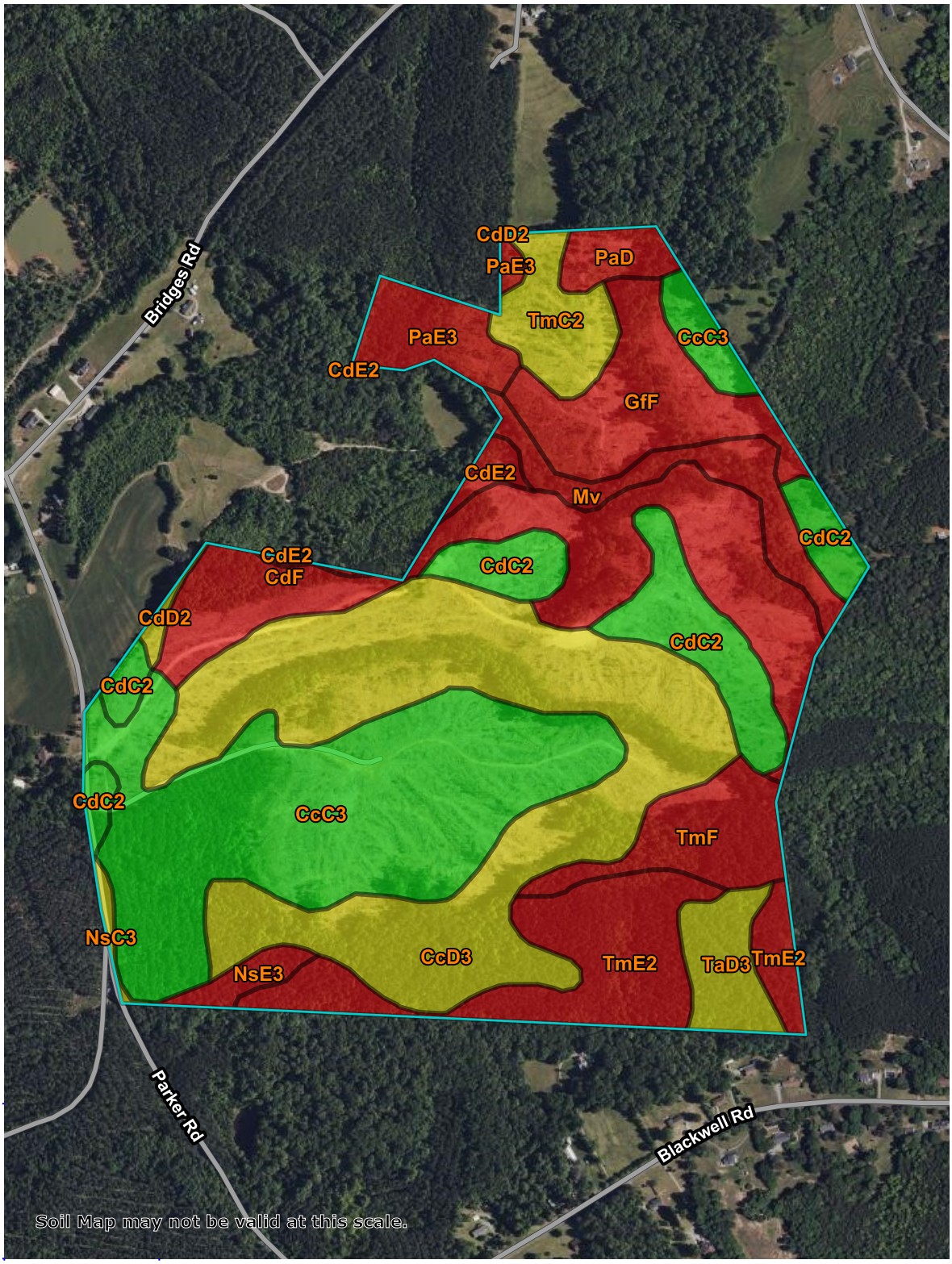
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

81° 33' 39" W
81° 32' 45" W
35° 9' 35" N
35° 8' 36" N



Map Scale: 1:8,820 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

Area of Interest (AOI)
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Soils

Soil Rating Polygons
- Very limited
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Soil Rating Points
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- Somewhat limited
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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 23, Sep 17

Soil map units are labeled (as space all
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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
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Not limited	Cecil, severely eroded (95%)		47.9	22.0%
			Bethlehem, moderately eroded (2%)			
CcD3	Cecil clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Pacolet, severely eroded (100%)	Slope (0.84)	53.0	24.3%
CdC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Not limited	Cecil, moderately eroded (88%)		17.1	7.9%
			Bethlehem (7%)			
			Cataula, moderately eroded (5%)			
CdD2	Cecil sandy loam, 10 to 15 percent slopes, eroded	Somewhat limited	Cecil (100%)	Slope (0.84)	0.7	0.3%
CdE2	Cecil sandy loam, 15 to 25 percent slopes, eroded	Very limited	Pacolet (100%)	Slope (1.00)	1.7	0.8%
CdF	Cecil sandy loam, 25 to 35 percent slopes	Very limited	Pacolet (100%)	Slope (1.00)	25.9	11.9%
GfF	Gullied land, friable materials, 10 to 35 percent slopes	Very limited	Udorthents (100%)	Slope (1.00)	13.3	6.1%
				Shrink-swell (0.50)		
Mv	Riverview loam, 0 to 2 percent slopes, frequently flooded	Very limited	Riverview, frequently flooded (85%)	Flooding (1.00)	7.2	3.3%
			Toccoa, frequently flooded (10%)	Flooding (1.00)		
			Chewacla, frequently flooded (5%)	Flooding (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
NsC3	Nason silty clay loam, 2 to 10 percent slopes, severely eroded	Somewhat limited	Nason, severely eroded (100%)	Shrink-swell (0.50)	0.7	0.3%
NsE3	Nason silty clay loam, 10 to 25 percent slopes, severely eroded	Very limited	Nason, severely eroded (100%)	Slope (1.00)	2.1	1.0%
				Shrink-swell (0.50)		
PaD	Pacolet sandy loam, 15 to 25 percent slopes	Very limited	Pacolet (90%)	Slope (1.00)	3.0	1.4%
			Bethlehem (10%)	Slope (1.00)		
PaE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Very limited	Pacolet, severely eroded (90%)	Slope (1.00)	6.3	2.9%
			Bethlehem (7%)	Slope (1.00)		
			Mecklenburg, severely eroded (2%)	Slope (1.00)		
				Shrink-swell (0.82)		
			Winnsboro, moderately eroded (1%)	Slope (1.00)		
				Shrink-swell (0.21)		
TaD3	Tatum silty clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Tatum, severely eroded (100%)	Slope (0.84)	5.5	2.5%
				Shrink-swell (0.50)		
TmC2	Tatum very fine sandy loam, 6 to 10 percent slopes, eroded	Somewhat limited	Tatum (100%)	Shrink-swell (0.50)	6.7	3.1%
TmE2	Tatum very fine sandy loam, 15 to 25 percent slopes, eroded	Very limited	Tatum (100%)	Slope (1.00)	18.3	8.4%
				Shrink-swell (0.50)		
TmF	Tatum very fine sandy loam, 25 to 35 percent slopes	Very limited	Tatum (100%)	Slope (1.00)	8.4	3.9%
				Shrink-swell (0.50)		
Totals for Area of Interest					**217.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	86.3	39.6%
Somewhat limited	66.5	30.5%

Rating	Acres in AOI	Percent of AOI
Not limited	65.0	29.8%
Totals for Area of Interest	**217.7**	**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.

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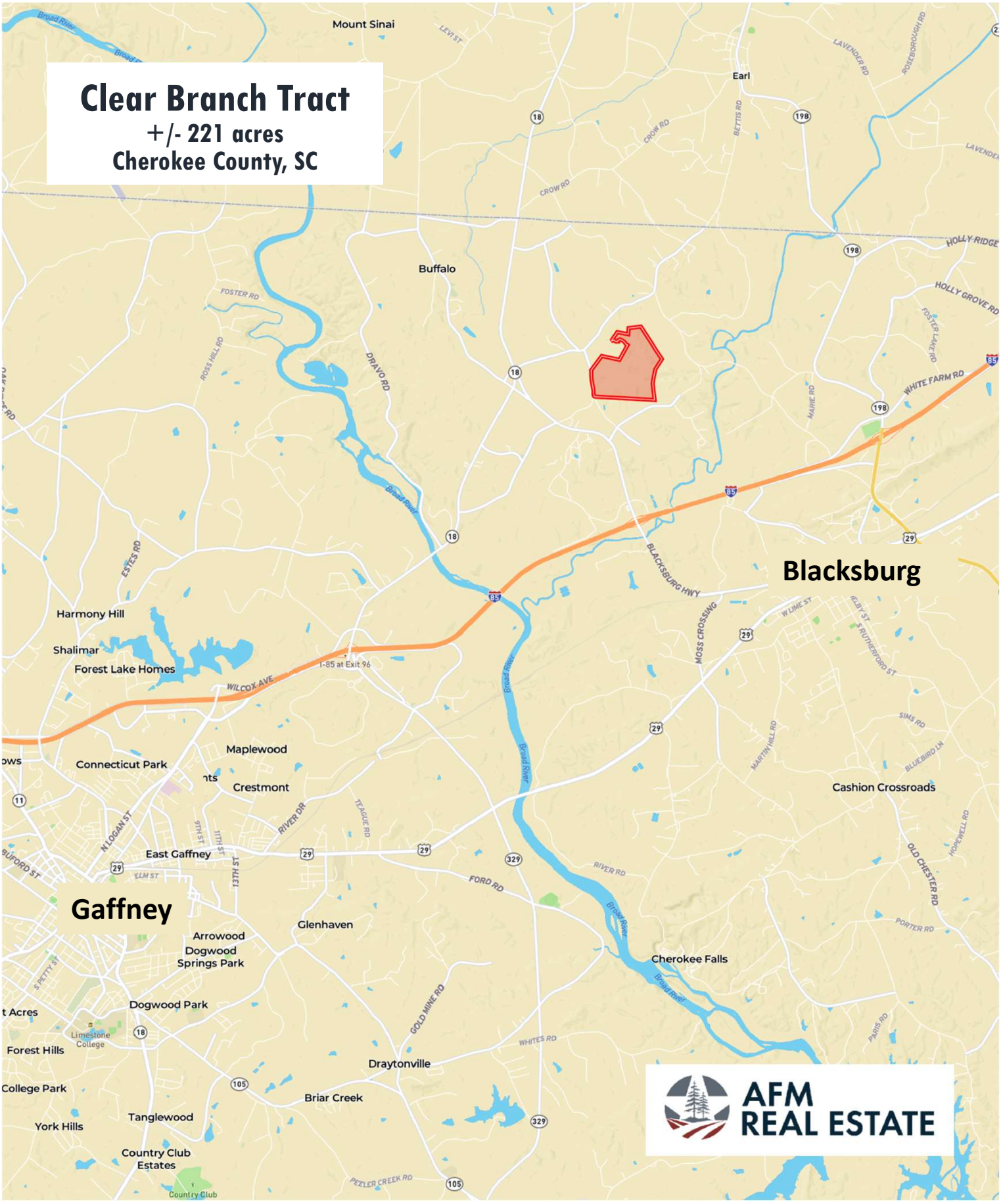
validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


Clear Branch Tract
+/- 221 acres
Cherokee County, SC
Mount Sinai
Earl
Buffalo
Blacksburg
Harmony Hill
Shalimar
Forest Lake Homes
Maplewood
Connecticut Park
Crestmont
East Gaffney
Gaffney
Glenhaven
Arrowood
Dogwood Springs Park
Dogwood Park
Forest Hills
College Park
York Hills
Tanglewood
Country Club Estates
Briar Creek
Draytonville
Cherokee Falls
Cashion Crossroads
Broad River
I-85 at Exit 96
WILCOX AVE
BLACKSBURG HWY
WHITE FARM RD
HOLLY RIDGE
HOLLY GROVE RD
FORD RD
GOLD MINE RD
RIVER RD
AFM REAL ESTATE