

SOLD · SET PRICE

Stevens Branch

± 86 Acres | Edgefield County | South Carolina | Near Edgefield

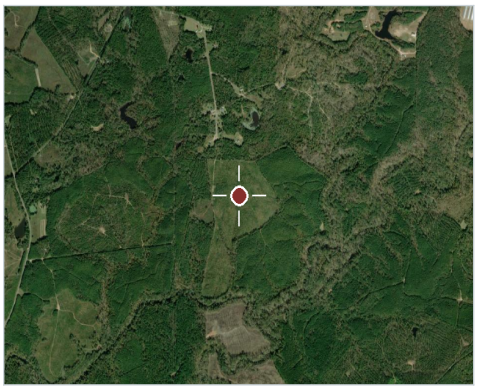
young pine, big creek

PRICE	PRICE / ACRE	ACREAGE
$339,858	$3,950	± 86

PROPERTY OVERVIEW

Stevens Branch Tract is a great recreation and timberland property located in a quiet area of northern Edgefield County. The land lies south of Hwy 378 about eight miles north of Edgefield. About 80 acres are forested with loblolly pine planted in 2021 and now in their fifth growing season. These young trees are healthy and growing fast. The land is all wooded except for roads and trails. Topography in the planted pine area is gently rolling to nearly level. A small, rocky branch runs along the eastern property line and joins Turkey Creek as it makes the southern boundary. Turkey Creek is a large steam with a gravely base and rock outcrops scattered along the creek bed. Some steeper slopes overlook the streams where hardwoods mixed with pine cover 4 to 5 acres. Soils are mostly silt loam or fine sandy loam and are productive for timber and other uses. Over much of the property, soils would be productive for larger fields and pastures if...

LOCATION



Edgefield County, South Carolina

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
Dirt Road · Legal Access

WATER FEATURES
Creeks / Streams

COUNTY TAX PARCEL IDS
088-00-00-024-000

DOCUMENTS INCLUDED
Stevens Branch Aerial · Stevens Branch topo map · Stevens Branch Plat 2003 · Stevens Br Soil Farmland · Stevens Br Soil Septic · Stevens Br Access Easement · Stevens Branch Location



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 October 8, 2026 · https://www.afmrealestate.com/properties/86.04-acres-land-for-sale-in-edgefield-county-south-carolina/stevens-branch

Property Photos

Stevens Branch · Edgefield County · South Carolina · Near Edgefield











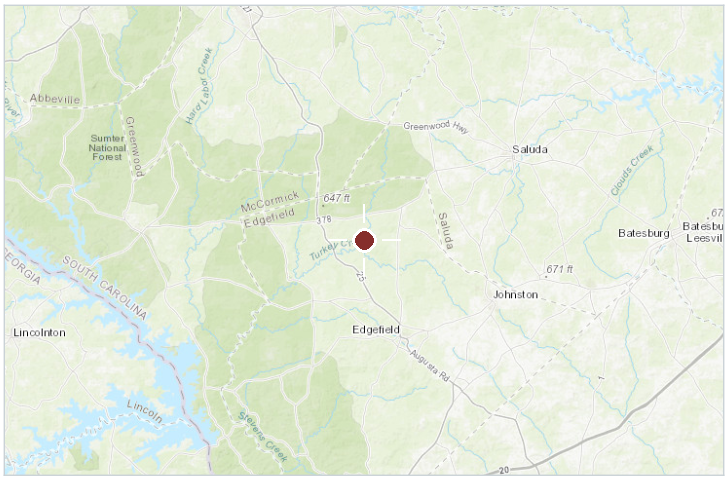


Location & Access

Stevens Branch · Edgefield County · South Carolina · Near Edgefield



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



Regional locator

COUNTY & STATE

Edgefield County, South Carolina

NEAREST CITY

Edgefield

APPROXIMATE CENTRE

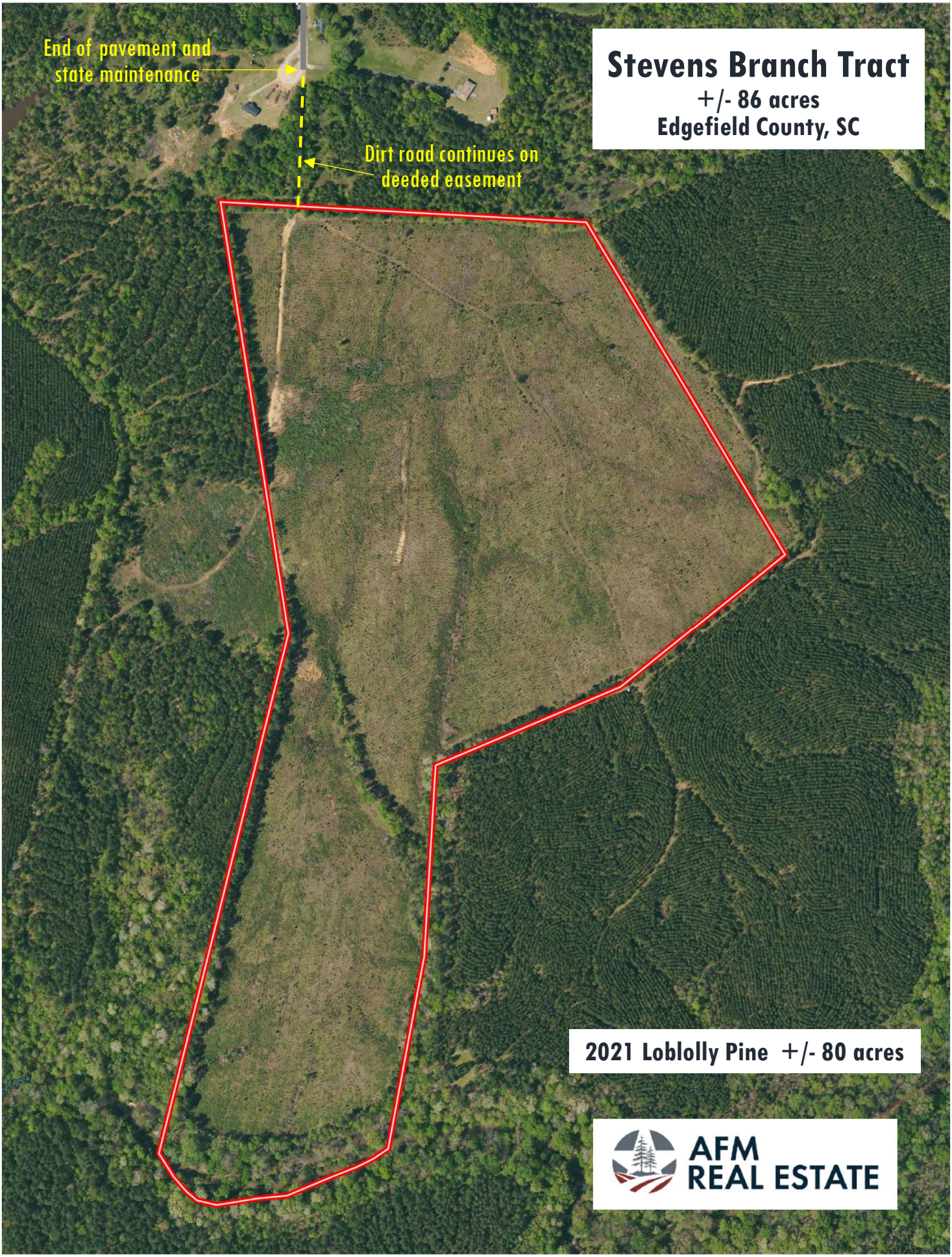
33.90254, -81.98139

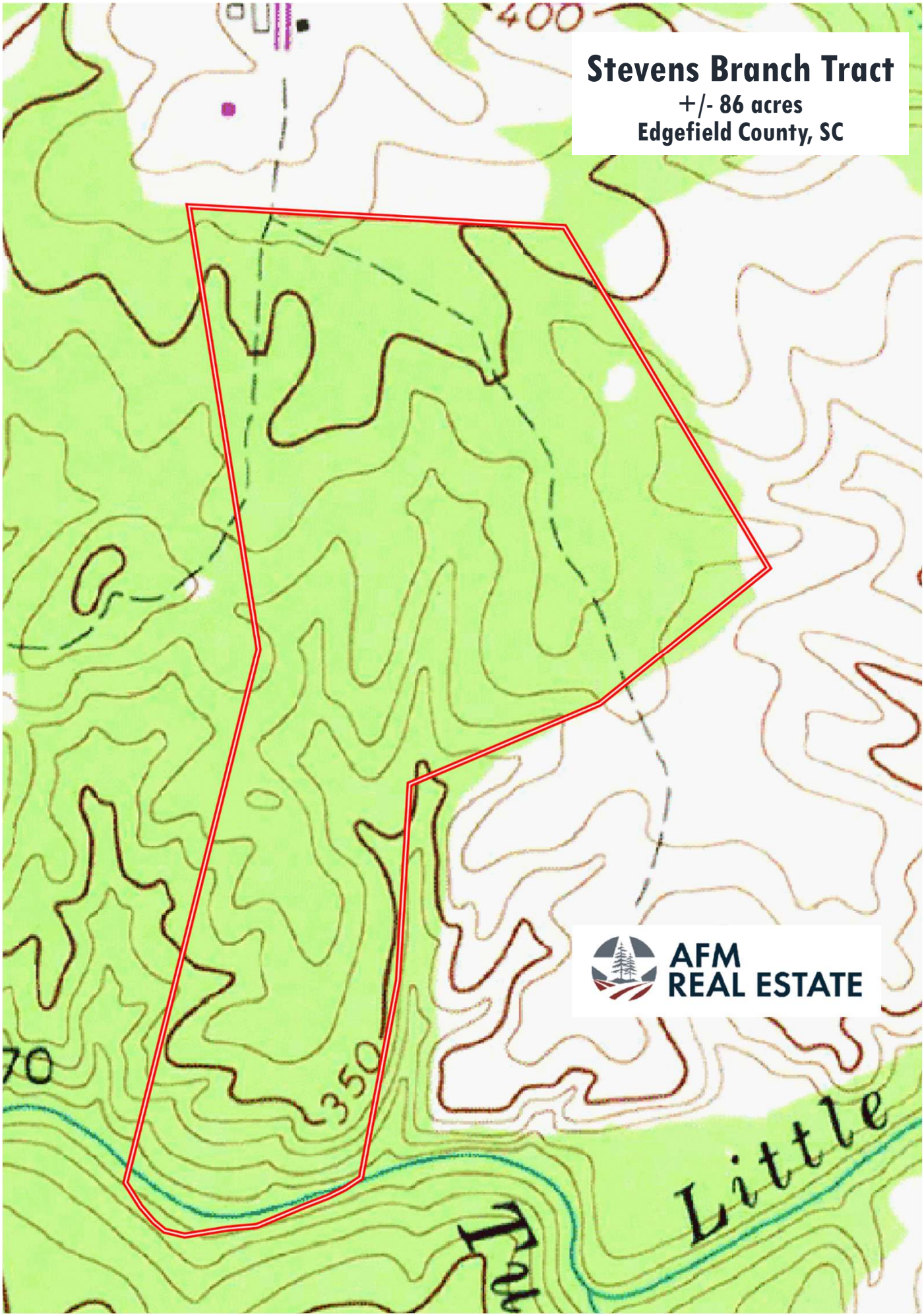
COUNTY TAX PARCEL IDS

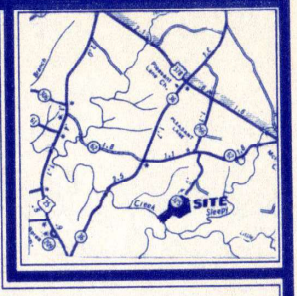
088-00-00-024-000

INTERACTIVE MAP

https://id.land/ranching/maps/b95693d49e8afc2733b5af7a60f5c91d/share


End of pavement and state maintenance
Dirt road continues on deeded easement
Stevens Branch Tract
+/- 86 acres
Edgefield County, SC
2021 Loblolly Pine +/- 80 acres
AFM REAL ESTATE


Stevens Branch Tract
+/- 86 acres
Edgefield County, SC
AFM
REAL ESTATE
400
350
70
Little



MAG.

Nail In CL Pavement
At End Of Gordon Town Rd.

L9 THRU L13 ARE TIE TO PUBLIC ROAD ONLY ALONG OLD WOODS ROAD

FRANKLIN & D.P. GORDON
DB 123-158

FRANKLIN & D.P. GORDON
DB 123-158

COURSE	BEARING	DISTANCE
L1	S 17°00'44"W	234.71'
L2	S 05°15'33"W	64.65'
L3	S 17°32'10"W	139.71'
L4	S 16°12'34"W	177.65'
L5	S 74°16'36"W	234.08'
L6	S 78°23'50"W	160.17'
L7	N 84°58'13"W	259.99'
L8	N 80°53'13"W	193.18'
L9	N 09°26'37"E	67.36'
L10	N 11°47'36"E	98.78'
L11	N 13°37'38"E	100.49'
L12	N 11°42'25"E	73.93'
L13	N 05°02'32"E	220.20'

(239.95')

S 82°03'26"E 1259.59'

IPF 1" Angle Iron

N 02°34'47"W 1509.38'

Approx. Ft. CL Woods Road

Woods Rd.

IPF 2 1/2" Pipe by Rock

S 27°58'45"E 1328.29'

GREAT EASTERN TIMBER CO. INC.
DB 666-163
PB 9-31

Approx.

86.04 AC.

TAX MAP 88 - PARCEL 24

IPS 3/4" Pipe

IPF 2 1/2" Pipe

S 56°12'10"W 510.01'

S 56°12'10"W 283.51'

IPF 2 1/2" Pipe

Woods Road

IPF Wagon Axle

1853.86'

FRANKLIN D. GORDON ET. AL.
DB 488-324

IPF 2 1/2" Pipe 1137.86'

734.58'

S 73°47'10"W

B

IPS 3/4" Pipe

708.84'

S 07°22'10"W

A

GREAT EASTERN TIMBER CO. INC.
DB 666-163
PB 9-31

N 19°19'07"E

IPF 1/2" Rebar 434.21'

IPS 3/4" Pipe
On West Bank

CL Branch The Line Lt Thru L4

IPS 41.0'

L1
L2
L3
L4
L5
L6
L7
L8

CL TURKEY CREEK THE LINE

REF: PLAY BY M.E. REAMES FOR J.M. SHAFFER OF 86.7 AC. DATED JAN. 20, 1958 AND RECORDED IN PLAT BOOK 13 AT PAGE 104.

PLATS OF INTERNATIONAL PAPER CO. BY S.M. GLADSTONE OF THE S.W. WALL - GORDON TRACT IN PLAT BOOK 9 AT APGE 31. AND NICHOLSON & S.W. WALL - GORDON TRACTS DATED FEB. 1950

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND RESTRICTIONS OF RECORD OR ON THE GROUND.

THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

ALL IP'S ARE 3/4" PIPE UNLESS NOTED OTHERWISE.

NOTE: BEARING AND DISTANCE FROM POINT A TO POINT B ALONG OLD PROPERTY LINE = N 73°47'10"E - 719.44'

TRACT IS SUBJECT TO RIGHTS OF OTHER TRACTS TO USE ROADS THROUGH THIS TRACT TO GAIN ACCESS TO SAID TRACTS.

ERNEST M. LONG. JR.
DB 141-26
PB 8-147

ELIZABETH K. BRIGHAM ET. AL.
JP 252 PKG. 10245
PB 8-147

9:00Am
4-29-2003

EDGEFIELD COUNTY
CLERK OF COURT
ALLEN H. DUNN
JRall 36233

TODD SURVEYS INC.
208 DENNY HWY.
SALUDA, S.C. 29138
864-445-7892

BOUNDARY SURVEY FOR
HARVEY S. HOLMES

EDGEFIELD COUNTY SOUTH CAROLINA
FEB. 24, 2003 SCALE: 1"=300'

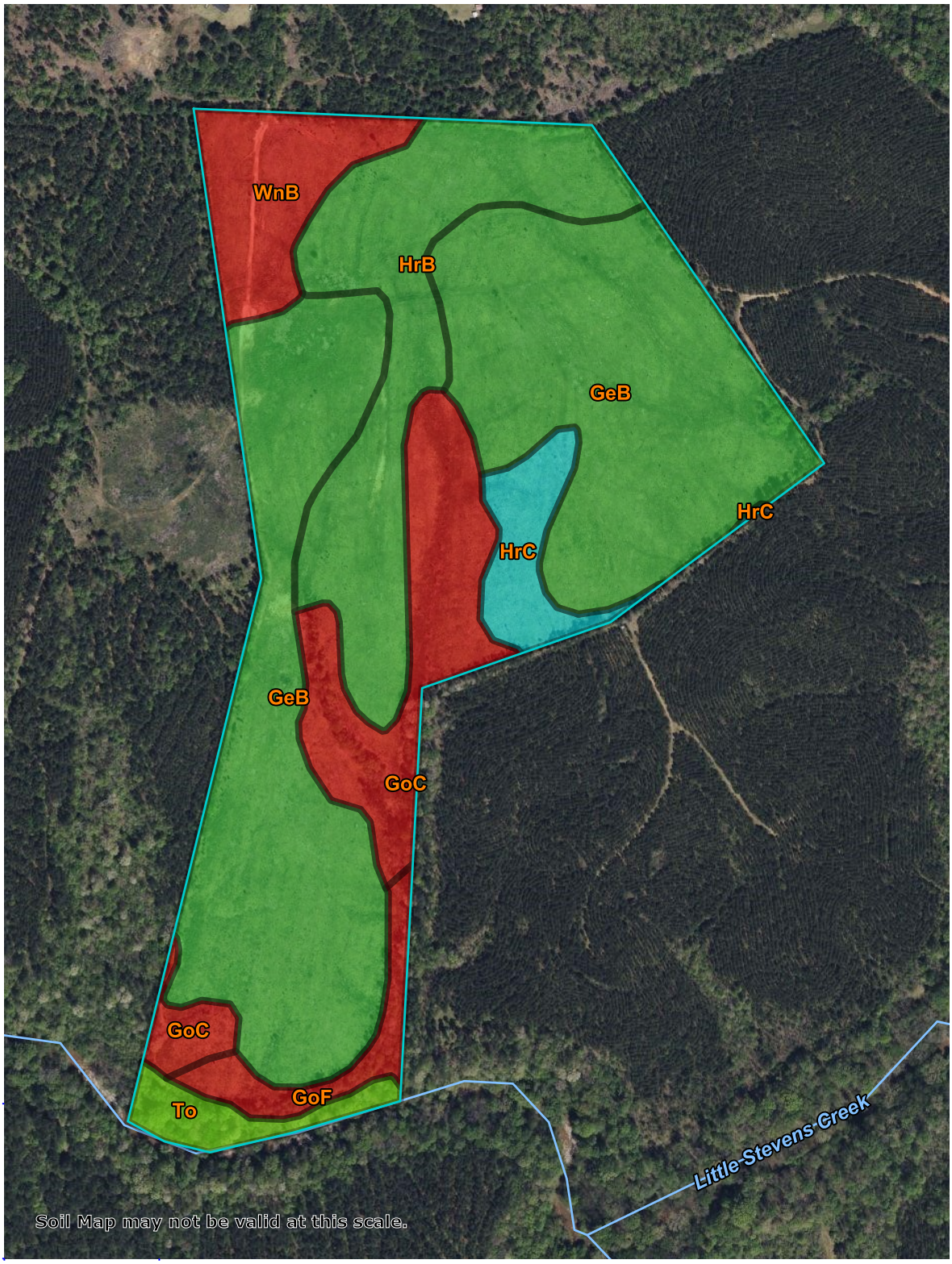
300 0 300 600

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS B SURVEY AS SPECIFIED

2-24-03

159-33
HSH94F

81° 59' 10" W
81° 58' 34" W
33° 54' 20" N
33° 53' 40" N



Map Scale: 1:6,040 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

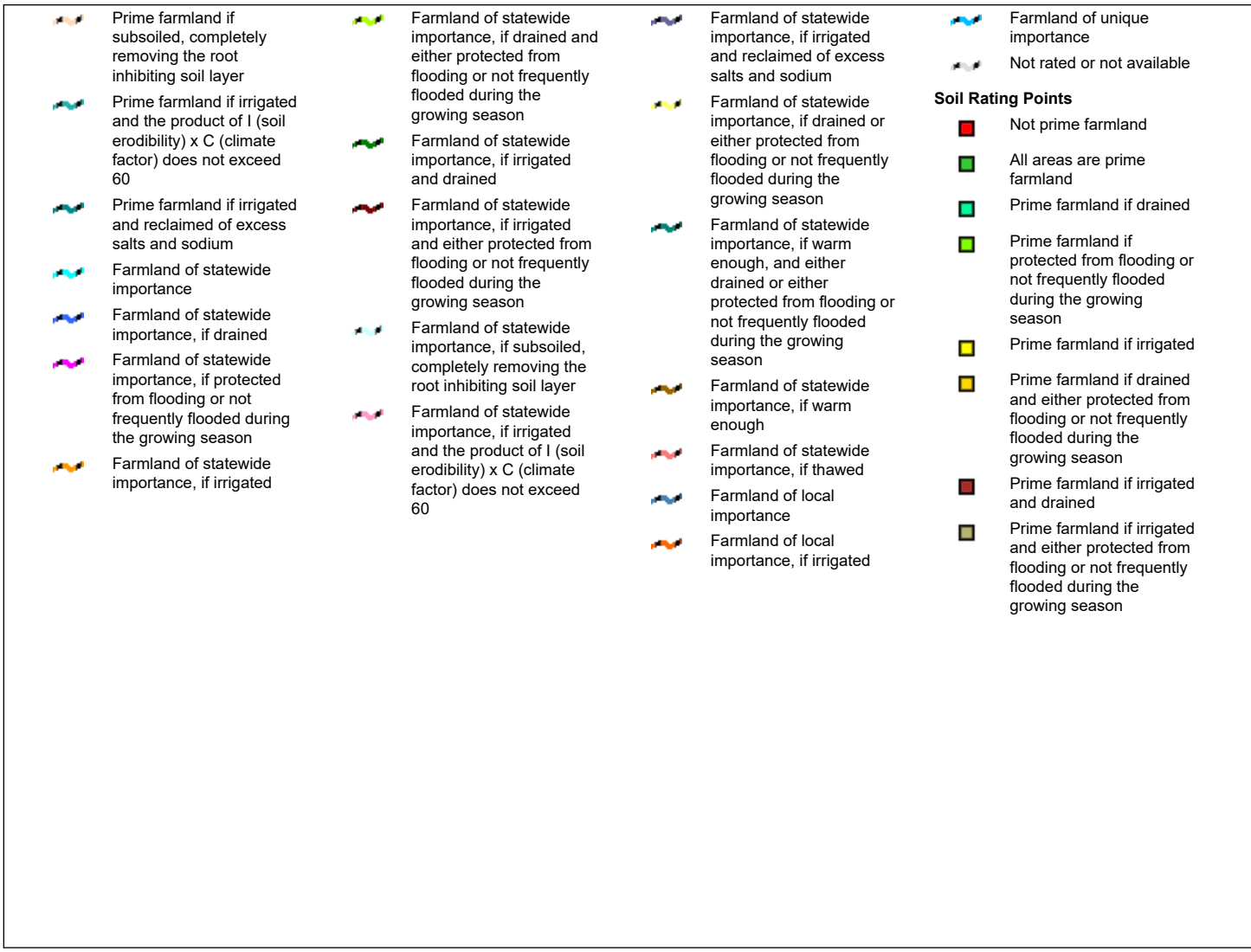
Area of Interest (AOI)

- 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
- 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


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
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
Soil Rating Points
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

- 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
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
as of the version date(s) listed below.

Soil Survey Area: Edgefield County, S
Survey Area Data: Version 22, 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

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GeB	Georgeville silt loam, 2 to 6 percent slopes	All areas are prime farmland	46.3	52.6%
GoC	Goldston slaty silt loam, 6 to 10 percent slopes	Not prime farmland	10.9	12.4%
GoF	Goldston slaty silt loam, 15 to 40 percent slopes	Not prime farmland	2.7	3.1%
HrB	Herndon very fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	16.0	18.2%
HrC	Herndon very fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	3.6	4.1%
To	Toccoa sandy loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.3	2.6%
WnB	Winnsboro fine sandy loam, 2 to 6 percent slopes	Not prime farmland	6.1	7.0%
Totals for Area of Interest			**88.0**	**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

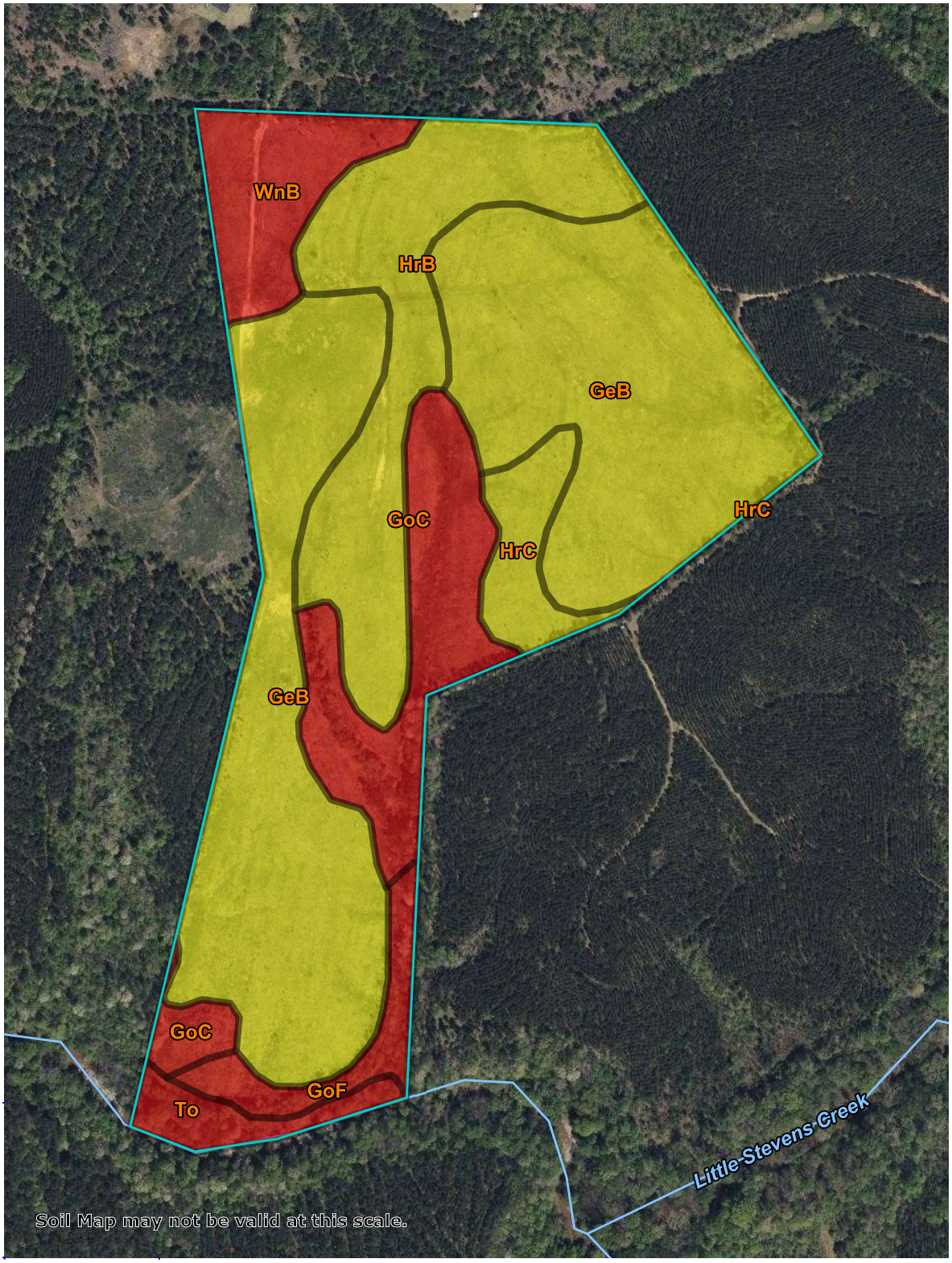
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

81° 59' 10" W

81° 58' 34" W

33° 54' 20" N



33° 53' 40" N

81° 59' 10" W

81° 58' 34" W

Map Scale: 1:6,040 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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 INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Edgefield County, South Carolina
Survey Area Data: Version 22, Sep 17, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2022—May 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
GeB	Georgeville silt loam, 2 to 6 percent slopes	Somewhat limited	Georgeville (85%)	Slow water movement (0.50)	46.0	52.1%
GoC	Goldston slaty silt loam, 6 to 10 percent slopes	Very limited	Goldston (100%)	Depth to bedrock (1.00)	11.2	12.7%
				Seepage, bottom layer (1.00)		
				Large stones (0.62)		
GoF	Goldston slaty silt loam, 15 to 40 percent slopes	Very limited	Goldston (100%)	Slope (1.00)	3.1	3.5%
				Depth to bedrock (1.00)		
				Seepage, bottom layer (1.00)		
				Large stones (0.62)		
HrB	Herndon very fine sandy loam, 2 to 6 percent slopes	Somewhat limited	Herndon (100%)	Slow water movement (0.50)	16.1	18.2%
HrC	Herndon very fine sandy loam, 6 to 10 percent slopes	Somewhat limited	Herndon (100%)	Slow water movement (0.50)	3.6	4.0%
To	Toccoa sandy loam	Very limited	Toccoa (100%)	Flooding (1.00)	2.4	2.7%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
WnB	Winnsboro fine sandy loam, 2 to 6 percent slopes	Very limited	Winnsboro (100%)	Slow water movement (1.00)	6.1	6.8%
Totals for Area of Interest					**88.4**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	65.7	74.3%
Very limited	22.7	25.7%
Totals for Area of Interest	**88.4**	**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

10

Prepared by
SUMNER LAW FIRM, LLC
Edgefield, South Carolina

Instrument 2025-2216 Book OR Volume 2207 Page 123

2025-2216
Filed for Record in
Edgefield County, SC
Charles L. Reel, Clerk of Court
06/04/2025 02:01:09 PM
EASEMENT $ 25.00
Bk OR Vol 2207 Page 123 - 132

TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA)
) **EASEMENT FOR ACCESS**
COUNTY OF EDGEFIELD)

KNOW ALL MEN BY THESE PRESENTS, THAT RONNIE GORDON a/k/a RONNIE J. GORDON, LEON GORDON, ROBERT D. GORDON, MILTON K. GORDON, ADDIE B. GORDON-MONROE, RENEE GORDON JOHNSON and JEANETTE GORDON, (hereinafter referred to as "GRANTORS") for and in consideration of the sum of One Dollar ($1.00) to us in hand paid, the receipt whereof is hereby acknowledged, do hereby grant and convey to **TSRP OF EDGEFIELD, LLC, (hereinafter referred to as "GRANTEE")** its successors and/or assigns, a Perpetual Non-Exclusive Easement for the purpose of ingress and egress on, over and across the property of the grantees described herein, said easement appearing as "Old Woods Road" on that plat prepared by Todd Surveys Inc. dated February 24, 2003 and recorded in the Office of the Clerk of Court for Edgefield County in Judgment Roll 36233, said easement beginning on the Grantors' tract where the "Pavement at end of Gordon Town Rd." is shown near the southern boundary line of the grantors' tract and running southernly until it intersects with the grantee's northern boundary line.

Said easement being located on that property of the Grantors herein named, having Edgefield County Tax Map Number 088-00-00-026-000 and described more fully

as follows:

All that certain piece, parcel or tract of land, situate, lying and being within the County of Edgefield, State of South Carolina, containing One Hundred Eighty-Six and Eighty Hundredths (186.80) acres, more or less, located on both sides of Highway S-19-325, bounded and described generally as follows: on the NORTH by lands of Willie Mae Simmons, Raymond Gordon, Sidney Gordon, Sloan Gordon, Alma Daniels, Cleora Gordon, Velma McManus, Milton E. Gordon and Ernest Gordon; on the EAST and SOUTHEAST by lands of International Paper Company; on the SOUTH by lands of Canal Industries and by lands of Miriam Rowland; and on the WEST by lands of Emily O. Timmerman.

Excluding therefrom, conveyances heretofore made by Willie Gordon to various family members as will more fully appear by reference to the public records for Edgefield County, South Carolina.

DERIVATION: This being a portion of that property conveyed to Franklin Gordon and D.P. Gordon by deed of Harold Gordon dated October 4, 1989 and recorded October 6, 1989 in the Office of the Clerk of Court for Edgefield County in Deed Book 123 at Page 158. Thereafter, Franklin Gordon and D.P. Gordon deeded said property to Franklin Gordon, D.P. Gordon, Marie G. Adams and Ronnie Gordon by deed dated July 3, 2004 and recorded September 1, 2004 in Record Book 944 at Page 185. Thereafter, Franklin Gordon conveyed his interest to Leon Gordon, Sr. by deed dated November 26, 2014 and recorded December 1, 2014 in Record Book 1501 at Page 153. Thereafter, Marie G. Adams died testate on December 12, 2017 devising her interest to Ronnie J. Gordon, said estate being found in the Probate Court for Edgefield County in File #2018-ES-19-00156 and further evidenced by that Deed of Distribution dated December 20, 2022 and recorded December 28, 2022 in the Office of the Clerk of Court for Edgefield County in Record Book 2016 at Page 319. Thereafter, an Order Determining Heirs dated December 19, 2024 was filed establishing Robert D. Gordon, Milton K. Gordon, Addie B. Gordon-Monroe, Renee Gordon Johnson and Jeanette Gordon as the heirs of D.P. Gordon who died intestate on April 17, 2010, said estate and order being found in the Probate Court for Edgefield County in File 2024-ES-19-00217 and further evidenced by that same Order recorded December 31, 2024 in the Office of the Clerk of Court for Edgefield County in Record Book 2170 at Page 302.

GRANTORS further acknowledge that it is their intent that the easement herein granted be an appurtenant easement and therefore, run with the servient estate, that being Tax Map Number 088-00-00-026-000, and the dominant estate, that being 088-00-00-024-000, said dominant estate currently held by the **GRANTEE** herein, and more fully described as follows:

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Edgefield, State of South Carolina, containing eighty-six and four hundredths (86.04) acres, more or less, as will more fully appear by reference to a

plat thereof, prepared for H.S. Holmes dated February 24, 2003 by Todd Surveys, Inc. and being recorded in the Office of the Clerk of Court for Edgefield County in Judgment Roll 36233. Said plat is incorporated herein and made a part and parcel of this description by reference thereto. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and exact location of the subject property.

This being the identical property conveyed to TSRP of Edgefield, LLC by deed of Leon Gordon dated November 5, 2010 and recorded November 8, 2010 in the Office of the Clerk of Court for Edgefield County in Record Book 1307 at Page 119.

TO HAVE AND TO HOLD, all and singular, the said Easement hereinbefore granted, unto the said **TSRP OF EDGEFIELD, LLC,** its successors and/or assigns.

(SIGNATURES APPEAR ON THE FOLLOWING PAGES.)

Instrument 2025-215 Book OR Volume 2207 Page 126

IN WITNESS WHEREOF, we have set our hand and seal this 22 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

GRANTOR:

Mr. Ronnie Jene Gordon
Mr. Ronnie Gordon
RONNIE GORDON
a/k/a RONNIE J. GORDON

Witness

Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, RONNIE GORDON a/k/a RONNIE J. GORDON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 22 day of May, 2025.

Notary Public for South Carolina
My Commission Expires: 3-13-35

Jennifer P. Sumner
Notary Public-State of South Carolina
My Commission Expires
March 13, 2035

IN WITNESS WHEREOF, we have set our hand and seal this 22 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

Jennifer P Sumner
Witness

Heidi P. Kelly
Witness

GRANTOR:

Leon Gordon
LEON GORDON

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, LEON GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 22 day of May, 2025.

Jennifer P Sumner
Notary Public for South Carolina
My Commission Expires: 3-13-35

Jennifer P. Sumner
Notary Public-State of South Carolina
My Commission Expires
March 13, 2035

IN WITNESS WHEREOF, we have set our hand and seal this 19 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

Pamela M Smith

Witness #1
Print Name: PAMELA M SMITH

Kirstin N. Fuller

Witness #2
Print Name: KIRSTIN N. FULLER

GRANTOR:

ROBERT D. GORDON

STATE OF Maryland)
)
COUNTY OF Prince Georges) **ACKNOWLEDGEMENT**

PERSONALLY APPEARED BEFORE ME, ROBERT D. GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 19th day of May, 2025.

K. L. Branch

Notary Public for Prince Georges County
My Commission Expires: 12/11/2028

KIM L. BRANCH
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/11/2028
PRINCE GEORGE'S COUNTY, MD

IN WITNESS WHEREOF, we have set our hand and seal this 19th day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

GRANTOR:

Witness #1
Print Name: Angela T. Fuller

MILTON K. GORDON

Witness #2
Print Name: Michele D. Ridgley

STATE OF Maryland)
)
COUNTY OF Prince George's)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, MILTON K. GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 19th day of May, 2025.

Notary Public for Prince Georges County
My Commission Expires: 12/11/2028

KIM L. BRANCH
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/11/2028
PRINCE GEORGE'S COUNTY, MD

IN WITNESS WHEREOF, we have set our hand and seal this 19 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

GRANTOR:

Addie Gordon Monroe
ADDIE B. GORDON-MONROE

Witness #1
Print Name: Michele D. Ridgley

Witness #2
Print Name: Amy Manomal

STATE OF Maryland)
)
COUNTY OF Prince George's)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, ADDIE B. GORDON-MONROE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 19th day of May, 2025.

Notary Public for Prince Georges County
My Commission Expires: 12/11/2028

KIM L. BRANCH
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY, MD
MY COMMISSION EXPIRES 12/11/2028

IN WITNESS WHEREOF, we have set our hand and seal this 19 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

Stephan R Woodland Jr.
Witness #1
Print Name: Stephan R. Woodland Sr.

Witness #2
Print Name: Jessica Shuman

GRANTOR:

Renée Gordon Johnson
RENEE GORDON JOHNSON

STATE OF Maryland)
)
COUNTY OF Prince George's)

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, RENEE GORDON JOHNSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 19th day of May, 2025.

K. L. Branch
Notary Public for Prince George's County
My Commission Expires: 12/11/2028

KIM L. BRANCH NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MD MY COMMISSION EXPIRES 12/11/2028

IN WITNESS WHEREOF, we have set our hand and seal this 19 day of May, 2025.

Signed, Sealed and Delivered
In the Presence of:

GRANTOR:

Jeanette Gordon
JEANETTE GORDON

Witness #1
Print Name: Michele D. Ridgley

Shawana L. Hilliard
Witness #2
Print Name: Shawana L. Hilliard

STATE OF Maryland)
)
COUNTY OF Prince George's)

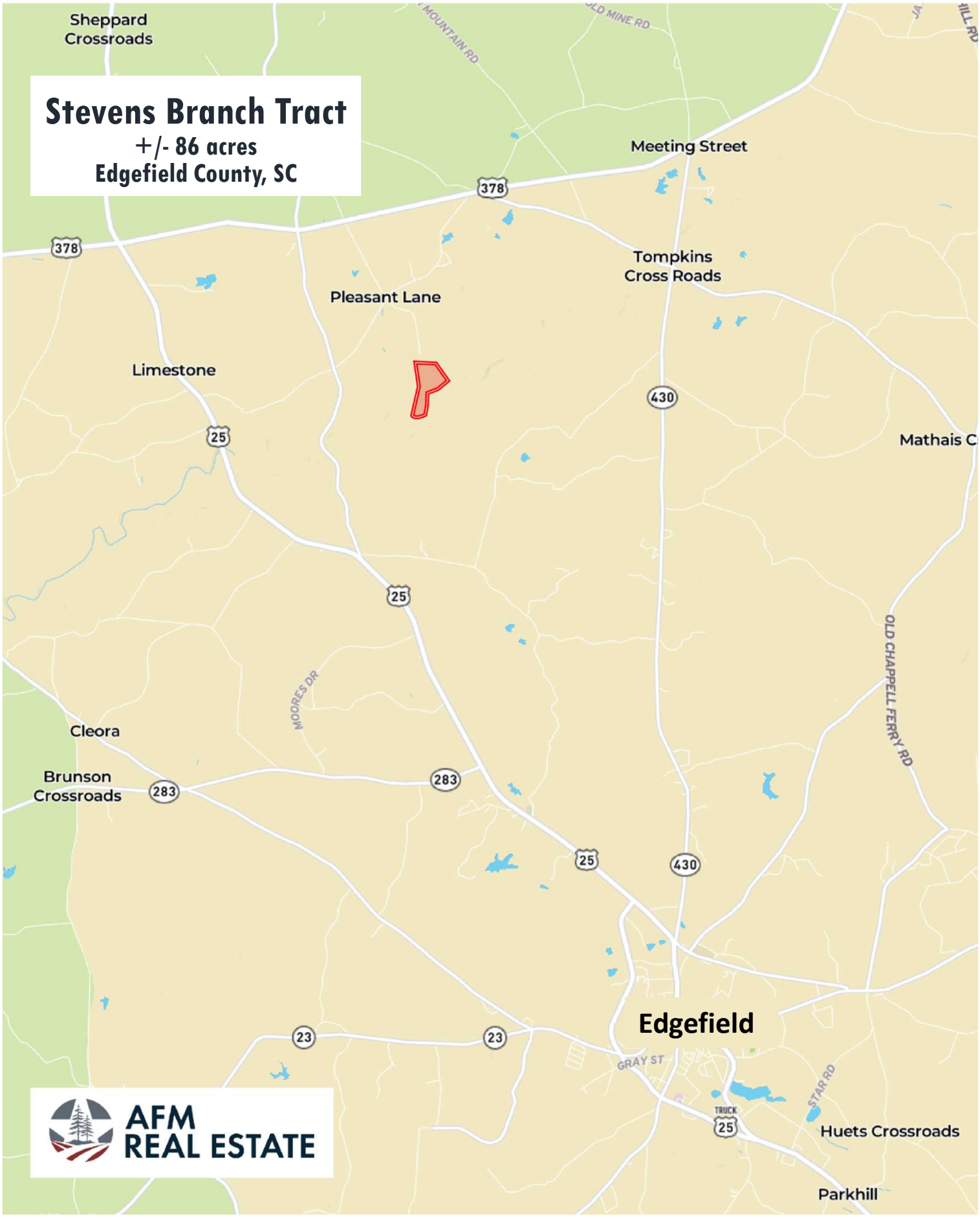
ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, JEANETTE GORDON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME
This 19th day of May, 2025.

Notary Public for Prince George's County
My Commission Expires: 12/11/2028

KIM L. BRANCH
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY, MD
MY COMMISSION EXPIRES 12/11/2028


Stevens Branch Tract
+/- 86 acres
Edgefield County, SC
Sheppard Crossroads
Meeting Street
Tompkins Cross Roads
Pleasant Lane
Limestone
Mathais C
Cleora
Brunson Crossroads
Edgefield
Huets Crossroads
Parkhill
AFM REAL ESTATE