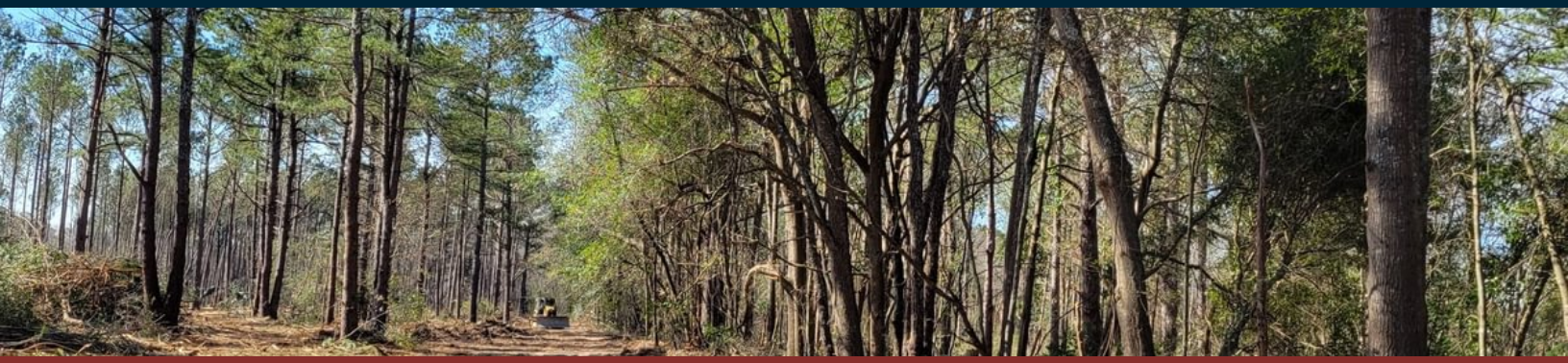


ACTIVE · SET PRICE

Storey Mill Development & Investment Tract

± 68 Acres | Richmond County | Georgia | Near Hephzibah

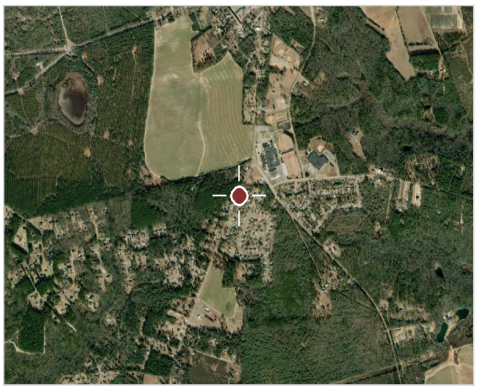
Recreational Timberland with Homesite & Development Potential

PRICE	PRICE / ACRE	ACREAGE
$609,561	$8,900	± 68

PROPERTY OVERVIEW

Versatile ±68.49-acre property located on Storey Mill Road in Hephzibah. This property's location, soil composition, topography, access, and healthy, diverse ecosystem set it apart. Ideal for the homesteader, developer, or investor seeking a well-rounded tract with both immediate usability and long-term upside. Upland: The property is primarily upland soils, with approximately 70% of the acreage suitable for structural development. Access: Approximately 400 feet of paved frontage on Storey Mill Road. A well-established entrance leads into an internal access system that provides connectivity from the front to the back of the property and throughout. Timber, Ecosystem & Wildlife: Pine stands have been thinned with a clean understory, leaving behind dominant, healthy sawtimber. Tree spacing provides excellent visibility and overall aesthetic appeal. Hardwoods are positioned along access roads and toward the rear of the property, creating a...

LOCATION



Richmond County, Georgia

PROPERTY DETAILS

TYPE
Development (Home/Cabin site)

ACCESS
Legal Access · Paved Road · Fee Simple

UTILITIES
Electric · Public Water · Gas

VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
2490149000

DOCUMENTS INCLUDED
Timber Stand Acreage Map · Locator Map · Development Soil Map

Mark Edwards
Real Estate Salesperson, GA
C: 912.312.3007
mark.edwards@afmforest.com
Principal Broker: Nathan Greer (Georgia)

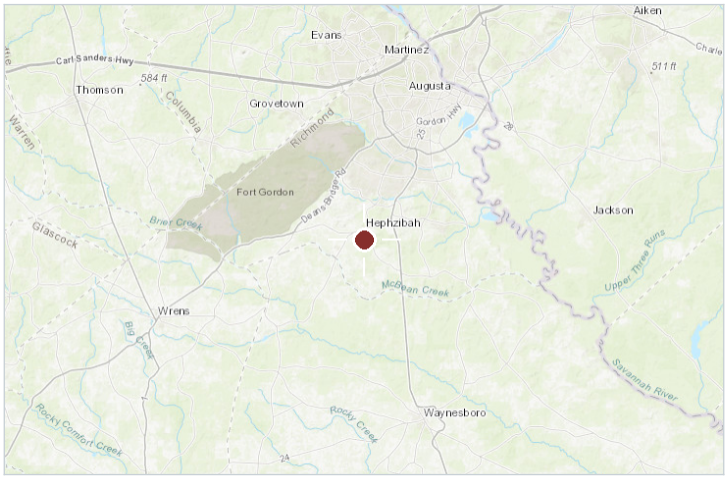
SCAN TO VIEW

Property Photos

Storey Mill Development & Investment Tract · Richmond County · Georgia · Near Hephzibah

Location & Access

Storey Mill Development & Investment Tract · Richmond County · Georgia · Near Hephzibah



Regional locator

COUNTY & STATE

Richmond County, Georgia

NEAREST CITY

Hephzibah

APPROXIMATE CENTRE

33.29975, -82.09934

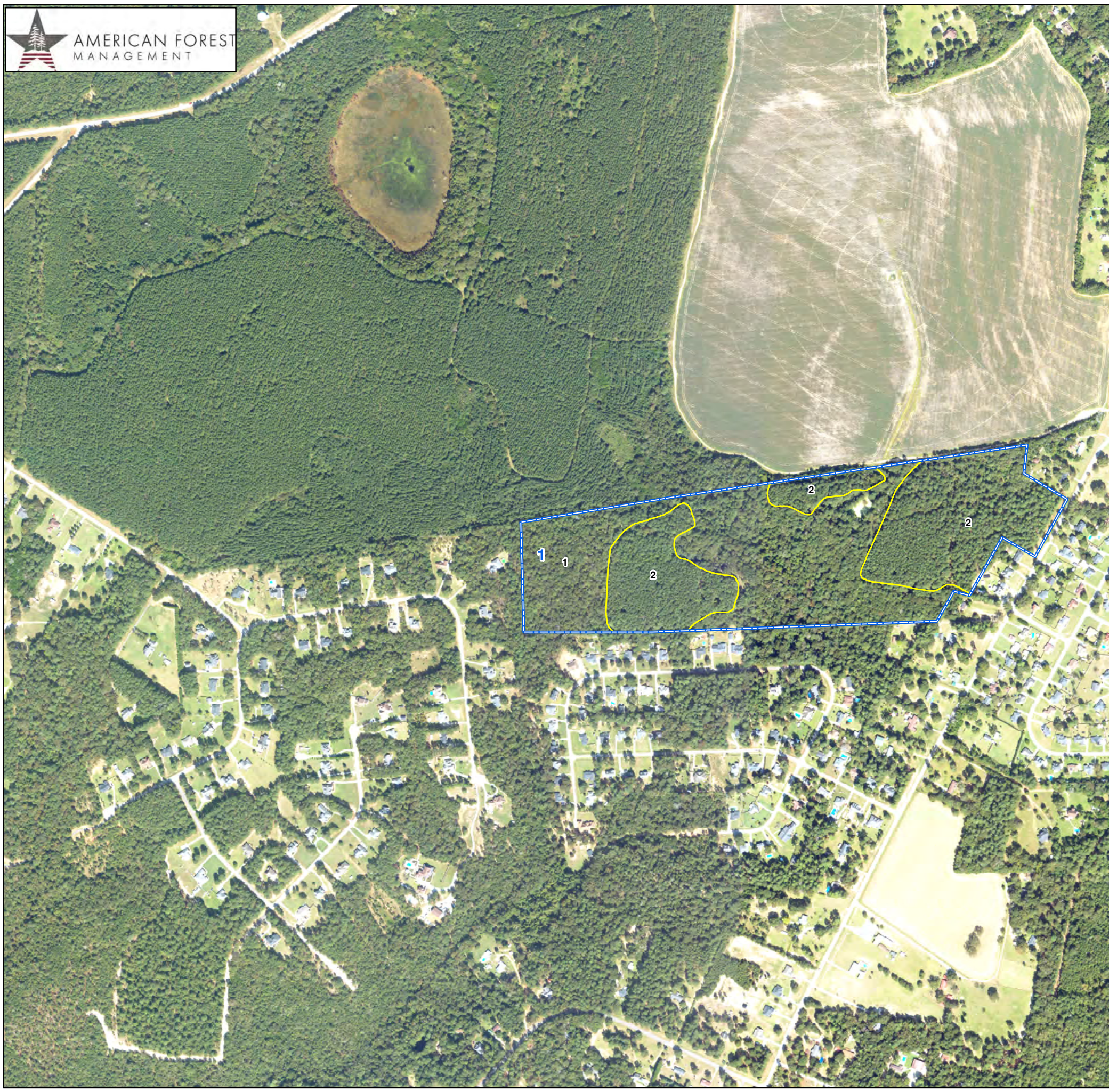
COUNTY TAX PARCEL IDS

2490149000

INTERACTIVE MAP

https://id.land/maps/858776d760c661d0e2780fef0dac7a77/share

AMERICAN FOREST
MANAGEMENT



SHANKLIN & WALL

Richmond County, GA
+/-67.24 Acres

Property

Data derived from ESRI and US Census Data. AFM does not guarantee map scale and accuracy, timber stand information, acreage estimates or any other information.

American Forest Management
www.americanforestmanagement.com
Mark Edwards
Mark.Edwards@afmforest.com
Office:(912) 489-0243 Ex. 5
Cell:(912) 312-3007

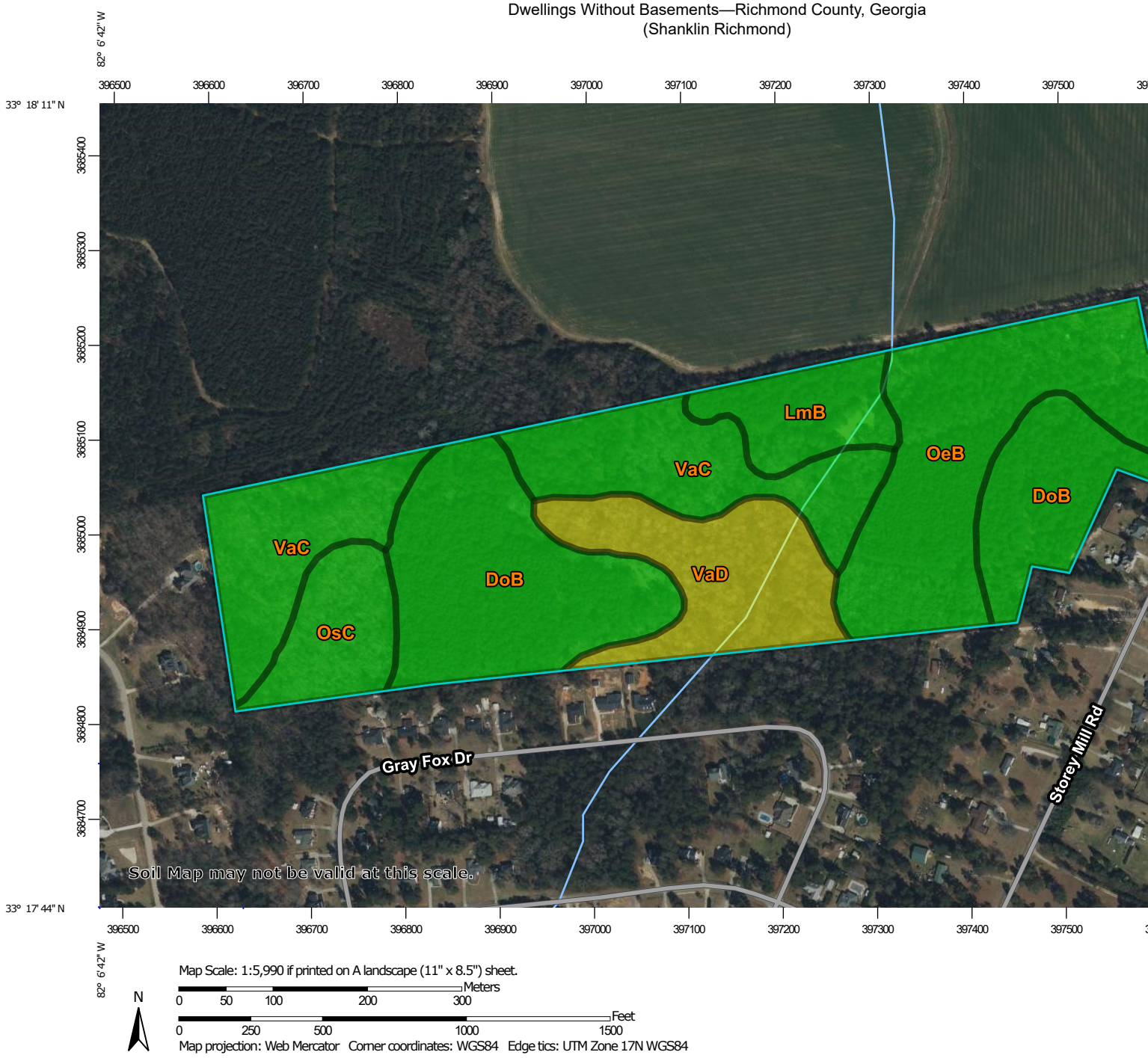
AFM REAL ESTATE

0 1 2 Miles

N

Edgefield Co.
Aiken Co.
North Augusta
Augusta
Augusta Canal
Savannah River
Columbia Co.
Grovetown
Fort Gordon
Richmond Co.
Hephzibah
Jefferson Co.
Burke Co.
Waynesboro

Dwellings Without Basements—Richmond County, Georgia
(Shanklin Richmond)



Map Scale: 1:5,990 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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
1:15,800.

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: Richmond County, G
Survey Area Data: Version 19, Aug 29

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

Date(s) aerial images were photographe
12, 2021

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
DoB	Dothan loamy sand, 2 to 5 percent slopes	Not limited	Dothan (85%)		18.9	28.2%
LmB	Lucy loamy sand, 1 to 5 percent slopes	Not limited	Lucy (100%)		4.3	6.4%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	Not limited	Orangeburg (100%)		15.8	23.5%
OsC	Orangeburg sandy loam, 5 to 8 percent slopes	Not limited	Orangeburg (100%)		4.5	6.7%
VaC	Vaucluse-Ailey complex, 5 to 8 percent slopes	Not limited	Vaucluse (65%)		15.0	22.3%
			Ailey (35%)			
VaD	Vaucluse-Ailey complex, 8 to 17 percent slopes	Somewhat limited	Vaucluse (65%)	Slope (0.84)	8.6	12.9%
			Ailey (35%)	Slope (0.84)		
Totals for Area of Interest					**67.2**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Not limited	58.6	87.1%
Somewhat limited	8.6	12.9%
Totals for Area of Interest	**67.2**	**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