



SOLD · SET PRICE

Meeting Street

± 186 Acres | Edgefield County | South Carolina | Near Edgefield

Pond and Timberland

PRICE	PRICE / ACRE	ACREAGE
\$864,900	\$4,650	± 186

PROPERTY OVERVIEW

Meeting Street Tract is a great recreation and timberland property with easy access just north of Edgefield. The land lies on the east side of Meeting Street Road a little more than three miles from the county courthouse square. The land is mostly wooded except for roads and trails. About 60 acres are forested with loblolly pine planted in 1994. These older trees border Meeting Street Road and wrap around a pond about 4 acres in size. Away from the road frontage, about 61 acres of broad, gentle upland was planted with loblolly pine in 2019. Another 45 ac...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Ponds
VIEWS	IMPROVEMENTS
Pond · Timber	Ponds

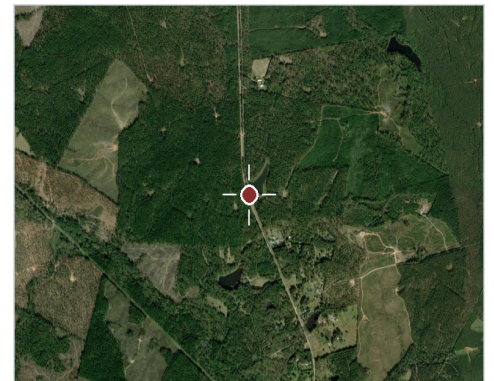
COUNTY TAX PARCEL IDS

113-00-00-008-000 134-00-00-003-000
134-00-00-007-000 134-00-00-014-000

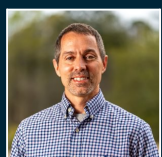
DOCUMENTS INCLUDED

Meeting_Street_aerial · Meeting_Street_Stands_Trails · Meeting_Street_topo · Meeting_Street_Plats · Meeting_Street_Location · Meeting_Street_soil_Farmland_Class · Meeting_Street_soil_Perc_Potential · Meeting_Street_condition_disclosure

LOCATION



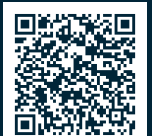
Edgefield County, South Carolina



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



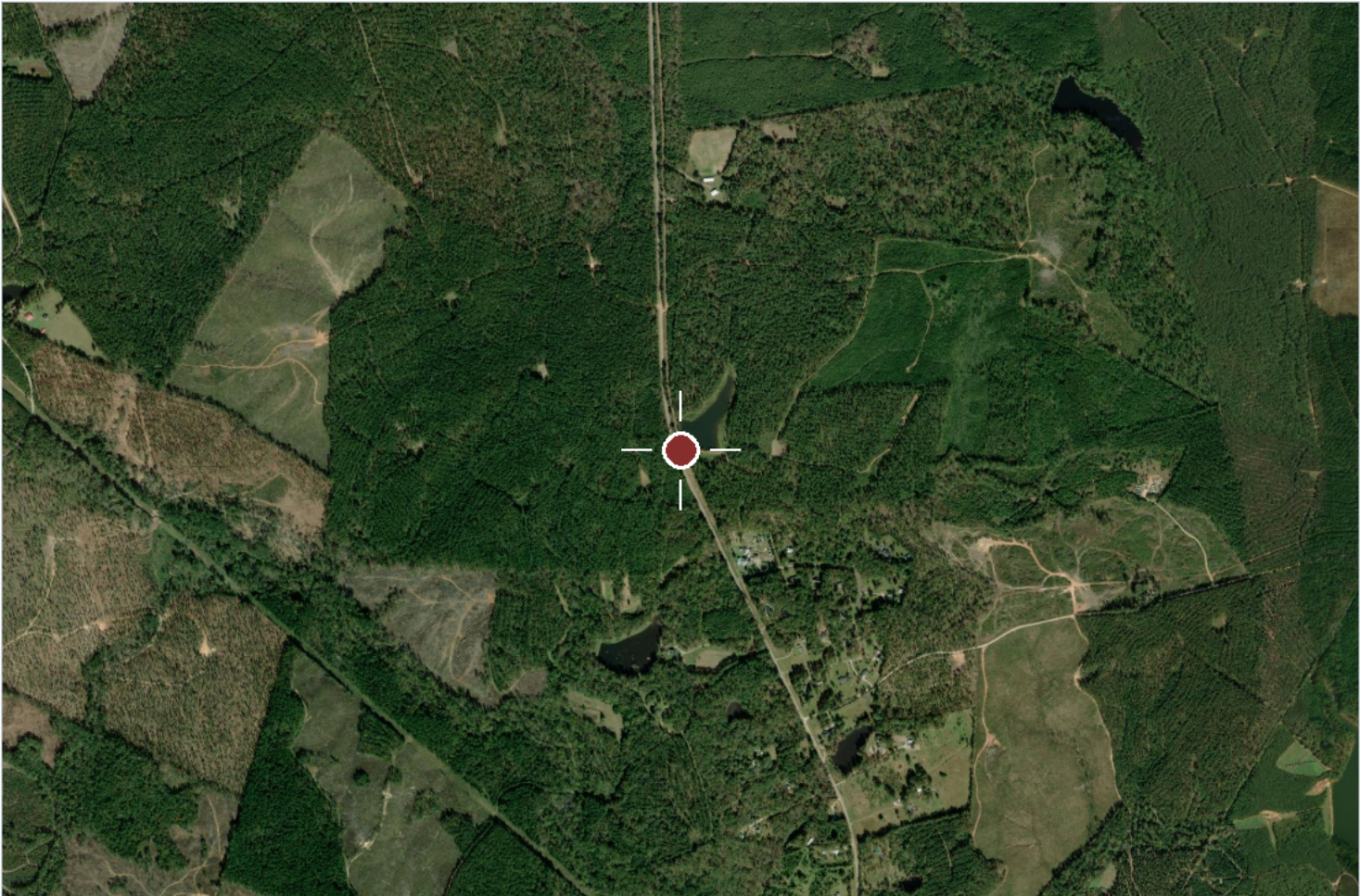
Property Photos

Meeting Street · Edgefield County · South Carolina · Near Edgefield

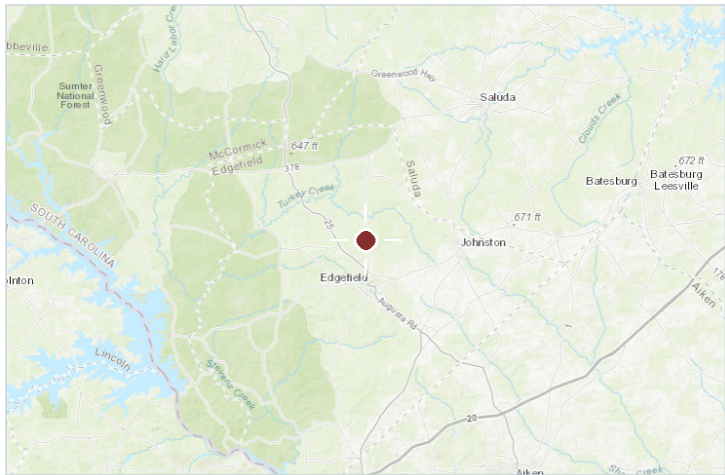


Location & Access

Meeting Street · 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
33.84152, -81.93394

COUNTY TAX PARCEL IDS
113-00-00-008-000 134-00-00-003-000 134-00-00-007-000
134-00-00-014-000

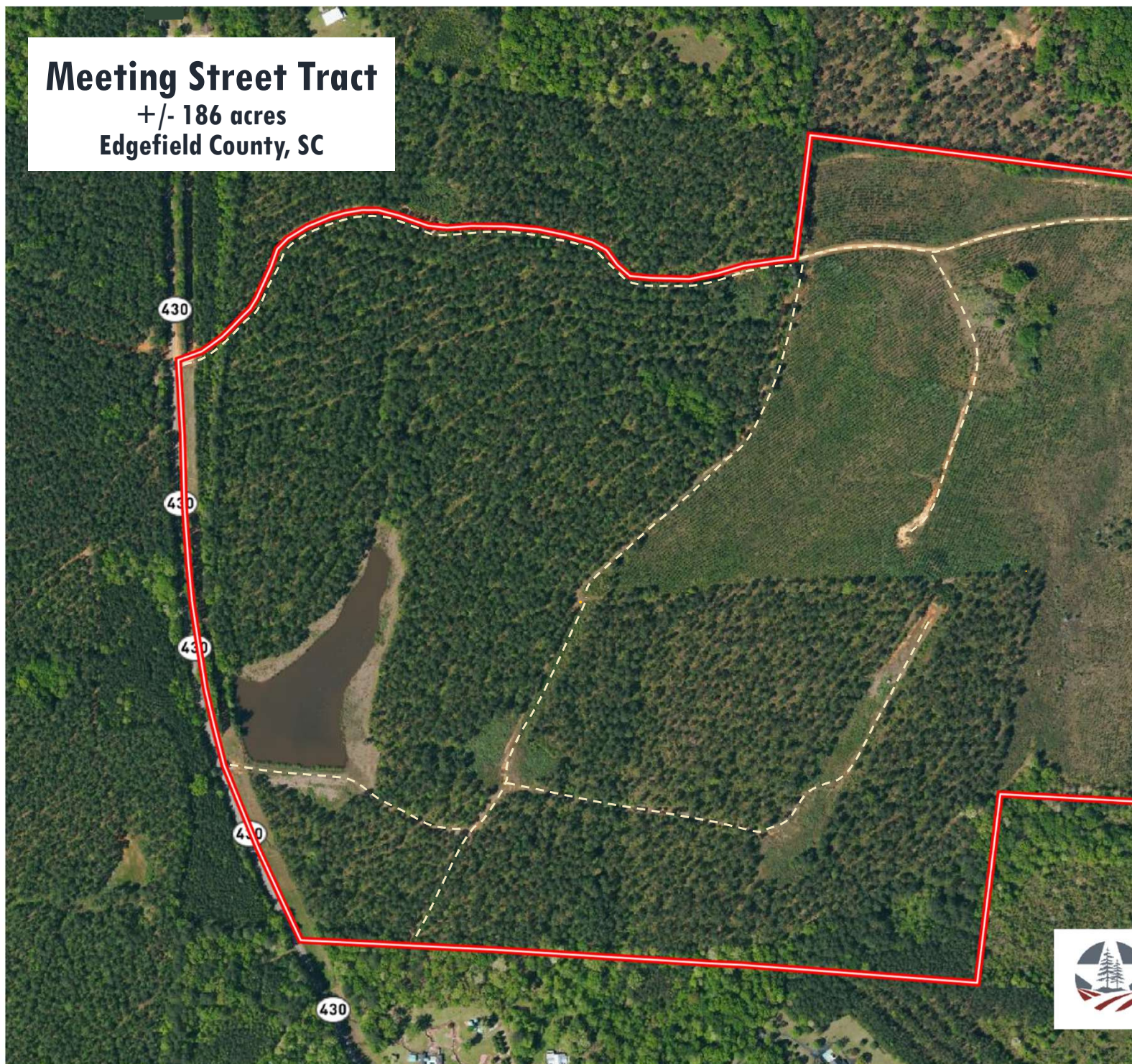
INTERACTIVE MAP



<https://id.land/maps/d4b3eae9fc7c94fc72ef14e2c9d32d82/share>

Meeting Street Tract

+/- 186 acres
Edgefield County, SC



Meeting Street Tract

+/- 186 acres
Edgefield County, SC

centerline of woods
road is boundary

1994 pine
+/- 60 acres

2019 pine
+/- 61 acres

pond
+/- 4
acres

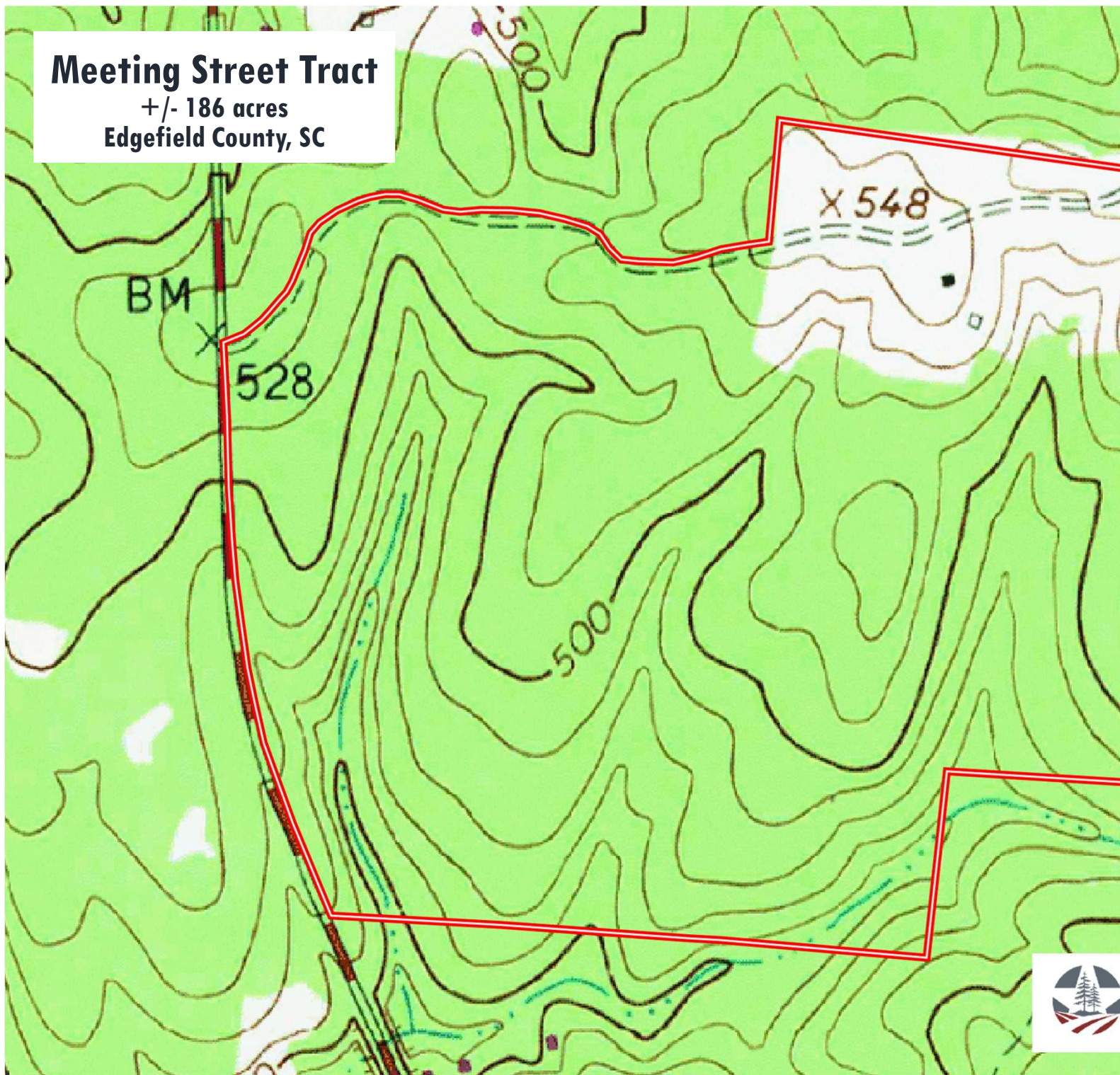
2026 pine
+/- 45 acres

neigh
acce



Meeting Street Tract

+/- 186 acres
Edgefield County, SC



Meeting Street Tract
Edgefield County, SC



Parcel size	Year of Survey
1.53 acres	2010
35.31 acres	2004
69.25 acres	1935
80.00 acres	2004

Plats combine for +/- 186.09 acres total

040957PG131

MAG.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND RESTRICTIONS OF RECORD OR ON THE GROUND AND ALSO SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A POUL AND ACCURATE TITLE SEARCH.

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

ALL D.P.'S ARE 6/8" AREA UNLESS NOTED OTHERWISE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CONVEYANCE RECORDS
 DATE 8/10/04
 800.00 AC. 414.00' N 20°20'15" E
 11°30'12" 7°30'06" 414.00' N 20°20'15" E

RE: PLAT BY J.E. HARRISON FOR EASEMENT VARIATION OF 104.5 AC. DATED APR. 28, 1988 AND EXTENDED IN PG 12 AT PAGE 21.
 PLAT OF EASEMENT ESTATE - CHAMPION PAPER INC. - 37.4 AC. DATED JUNE 10, 1987 - PG 1087

JAMES C. TOWNSEND JR.
 DB 644-348
 PG 11-21

OLD RAIL ROAD EXTENSION
 THROUGH TRACT

JAMES R. HARRISON
 PART. J.E. COOPER FOR J.E. COOPER
 60.25 AC. DATED NOV. 12, 1985

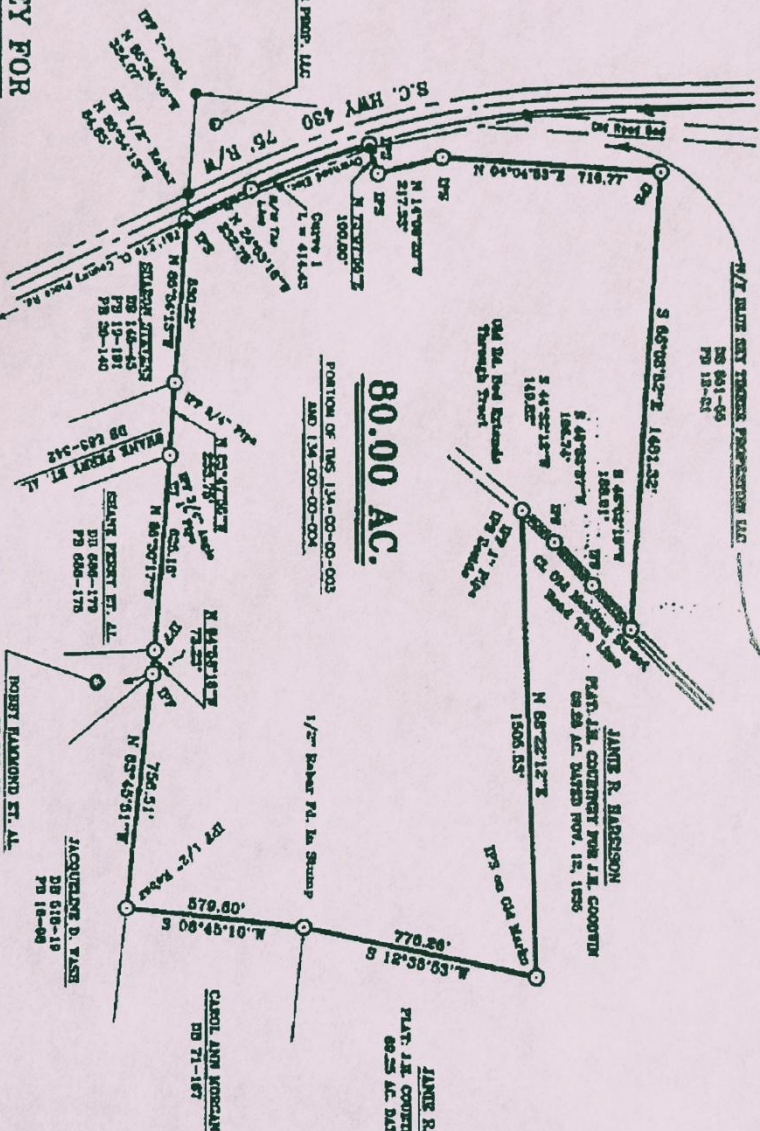
JAMES R. HARRISON
 PLAT. J.E. COOPER FOR J.E. COOPER
 60.25 AC. DATED NOV. 12, 1985

80.00 AC.

PORTION OF TRACT 134-00-00-003
 AND 134-00-00-004

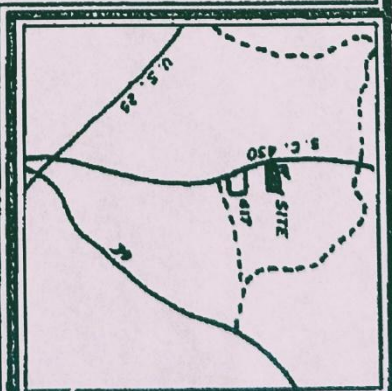
4024

FILED 2:10 P.M.
 NOV. 22, 2004
 C.C.C.



BOUNDARY SURVEY FOR
SAMUEL C. STEVENS JR.

EDGEFIELD COUNTY SOUTH CAROLINA
 OCT. 18, 2004
 SCALE: 1"=400'



© COPYRIGHT 2004 - TODD SURVEYS INC.

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

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWS ACCURATELY THE BOUNDARY BETWEEN THE SURVEYED AND ADJACENT PROPERTY AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS ALL THE REQUIREMENTS FOR CLASS A SURVEY AS SPECIFIED

[Signature]
 11-9-04

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHLBEARING
Curve 1	2792.70'	207.60'	414.43'	8°30'10"	2°03'08"	414.05'	N 20°38'13"W
Curve2	2792.70'	183.97'	367.40'	7°32'16"	1°23'08"	367.14'	N 12°37'00"W
Curve3	2867.70'	259.98'	518.55'	10°21'38"	2°59'53"	517.85'	S 19°42'28"E

Filed for Record in
EDGEFIELD COUNTY, SC
SHIRLEY F NEWBY, CLERK.
06-05-2006 at 10:12 AM.
PLAT NO NUM 10.00
J, Roll# 38320



N/F ELIZABETH J. CALI

ANN BYRD
JP M-20
PB 23-54

THERE IS TO BE A 15' EASEMENT SET UP ON EACH SIDE OF THE CENTER OF THE ROAD AS SHOWN (30' TOTAL) SO THAT EACH SIDE WILL HAVE USE OF THE ENTIRE ROAD FOR INGRESS - EGRESS. WITHIN LIMITS OF THIS PROPERTY.

NOTE: THIS ROAD IS AN UNIMPROVED ROAD THAT ALSO SERVES
AS ACCESS TO OTHER TRACTS TO THE WEST OF THIS TRACT

TRACT 1
35.31 AC.

JANIE R. HARRISON

PLAT: J.H. COURTNEY FOR J.H. GOODWIN
69.25 AC. DATED NOV. 12, 1935

N/F BLUE SKY TIMBER PROP. LLC

DB 851-55

PB 12-21

DOUSE	HEARING	DISTANCE
L1	5 04°05'40" N	170.59'
L2	5 18°11'07" N	294.83'
L3	5 29°10'37" N	78.39'
L4	5 36°55'41" N	207.73'
L5	5 45°05'41" N	174.73'
L6	N 60°54'01" W	85.74'
L7	5 53°05'41" N	174.73'
L8	N 03°16'41" E	198.73'
L9	N 05°34'47" E	105.71'
L10	5 57°17'04" N	174.73'
L11	N 08°35'04" E	420.78'
L12	N 04°48'37" E	41.19'
L13	5 59°11'41" N	174.73'
L14	N 31°28'06" E	45.04'
L15	N 23°25'12" E	129.60'
L16	N 16°18'41" E	45.04'
L17	N 14°34'23" E	45.02'
L18	N 09°39'42" E	72.20'
L19	N 05°45'03" E	129.60'
L20	N 05°05'32" E	90.92'
L21	N 02°44'57" E	45.04'
L22	S 77°04'43" E	143.19'
L23	S 64°53'04" E	104.39'
L24	S 62°15'59" E	72.20'
L25	S 62°36'07" E	199.39'
L26	S 75°44'27" E	90.08'
L27	S 62°11'17" E	72.20'
L28	S 37°58'17" E	72.20'
L29	S 66°02'38" E	78.41'
L30	S 66°02'38" E	78.41'
L31	S 77°53'37" E	93.61'
L32	S 77°53'37" E	93.61'
L33	S 78°02'37" E	93.61'
L34	S 78°02'37" E	93.61'
L35	N 76°53'08" E	58.69'
L36	N 76°53'08" E	58.69'
L37	N 85°11'42" E	108.04'

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 A SURVEY
AS SPECIFIED.

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

4-14-06

JAMES G. TOMPKINS III

DB 854-246
PB 11-21

MARY F. SLADE
DB 547-218

PLAT PREPARED FOR
SAMUEL C. STEVENS JR.

EDGEFIELD COUNTY SOUTH CAROLINA

NOV. 9, 2004 SCALE: 1"=200'
REVISED APRIL 14, 2006 TO SHOW ROAD ON NORTH AS LINE

Geo Thompson
N 87° E 225
Stage 2 Old Road

Dr J C Tompkins

N 67° E 894 N 84° E 362 N 87° E 77 N 4° E 607 N 1° W 10.18
Old abandoned meeting Street Road Line

WC Jackson

5246

5260

29.2

Jones Diggins

Large Dead Oak
Iron Digging

Pile White Rock

Rosa Morgan
St South 31.24

TRACT No. 2
69.25 Acres

TRACT No. 1
69.25 Acres

Scale 5 Chs = 1 inch

State of South Carolina
Edgefield County

The above plat represents a tract of land
in Pickens Township owned by J H Goodwin

Area 138.5 acres

Surveyed Nov. 12, 1935

Registered Surveyor

NOTE - TRACT DIVIDED INTO TRACTS 1 & 2
JULY 14, 1953 BY WILLIAM
BY 4.5

Large Pit in
iron ore

N 10° E 11.83

57° E 11.83
39.57 unknown

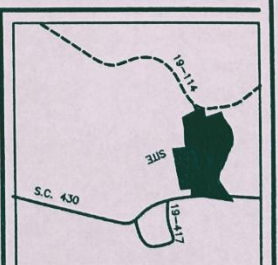
JR# 39425

MRS. STROTHER, LLC
DB 988-174

MRS. STROTHER, LLC
DB 988-174

JAMES M. & GINA ROUGH
DB 639-70
PB 11-130

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, INCLUDING EASEMENTS, ZONING AND OTHER APPLICABLE LAWS, AND ALSO SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE AND CURRENT TITLE SEARCH. THERE MAY BE UNDISCOVERED UTILITIES ON THIS PROPERTY THAT ARE NOT INDICATED ON THIS SURVEY. ALL P'S ARE 5/8" BEARS UNLESS NOTED OTHERWISE. SURVEYED AND THE PHYSICAL CONDITIONS WERE NOT EXAMINED OR CONFIRMED AS A PART OF THIS SURVEY. CERTIFICATION OF THIS PLAT IS TO THESE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE. NOTE: WHERE TRACTS BOUNDARY, 430, THE S/W CORNER OF TRACT 430 IS THE PROPERTY LINE. COOPERATIVE 2010 TODD SURVEYS INC. AGENT FOR MRS STROTHER WAS NOTIFIED OF SURVEY.



Course	Bearing	Distance
L1	N 89°54'38" E	108.08'
L2	N 53°50'48" E	53.51'
L3	N 40°02'18" E	50.41'
L4	N 0°22'28" E	53.44'
L5	N 89°54'38" W	53.44'
L6	N 1°59'54" W	73.81'
L7	N 25°00'00" W	74.77'

Course	Bearing	Distance
L8	S 0°17'22" W	118.63'
L9	S 5°54'38" W	118.63'
L10	S 01°41'20" W	218.65'
L11	S 01°20'18" W	188.64'
L12	S 02°33'18" W	21.31'
L13	S 02°33'18" W	21.31'
L14	S 02°33'04" W	420.78'
L15	S 04°17'04" W	248.34'
L16	S 03°18'01" W	183.73'
L17	N 59°54'18" E	62.90'
L18	N 48°01'30" E	80.79'

Course	Bearing	Length	Angle	Chord	Chord Bear
C1	279°27'0"	189.24'	7°48'30"	317.80'	S 0°47'52" E
C2	288°17'0"	200.17'	51°54'00"	197.02'	S 0°47'52" E
C3	288°17'0"	338.33'	61°53'00"	328.23'	S 0°47'52" E

REF: TMS 113-00-006-000
TRACT 2 IS TMS 134-00-006-000
NOTE: TRACT 2 IS PRESENTLY STREETS AND TRACT 1 IS TO BE CONVERTED TO STREETS.

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

EDGEFIELD COUNTY
PLANNING COMMISSION
DATE: 1-21-11
APPROVED FOR RECORDING ON: 1/21/11

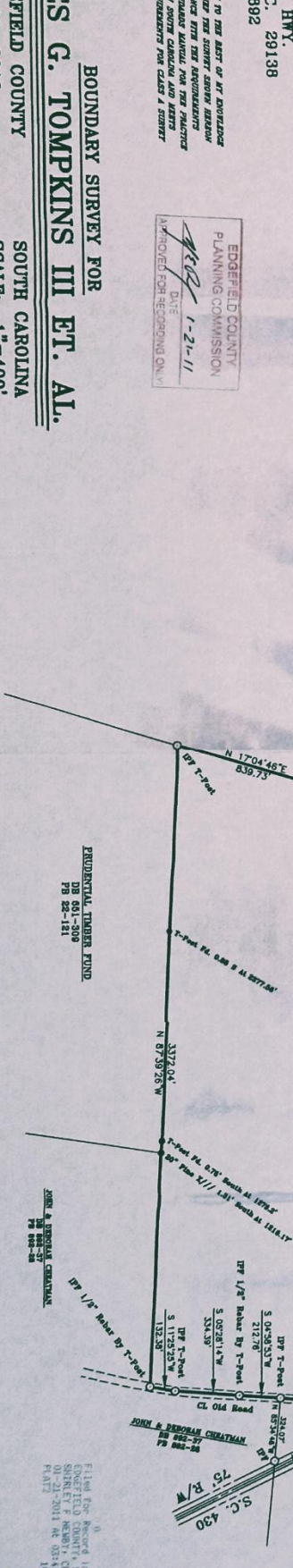
TRACT 4
433.39 AC.

TRACT 3
3.46 AC.

TRACT 2
2.18 AC.

TRACT 1
1.33 AC.

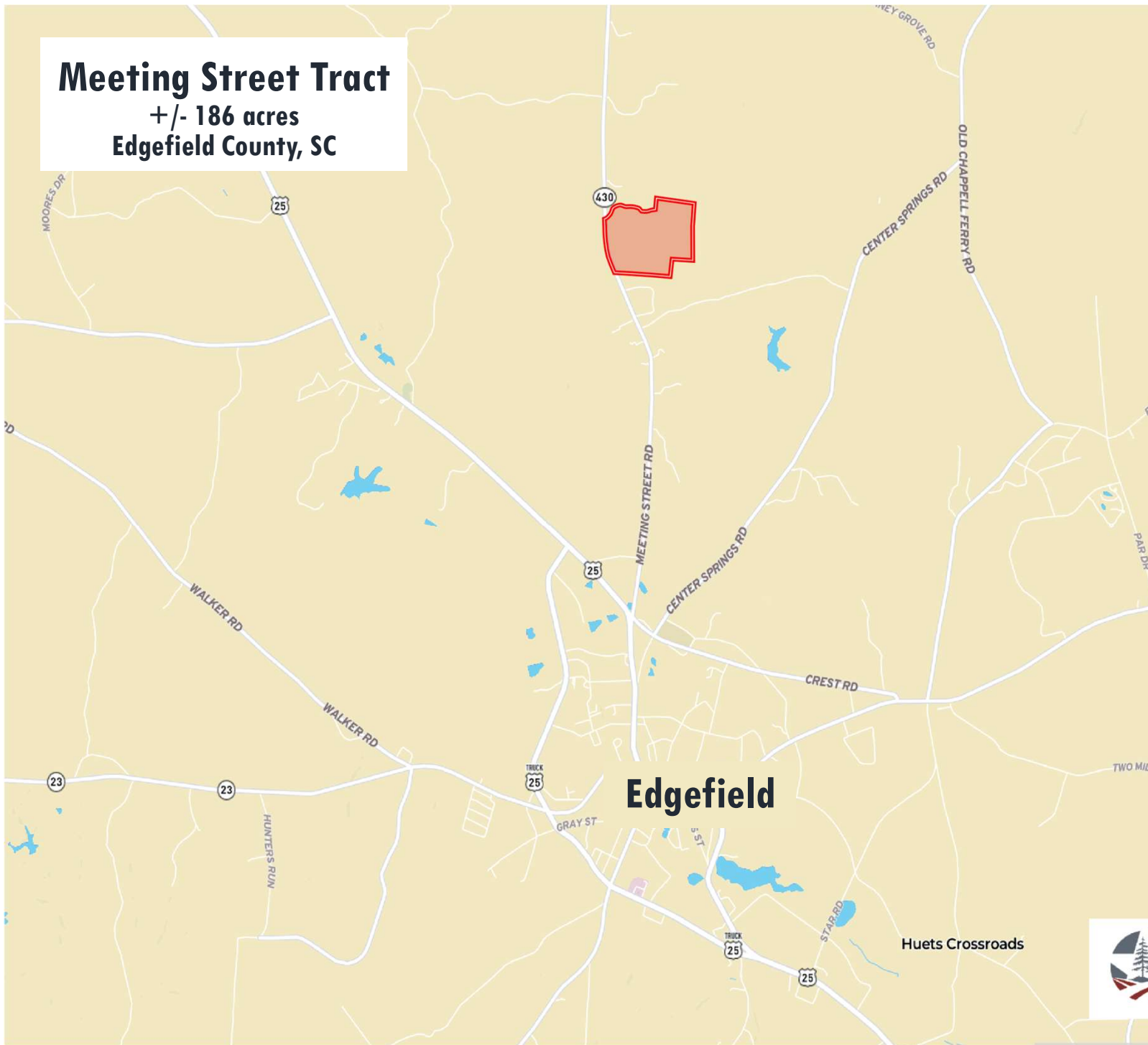
BOUNDARY SURVEY FOR
JAMES G. TOMPKINS III ET. AL.
EDGEFIELD COUNTY
AUG. 16, 2010
SCALE: 1"=400'



FILED FOR RECORD IN
EDGEFIELD COUNTY, SC
SHERIFF F. KERRY, CLERK
PLAT 7-2011 N. 03-11-10
10-10

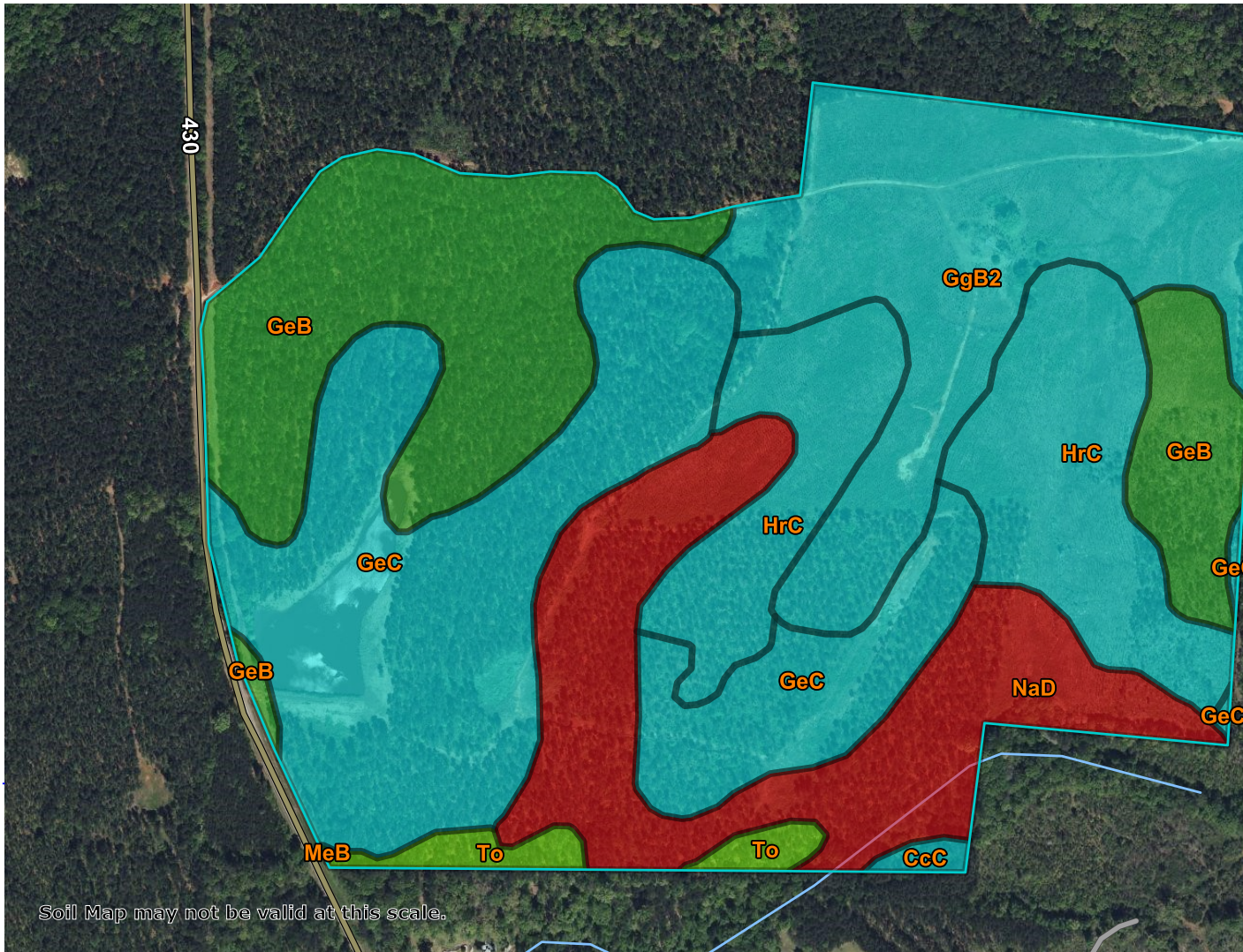
Meeting Street Tract

+/- 186 acres
Edgefield County, SC



81° 56' 12" W

33° 50' 52" N

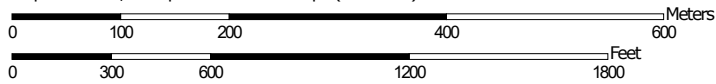


33° 50' 20" N

81° 56' 12" W



Map Scale: 1:6,960 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

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—Edgefield 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—Edgefield 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 reclaimed of excess salts and sodium	 Farmland of unique importance	The soil surveys that comprise your AO are at a scale of 1:20,000. Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of 1:20,000 may lead to 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:3857) Maps from the Web Soil Survey are based on the North American Datum of 1983, which preserves direction and distance and area. A projection that preserves distance and area, 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: Edgefield County, South Carolina Survey Area Data: Version 22, Sep 17, 2022 Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger. Date(s) aerial images were photographed: Sep 10, 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, the shifting of map unit boundaries may be observed.
 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	
 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	Water Features  Streams and Canals	Transportation  Rails  Interstate Highways  US Routes  Major Roads  Local Roads
 Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	 Farmland of statewide importance, if warm enough	Background  Aerial Photography	
 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		
	 Farmland of local importance		
	 Farmland of local importance, if irrigated		

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC	Cecil sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	0.7	0.4%
GeB	Georgeville silt loam, 2 to 6 percent slopes	All areas are prime farmland	37.3	20.2%
GeC	Georgeville silt loam, 6 to 10 percent slopes	Farmland of statewide importance	51.3	27.8%
GgB2	Georgeville silty clay loam, 2 to 6 percent slopes, eroded	Farmland of statewide importance	34.6	18.7%
HrC	Herndon very fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	28.9	15.6%
MeB	Mecklenburg sandy loam, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
NaD	Nanford loam, 10 to 15 percent slopes	Not prime farmland	28.5	15.4%
To	Toccoa sandy loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.2	1.7%
Totals for Area of Interest			184.5	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

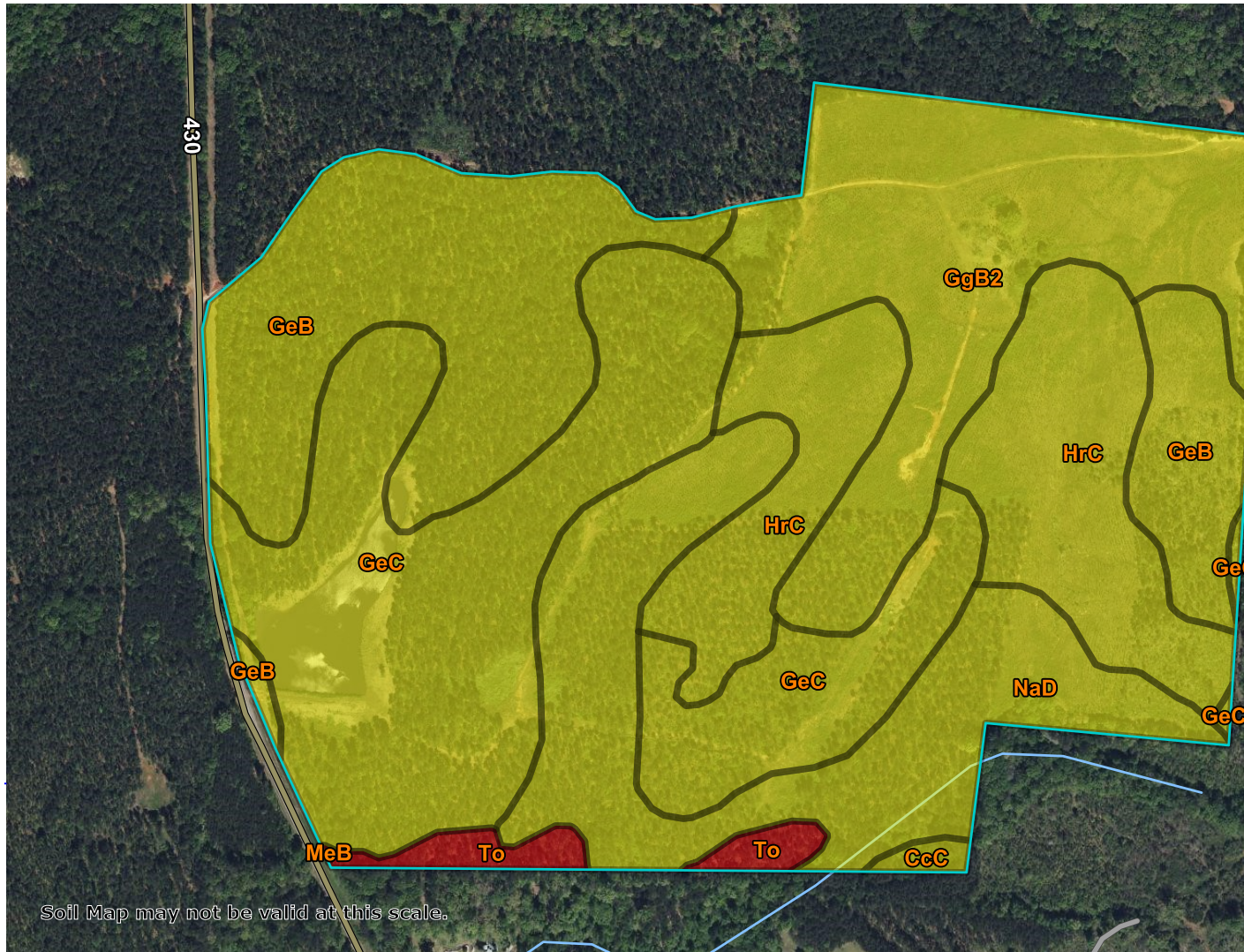
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Septic Tank Absorption Fields—Edgefield County, South Carolina

81° 56' 12" W

33° 50' 52" N

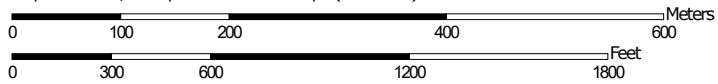


33° 50' 20" N

81° 56' 12" W



Map Scale: 1:6,960 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.

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

Enlargement of maps beyond the scale may lead to 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: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 for accurate calculations of distance or area.

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

Soil Survey Area: Edgefield County, South Carolina
Survey Area Data: Version 22, Sep 17, 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: Sep 10, 2022

The orthophoto or other base map on which this map is compiled and digitized probably differs from the aerial 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
CcC	Cecil sandy loam, 6 to 10 percent slopes	Somewhat limited	Cecil (88%)	Slow water movement (0.50)	0.7	0.4%
GeB	Georgeville silt loam, 2 to 6 percent slopes	Somewhat limited	Georgeville (85%)	Slow water movement (0.50)	37.3	20.2%
GeC	Georgeville silt loam, 6 to 10 percent slopes	Somewhat limited	Georgeville (90%)	Slow water movement (0.50)	51.3	27.8%
			Tarrus (3%)	Depth to bedrock (0.96)		
				Slow water movement (0.50)		
GgB2	Georgeville silty clay loam, 2 to 6 percent slopes, eroded	Somewhat limited	Georgeville (100%)	Slow water movement (0.50)	34.6	18.7%
HrC	Herndon very fine sandy loam, 6 to 10 percent slopes	Somewhat limited	Herndon (100%)	Slow water movement (0.50)	28.9	15.6%
MeB	Mecklenburg sandy loam, 2 to 6 percent slopes	Very limited	Mecklenburg (100%)	Slow water movement (1.00)	0.0	0.0%
				Depth to bedrock (0.77)		
NaD	Nanford loam, 10 to 15 percent slopes	Somewhat limited	Nanford (90%)	Slope (0.84)	28.5	15.4%
				Slow water movement (0.50)		
			Georgeville (5%)	Slope (0.84)		
				Slow water movement (0.50)		
To	Toccoa sandy loam	Very limited	Toccoa (100%)	Flooding (1.00)	3.2	1.7%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
Totals for Area of Interest					184.5	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	181.3	98.3%
Very limited	3.2	1.7%
Totals for Area of Interest	184.5	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

AFM Real Estate
Seller's Disclosure/Profile Statement

1. **SELLER NAME:** TSRP of Edgefield, LLC

2. **PROPERTY:** Approximately 186 acres lying on the east side of Meeting Street Road about three miles north of Edgefield, SC

3. **NOTICE TO BUYER AND SELLER:**

This disclosure/profile statement is designed to assist Seller in disclosing to a buyer all known facts that materially and adversely affect the value of the Property being sold and that are not readily observable. The listing real estate broker, the selling real estate broker and their respective licensees will also rely upon this information when they evaluate, market and present Seller's property to prospective purchasers. This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their affiliated licensees.

4. **LOCAL AREA**

- A. Are you aware of any condition or proposed change in your area or neighborhood that could adversely affect the value or desirability of the property, such as noise, or other nuisance, or threat of condemnation?
- B. Are there any private or undedicated roadways for which owner may have financial responsibility?
If "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

Yes	No	Don't Know
	✓	
	✓	

5. **OTHER DISCLOSURES**

- A. Are there any easements other than those which are readily visible and/or which are necessary?
- B. Has any usage been granted to, including but not limited to, the following: hunters, fishermen, or others?
- C. Will conveyance of this Property include all mineral, oil and timber rights?
- D. Are there any governmental allotments committed?
- E. Have any licenses/usage permits been granted for, but not limited to, crops, minerals, water, grazing or timber?
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	
✓		
	✓	
	✓	

6. **TOXIC SUBSTANCES**

- A. Are there any underground tanks or toxic substances on the property (structure or soil) such as farm chemicals, fertilizers, pesticides, fungicides, herbicides, etc., asbestos, polychlorinated biphenyls, ureaformaldehyde, methane gas, radioactive material, radon, lead paint, or others?
- B. Has the property been tested for radon or any other toxic substances?
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	

7. **OTHER MATTERS**

- A. Is there any existing or threatened legal action affecting the property?
- B. Do you know of any violations of local, state, or federal laws/regulations or non-conforming use?
- C. Have you received any notices by any governmental or quasi-governmental agency affecting the property (including, but not limited to, road changes, zoning changes, assessments, etc.)?
- D. Do you know of the presence of an endangered species or wetlands violations?
- If any of your answers in this section are "Yes", explain in detail under "ADDITIONAL EXPLANATIONS".

	✓	
	✓	
	✓	
	✓	

8. **ADDITIONAL EXPLANATIONS**

9. SELLER'S REPRESENTATION

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Broker to provide this information to prospective buyers of the Property and to real estate brokers and their affiliated licensees. Seller understands and agrees that Seller will notify Broker immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller: Samuel C. Stevens, Jr. Date: 4-14-26

For TSRP of Edgefield, LLC - Samuel C. Stevens, Jr., Member / Manager

10. RECEIPT AND ACKNOWLEDGEMENT OF BUYER

- A.** I have carefully inspected the Property. I have been advised to have the Property examined by professionals representing the Buyer and I acknowledge that neither any broker nor affiliated licensee involved in this transaction is an expert at detecting toxic substances or repairing physical defects in the Property.
- B.** I understand that unless stated otherwise in my Purchase and Sale Agreement with Seller, the Property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any broker or affiliated licensee. I state that no representations contrary to the condition of the property are being relied upon by me except as disclosed above or stated within the Purchase and Sale Agreement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____