



ACTIVE · SET PRICE

Beaverdam Creek 171 Tract

± 171 Acres | Marlboro County | South Carolina | Near Mccoll

Beaverdam Creek Tract | 171± Acres of Longleaf Pine Timberland, Hunting Land & Pine Straw Income Near McColl, SC

PRICE	PRICE / ACRE	ACREAGE
\$940,500	\$5,500	± 171

PROPERTY OVERVIEW

Discover an exceptional opportunity to own ±171 acres of timberland, recreational land, and potential homesite acreage just outside of the town of McColl in Marlboro County, South Carolina. Located along New Bridge Road, this diverse property offers approximately 2,200 feet of road frontage and is uniquely situated on both sides of the roadway, providing flexibility for future use and investment. The tract consists of approximately 47 acres on the east side of New Bridge Road and approximately 124 acres on the west side. The western portion of the property is highlighted by frontage along scenic Beaverdam Creek, creating excellent wildlife habitat, natural beauty, and rec...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Roads

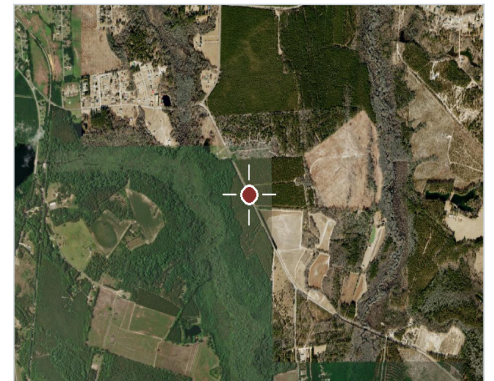
COUNTY TAX PARCEL IDS

030-00-02-013

DOCUMENTS INCLUDED

Soil Map · Locator Map · Stand Map · Deed

LOCATION



Marlboro County, South Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



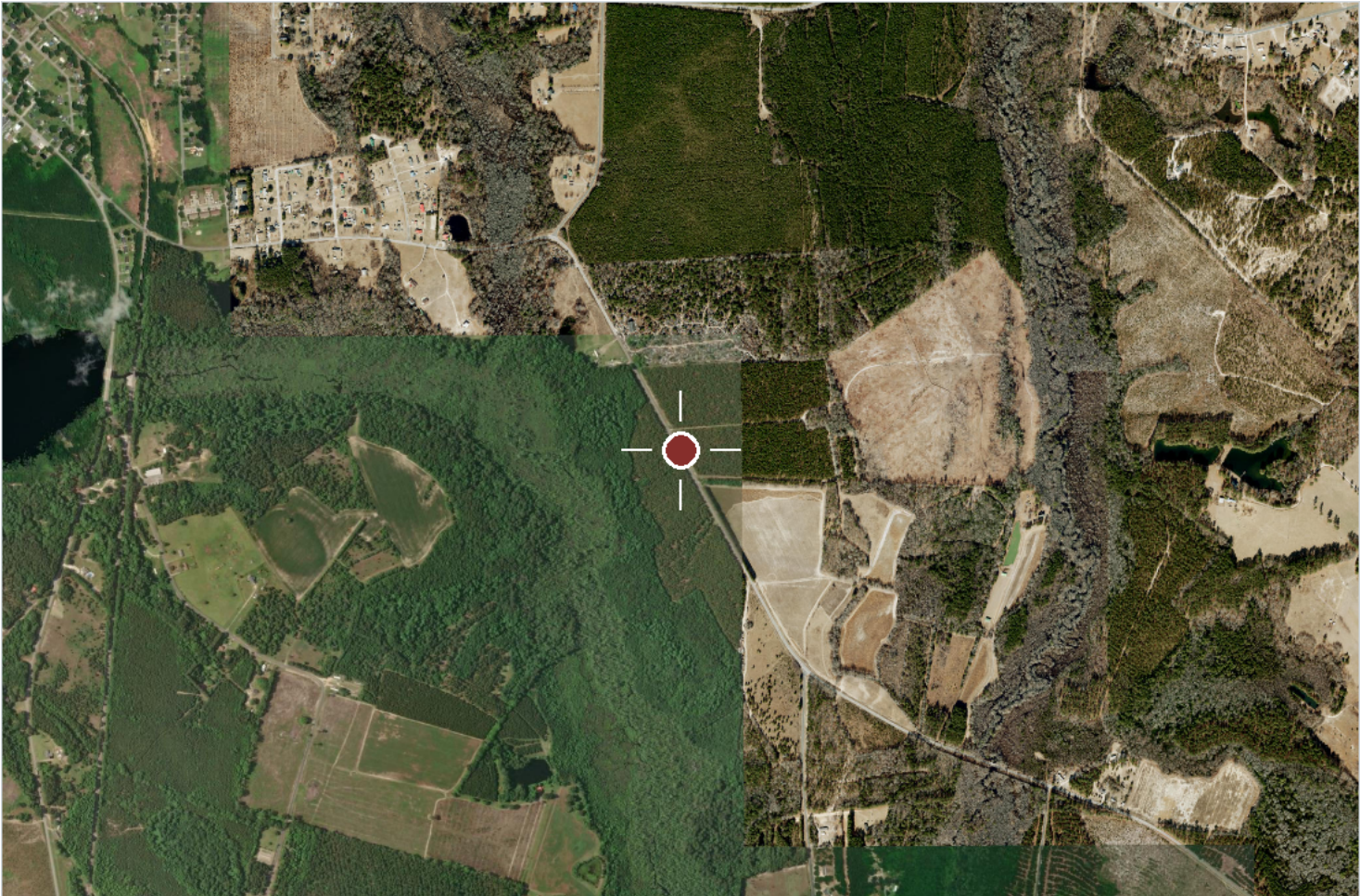
Property Photos

Beaverdam Creek 171 Tract · Marlboro County · South Carolina · Near Mccoll

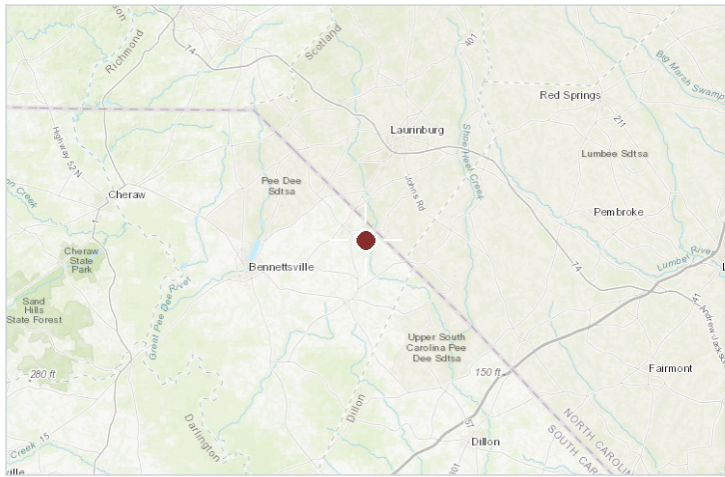


Location & Access

Beaverdam Creek 171 Tract · Marlboro County · South Carolina · Near Mccoll



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



Regional locator

COUNTY & STATE
Marlboro County, South Carolina

NEAREST CITY
Mccoll

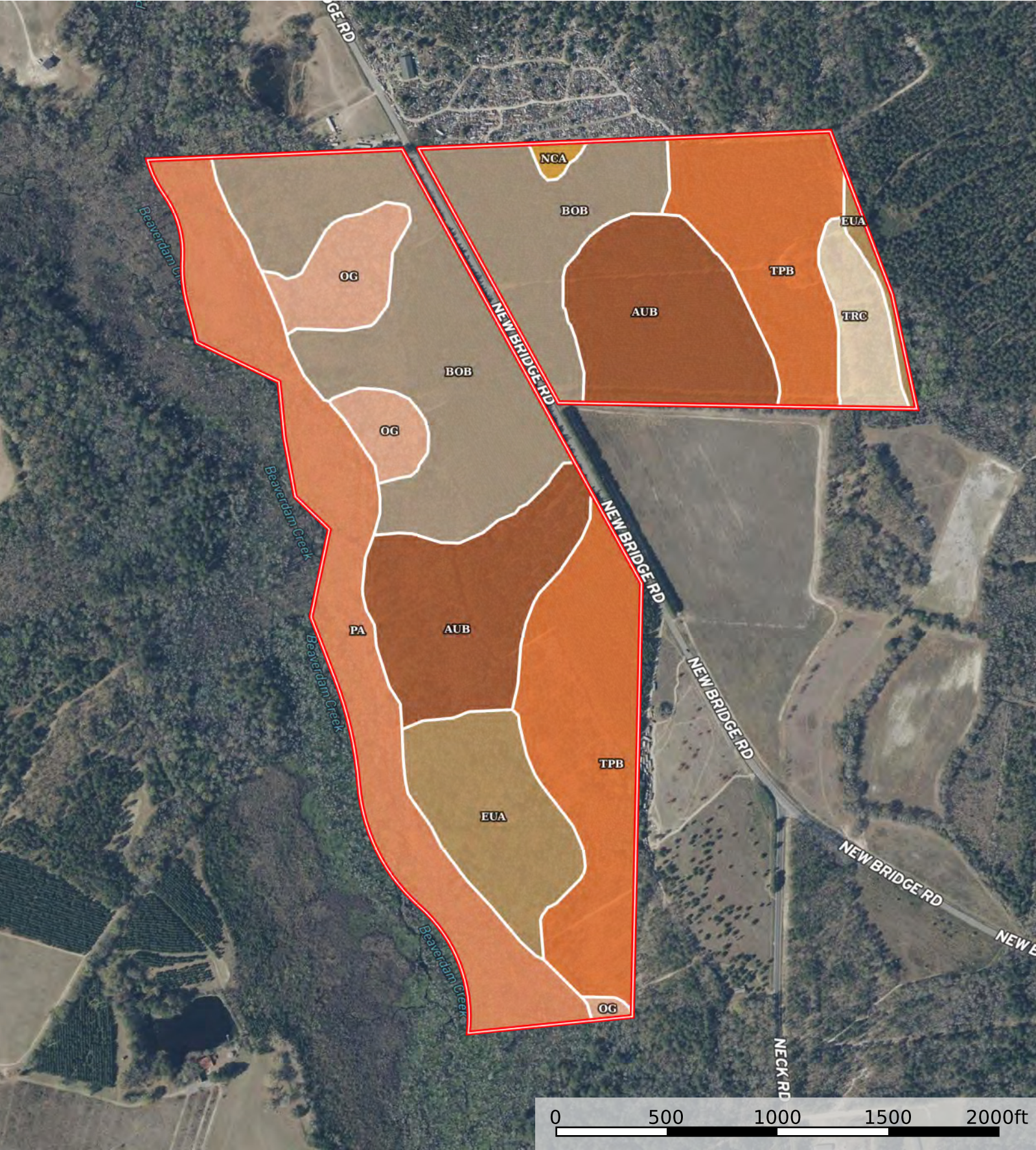
APPROXIMATE CENTRE
34.65253, -79.51739

COUNTY TAX PARCEL IDS
030-00-02-013

INTERACTIVE MAP



<https://id.land/maps/31fbae4c1314381ce845be4f7ffcd8c5/share>



Boundary

 All Polygons 159.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoB	Bonneau sand, 0 to 4 percent slopes	41.22	25.79	0	46	2s
TpB	Troup sand, 0 to 6 percent slopes, Southern Coastal Plain	34.33	21.48	0	25	3s
AuB	Autryville sand, 0 to 6 percent slopes	30.4	19.02	0	46	2s
Pa	Pamlico muck, frequently flooded	27.09	16.95	0	33	7w
EuA	Eunola loamy sand, 0 to 2 percent slopes	13.19	8.25	0	64	2w
Og	Ogeechee sandy loam	8.44	5.28	0	46	3w
TrC	Troup sand, 6 to 10 percent slopes	4.54	2.84	0	28	6s
NcA	Noboco loamy sand, 0 to 2 percent slopes	0.64	0.4	0	59	1
TOTALS		159.85(*)	100%	-	40.32	3.22

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 49.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AuB	Autryville sand, 0 to 6 percent slopes	14.95	30.36	0	46	2s
TpB	Troup sand, 0 to 6 percent slopes, Southern Coastal Plain	14.42	29.28	0	25	3s
BoB	Bonneau sand, 0 to 4 percent slopes	13.46	27.33	0	46	2s
TrC	Troup sand, 6 to 10 percent slopes	4.54	9.22	0	28	6s
EuA	Eunola loamy sand, 0 to 2 percent slopes	1.24	2.52	0	64	2w
NcA	Noboco loamy sand, 0 to 2 percent slopes	0.64	1.3	0	59	1
TOTALS		49.25(*)	100%	-	38.81	2.65

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 110.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoB	Bonneau sand, 0 to 4 percent slopes	27.76	25.1	0	46	2s
Pa	Pamlico muck, frequently flooded	27.09	24.49	0	33	7w
TpB	Troup sand, 0 to 6 percent slopes, Southern Coastal Plain	19.91	18.0	0	25	3s
AuB	Autryville sand, 0 to 6 percent slopes	15.45	13.97	0	46	2s
EuA	Eunola loamy sand, 0 to 2 percent slopes	11.95	10.8	0	64	2w
Og	Ogeechee sandy loam	8.44	7.63	0	46	3w
TOTALS		110.6(*)	100%	-	40.98	3.48

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is

due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

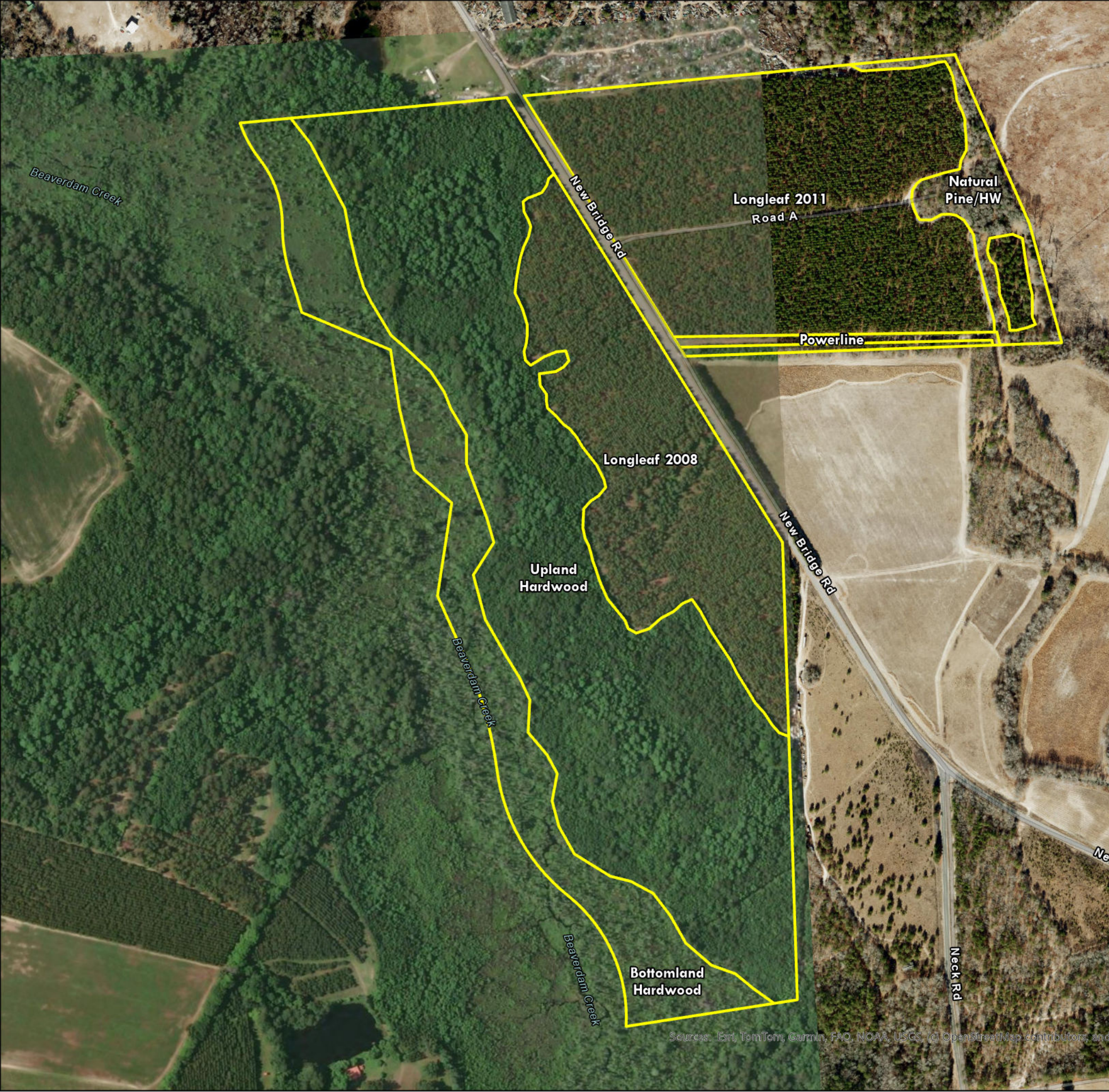
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



BEAVERDAM CREEK TRACT

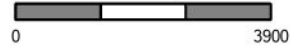
COUNTY: MARLBORO

STATE: SC

ACRES: ±171

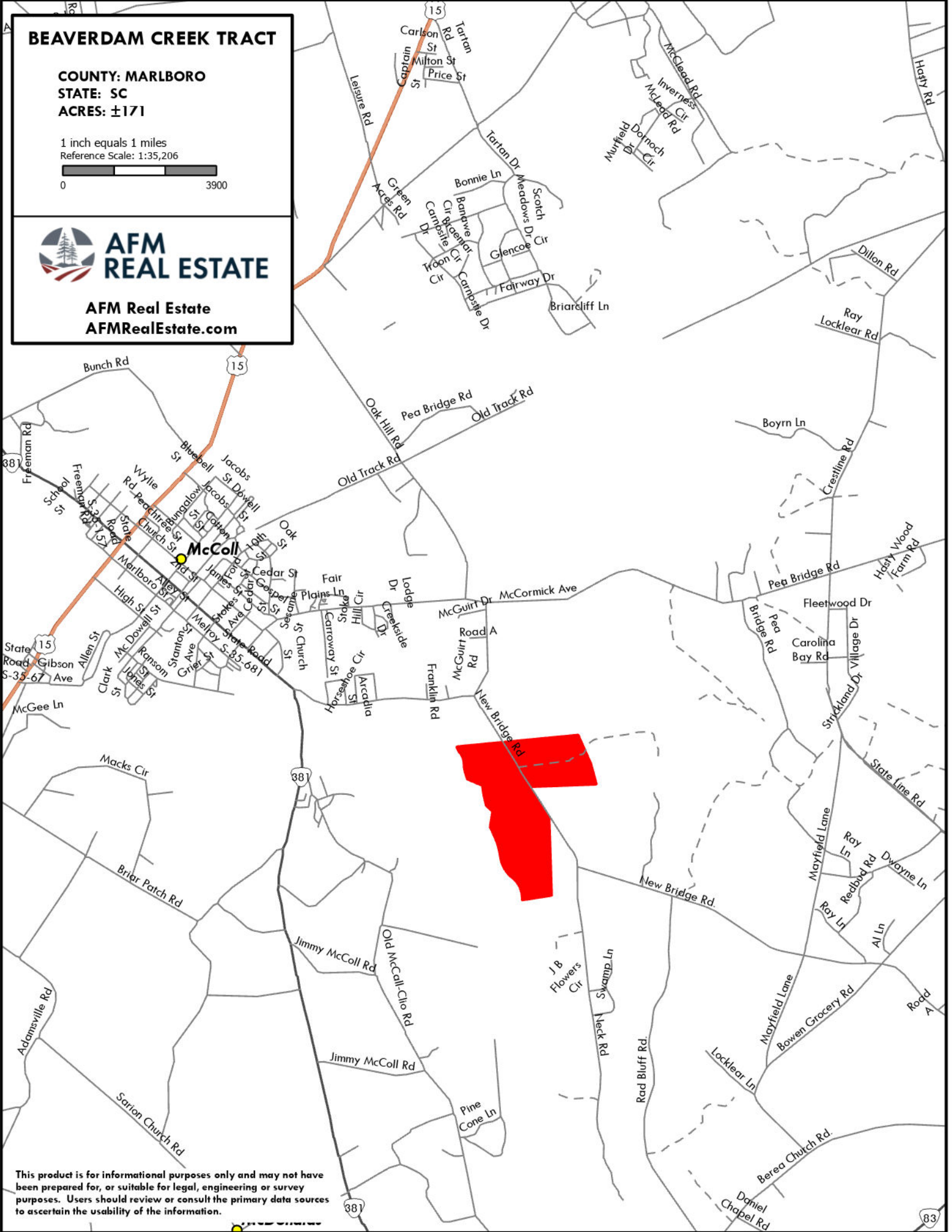
1 inch equals 1 miles

Reference Scale: 1:35,206



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JUL 21 2005

ASSESSMENT ID #
030-00-02-013

STATE OF SOUTH CAROLINA)

COUNTY OF MARLBORO)

TITLE TO REAL ESTATE

FILED, RECORDED, INDEXED
 JUL 21 2005 10:33AM
 Rec Fee: 10.00 St Fee: 105.50
 Co Fee: 44.55 Pages: 3
 Clerk of Court
 William B. Funderburk

KNOW ALL MEN BY THESE PRESENTS, THAT, I, **Hubbard W. McDonald, Sr.**, for and in consideration of the sum of **FORTY THOUSAND THREE HUNDRED AND 00/100 (\$40,300.00)---DOLLARS**, paid at and before the sealing and delivery of these presents by **J. Allan McDonald**, Post Office Box 99, Tatum, South Carolina 29594 receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and released unto **J. Allan McDonald**, his heirs and assigns forever, all of my right, title and interest in and to the following described property, to-wit:

"All that certain piece, parcel or tract of land, situate, lying and being in McColl Township, Marlboro County, South Carolina and consisting of Two Hundred Fifty Five and One-Half (255 1/2) Acres, more or less, and being bounded in a general way as follows: On the North by lands formerly owned by T. B. Gibson; on the East by lands known as the Hugh I. McLaurin place and by Gum Swamp; on the South by lands formerly owned by Effie McLucas and by lands formerly owned by Albert McLucas; On the West by the run of beaver Dam Creek and the run of Panther Creek, and having such shape, metes, courses and distances as will fully appear by reference to a plat made by C. H. McLaurin in 1919, and subdivided in 1924, which said plat is recorded in the office of the Clerk of Court for Marlboro County in Plat Book No. 6, at page 35, and by this reference the said plat is made a part of this description.

This being the same property heretofore conveyed to Jean McLucas Hamer by deed of May McLucas recorded in Deed book 143 at Page 256 in the Office of the Clerk of Court for Marlboro County.

LESS, HOWEVER, that portion of the aforesaid property consisting of Eighty-Four (84) Acres, more or less heretofore conveyed by the Grantor to Lumbee Timber Company, Inc. by deed recorded in Deed Book 144 at Page 6 in the Office of the Clerk of Court for Marlboro County.

The conveyance made herein is subject to the easement for purposes of ingress and egress conveyed to Lumbee Timber Company, Inc. by Jean McLucas Hamer in the aforesaid deed recorded in Deed Book 144 at Page Page 6 in the Office of the Clerk of Court for Marlboro County."

This being the same property to which Hubbard W. McDonald, Jr. conveyed a one-half (1/2) undivided interest to Hubbard W. McDonald, Sr. by deed recorded April 4, 2003 in Deed Book 454 at Page 54 in the Office of the Clerk of Court for Marlboro County.

TMS#: 030-00-02-013

I hereby certify that the within deed
 has been this ____ day of JUL 21 2005
 A.D. 19____ transferred on Auditor's
 Book ____ at page 981545
Gene Moore
 Auditor of Marlboro County, S. C.

TOGETHER with all and singular in the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said J. Allan McDonald, his heirs and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular said premises unto J. Allan McDonald, his heirs and assigns, against myself and my heirs, executors, administrators and against every person whomsoever lawfully claiming or to claim the same or any part hereof.

WITNESS my hand and seal this 18th day of July, in the year of our Lord two thousand ^{thirtieth} ~~and twenty~~ five and in the two hundred and ~~twenty~~ ^{thirtieth} year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of

Catherine B. Odon

Hubbard W. McDonald, Jr.
Hubbard W. McDonald, Sr.

Brouer B. Huttsch

STATE OF SOUTH CAROLINA)
COUNTY OF MARLBORO)

FILED, RECORDED, INDEXED
07/20/2005 11:17:53AM
Rec Fee: 10.00 St Fee: 105.30
Co Fee: 44.55 Pages: 3
Clerk of Court
William B. Funderburk

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath that she saw the within named Hubbard W. McDonald, Jr. sign, seal and as his act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that she with the other witness witnessed the execution thereof.

SWORN TO BEFORE ME THIS 18th

DAY OF JULY, 2005.

Catherine B. Odon

(L.S.)

Notary Public for South Carolina

My commission expires: 8/24/2011

Brouer B. Huttsch

STATE OF SOUTH CAROLINA)

COUNTY OF MARLBORO)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

Property located in Marlboro County, South Carolina, bearing Marlboro County Tax Map Number 30-00-02-13 was transferred by Hubbard W. McDonald, Sr. to J. Allan McDonald.

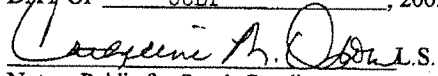
This was an arm's length real property transaction and the purchase price was \$40,300.00.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the buyer.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


J. Allan McDonald

SWORN TO BEFORE ME THIS 18TH
DAY OF JULY, 2005.


Notary Public for South Carolina

My commission expires: 8/24/2011

FILED, RECORDED, INDEXED
07/20/2005 11:17:53AM
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16890 Bk: 495 Pg: 97