



SOLD · SET PRICE

Longleaf Mecca Tract

± 93 Acres | Chesterfield County | South Carolina | Near Chesterfield

Longleaf Mecca Tract | 93.4± Acres of Prime Longleaf Pine Timberland, Hunting Land & Homesite Potential in Chesterfield County, SC

PRICE \$513,700	PRICE / ACRE \$5,500	ACREAGE ± 93
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PROPERTY OVERVIEW

Located just 3.6 miles south of Chesterfield, South Carolina, this exceptional 93.4± deeded acre property offers a rare combination of income-producing timberland, recreational opportunities, future homesite potential, and outstanding accessibility. Situated along both SC Highway 145 and Mecca Lane, the tract enjoys approximately 1,300 feet of frontage on Highway 145 and approximately 2,300 feet of frontage along Mecca Lane, providing excellent access and multiple points of entry. County water is available along Highway 145, further enhancing the property's development and homestead potential. The property is highlighted by approximately 66 acres of healthy, well-managed longleaf pine established in 2014, along with an additional 12 acres of loblolly pine planted during the same period. Th...

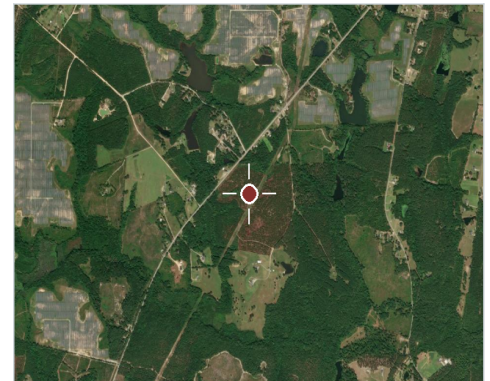
PROPERTY DETAILS

TYPE Development (Home/Cabin site)	ACCESS Dirt Road · Paved Road
UTILITIES Electric · Telephone · Public Water	WATER FEATURES Creeks / Streams
VIEWS Timber	COUNTY TAX PARCEL IDS 173 000 000 007

DOCUMENTS INCLUDED

Soil Map · Older Plat · Deed · Stand Map · Locator Map

LOCATION



Chesterfield 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



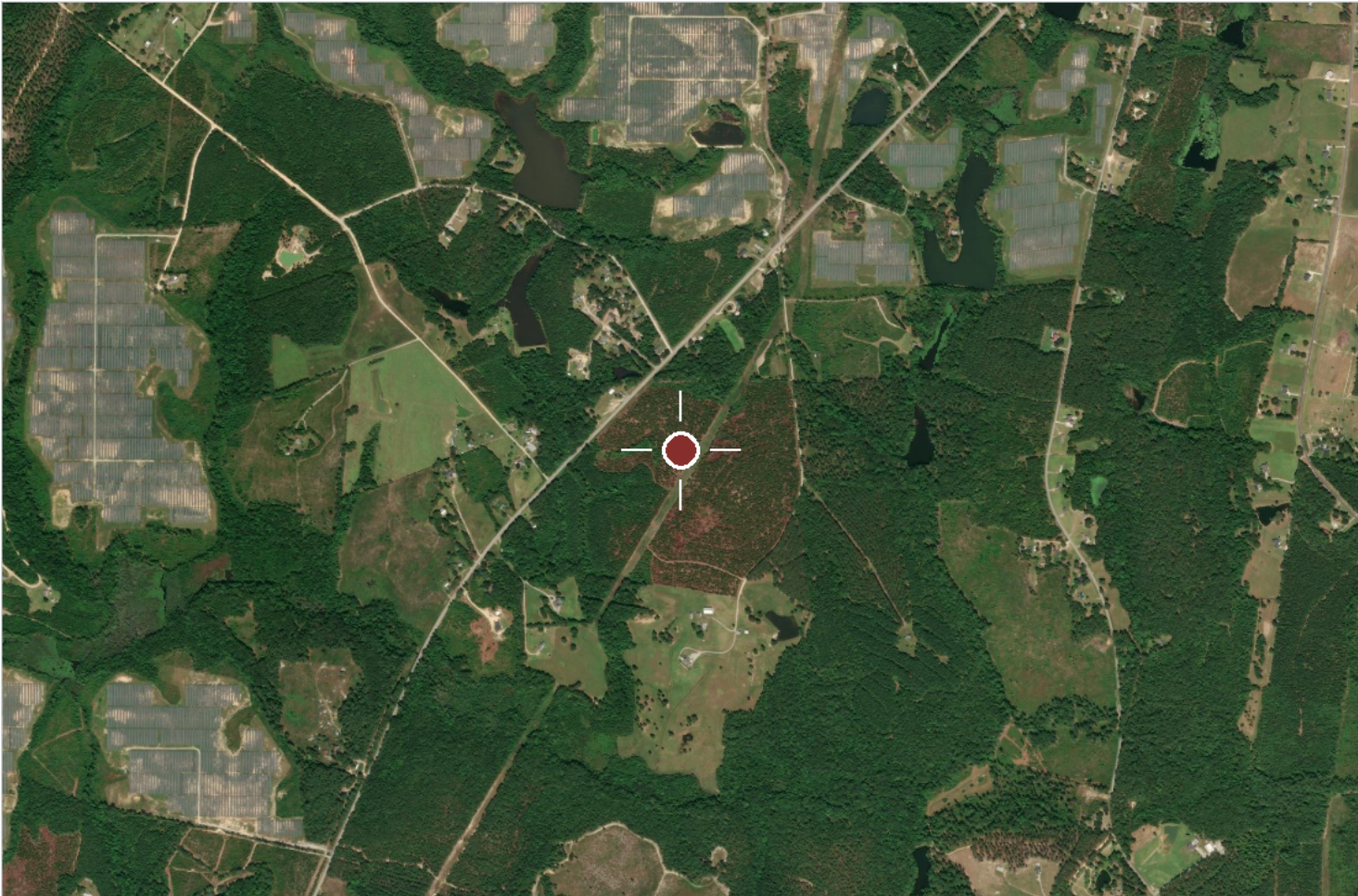
Property Photos

Longleaf Mecca Tract · Chesterfield County · South Carolina · Near Chesterfield

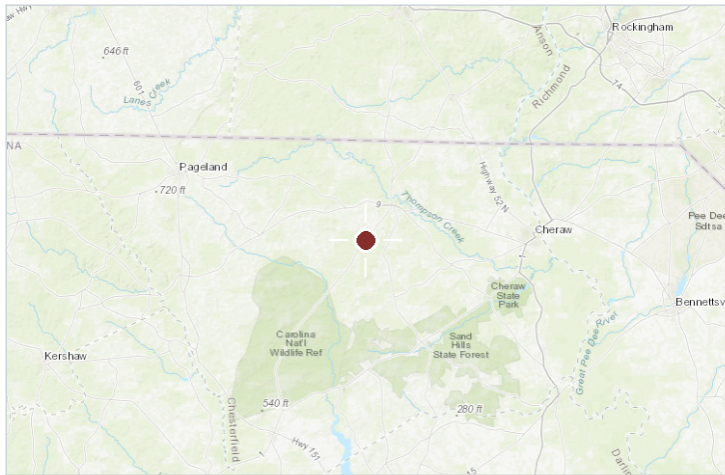


Location & Access

Longleaf Mecca Tract · Chesterfield County · South Carolina · Near Chesterfield



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



Regional locator

COUNTY & STATE
Chesterfield County, South Carolina

NEAREST CITY
Chesterfield

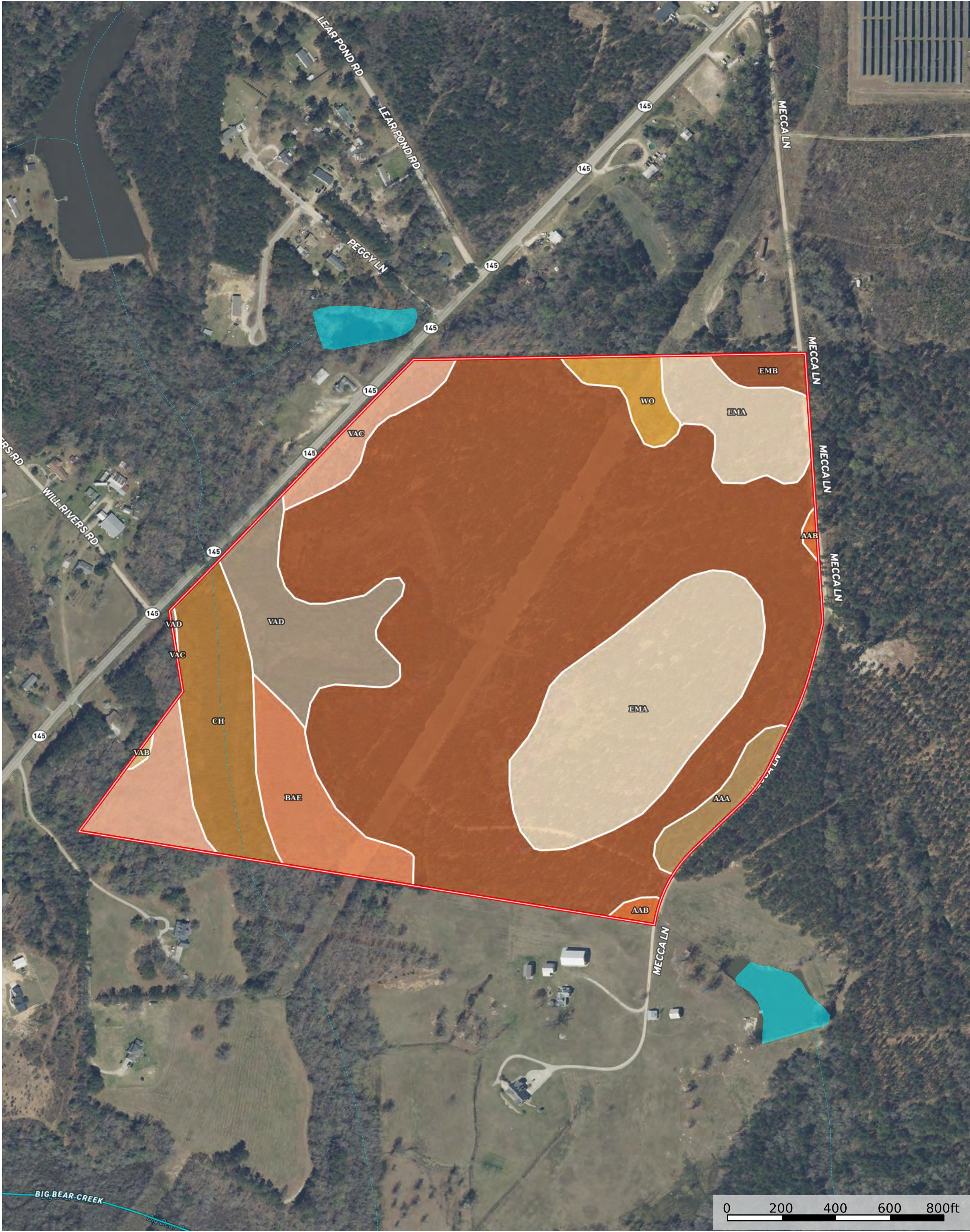
APPROXIMATE CENTRE
34.69342, -80.12567

COUNTY TAX PARCEL IDS
173 000 000 007

INTERACTIVE MAP



<https://id.land/maps/4a0652c26902e17b417f07322a2b2406/share>



Boundary Stream, Intermittent River/Creek Water Body

| Boundary 94.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EmB	Emporia loamy sand, 2 to 6 percent slopes	53.57	56.72	0	65	2e
EmA	Emporia loamy sand, 0 to 2 percent slopes	16.57	17.55	0	72	1
Ch	Chewacla clay loam, 0 to 2 percent slopes, frequently flooded	5.94	6.29	0	55	4w
VaD	Vaucluse loamy sand, 10 to 15 percent slopes	5.68	6.01	0	41	4e
VaC	Vaucluse loamy sand, 6 to 10 percent slopes	4.74	5.02	0	43	3e
BaE	Badin silt loam, 15 to 25 percent slopes	4.19	4.44	0	49	6e
AaA	Ailey sand, moderately wet, 0 to 2 percent slopes	1.61	1.7	0	35	2s
Wo	Woodington sandy loam	1.56	1.65	0	49	3w
AaB	Ailey sand, moderately wet, 2 to 6 percent slopes	0.45	0.48	0	34	3s
VaB	Vaucluse loamy sand, 2 to 6 percent slopes	0.1	0.11	0	43	3s
TOTALS		94.41(*)	100%	-	61.37	2.32

(*) 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

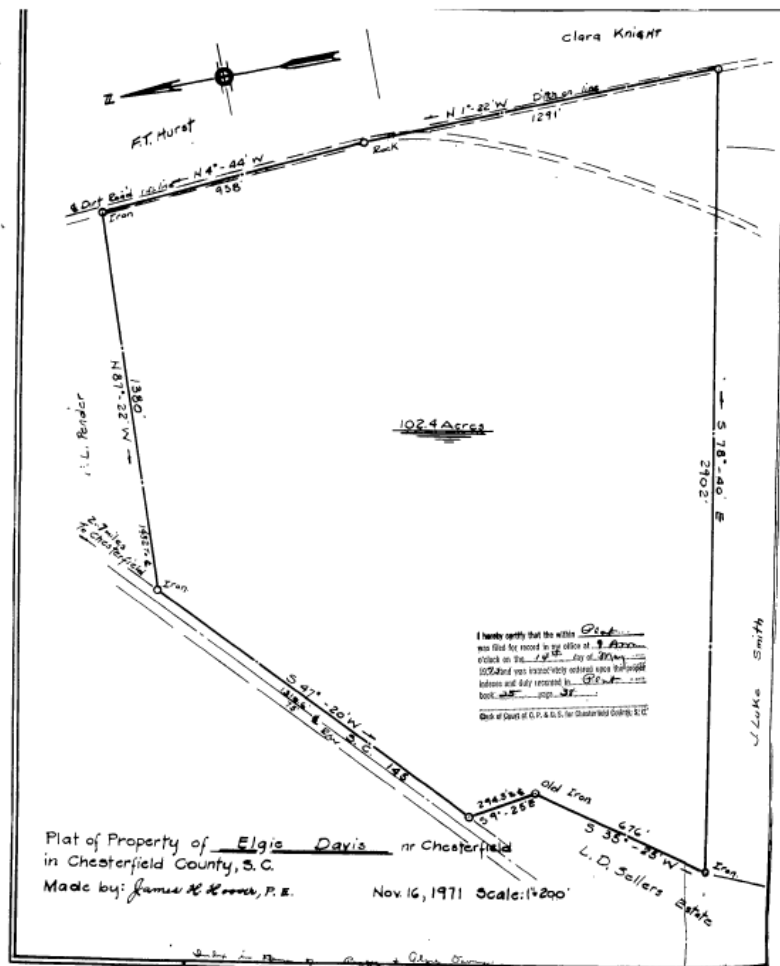
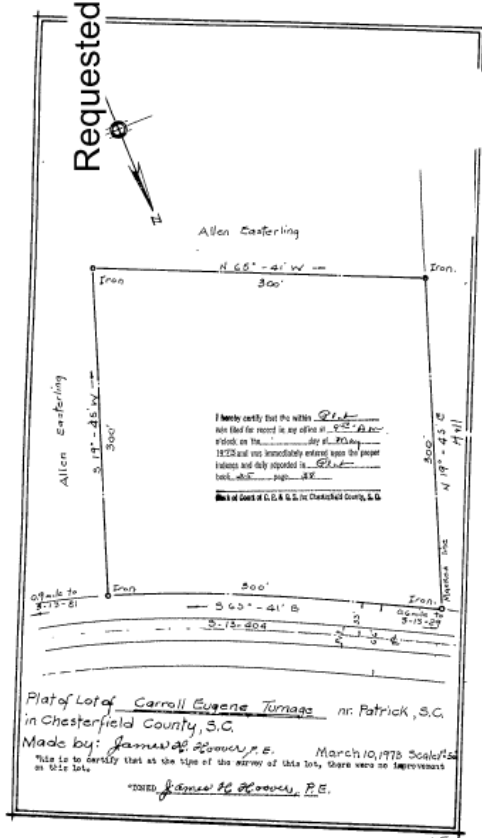
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Requested by: J



Requested by: JEL 06/05/2026

Norm K. Jackson
 CHESTERFIELD COUNTY ASSESSOR
 TMS# 173-7

Instrument Book Volume Page
 2022-1214 DB 545 426

2022-1214
 Filed for Record in
 CHESTERFIELD COUNTY, SC
 FAYE WILLIAMS, REGISTER OF DEEDS
 03/15/2022 04:01:17 PM
 DEED \$15.00
 Bk DB Vol 545 Page 426 - 429

Recording Requested By AME
 When Recorded Mail to:

3-25-2022

Lake and Lake Attorneys, LLC
 1325 Main Street
 Newberry, SC 29108

Recording Time, Book & Page

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHESTERFIELD)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LINDA C. LAKE (hereinafter referred to as the "Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE DOLLARS AND THE LOVE AND AFFECTION WHICH I BEAR FOR MY SONS paid by CARTER E. LAKE AND TREVOR P. LAKE, whose mailing address is hereinafter set forth (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, SUBJECT TO the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said:

CARTER E. LAKE AND TREVOR P. LAKE
 THEIR HEIRS AND ASSIGNS FOREVER
 RESERVING A LIFE ESTATE TO GRANTOR HEREIN,
 WHICH INCLUDES THE RIGHT AND PRIVILEGE TO HARVEST
 TIMBER AND PINE STRAW THEREFROM
 NOW EXISTING AND ALSO THAT WHICH EXISTS IN THE FUTURE

DESCRIPTION OF PREMISES CONVEYED ("The Premises"):

All that certain tract of land containing ninety-three and four tenths (93.4) acres, more or less, located approximately three (3) miles south of the Town of Chesterfield, in Chesterfield County South Carolina, and begin bounded generally, now or formerly, as follows: On the east by the centerline of a county dirt road which separates the tract herein conveyed from lands of Ruby H. Teal and Sara K. Lofton and also lands of Russell D. Carter; on the south by Sandra McLain and others; and on the west by SC Highway No. 145 and possibly others; and on the north by lands of Hurst.

Recorded this 28 day
 of March 20 22
 in Book W Page 318A
Jack Rivers / Rmc
 Auditor Chesterfield County, SC

Requested by: JEL 06/05/2026

Instrument	Book	Volume	Page
2022-1214	DB	545	427

This is the identical property as was conveyed to Linda C. Lake by Deed of Distribution of the Estate of William Clyde Carter (Probate Roll No. 2001-ES-13-36).

TAX MAP REFERENCE NUMBER: 173-000-000-007

THIS CONVEYANCE IS MADE SUBJECT TO: All conditions, covenants, easements, restrictions and rights-of-ways indicated by instruments, including plats of record and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

GRANTEES' MAILING ADDRESS: For the purpose of this instrument, the Grantee's mailing address is: 1820 Whippoorwill Road, Prosperity, SC 29127

Together with all and singular, the rights, members, hereditaments and appurtenances to The Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on The Premises and all easements and rights-of-way appurtenant to The Premises.

TO HAVE AND TO HOLD, all and singular, Carter E. Lake and Trevor P. Lake, their heirs and assigns forever, reserving a life estate to Grantor herein, which includes the right and privilege to harvest timber now existing and also that which exists in the future.

And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and all other lawful representatives, to warrant and forever defend all and singular The Premises unto Grantee and Grantee's heirs, successors and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed this 9th day of March, 2022.

Requested by: JEL 06/05/2026

Instrument	Book	Volume	Page
2022-1214	DB	545	428

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


WITNESS


LINDA C. LAKE


WITNESS

STATE OF SOUTH CAROLINA)
COUNTY OF NEWBERRY)

PROBATE

PERSONALLY APPEARED before me the undersigned Witness and made oath that (s)he saw the within-named LINDA C. LAKE sign, seal and as his/her act and deed, deliver the within-written instrument for the uses and purposes therein mentioned, and that (s)he with the other witness who signed above, witnessed the execution thereof.

SWORN TO BEFORE ME THIS 9th
day of March, 2022


(WITNESS MUST SIGN HERE AGAIN)


(SEAL)
Notary Public for South Carolina
My Commission expires: 09/09/26

TITLE NOT EXAMINED OR CERTIFIED BY:

Lake and Lake Attorneys, LLC
Attorneys at Law
1325 Main Street
Newberry, SC 29108

Requested by: JEL 06/05/2026

Instrument	Book	Volume	Page
2022-1214	DB	545	429

STATE OF SOUTH CAROLINA)
) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS
 COUNTY OF CHESTERFIELD)

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred: bearing Chesterfield County Tax Map Number 173-7000-000-07 was transferred by Linda C. Lake to Carter E. Lake and Trevor P. Lake on March 9, 2022.
3. Check one of the following. The deed is
 - a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c) X exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4-7 and go to item 8 of this Affidavit.)

If exempt under exemption #14 as described in the Information section of this Affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information of this Affidavit):
 - a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - b) _____ The fee is computed on the fair market value of the realty which is _____.
 - c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - a) Place the amount listed in item 4 above here: _____
 - b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. I 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 imprisonment not more than one year, or both.

SWORN to before me this 11th
 day of March 2022

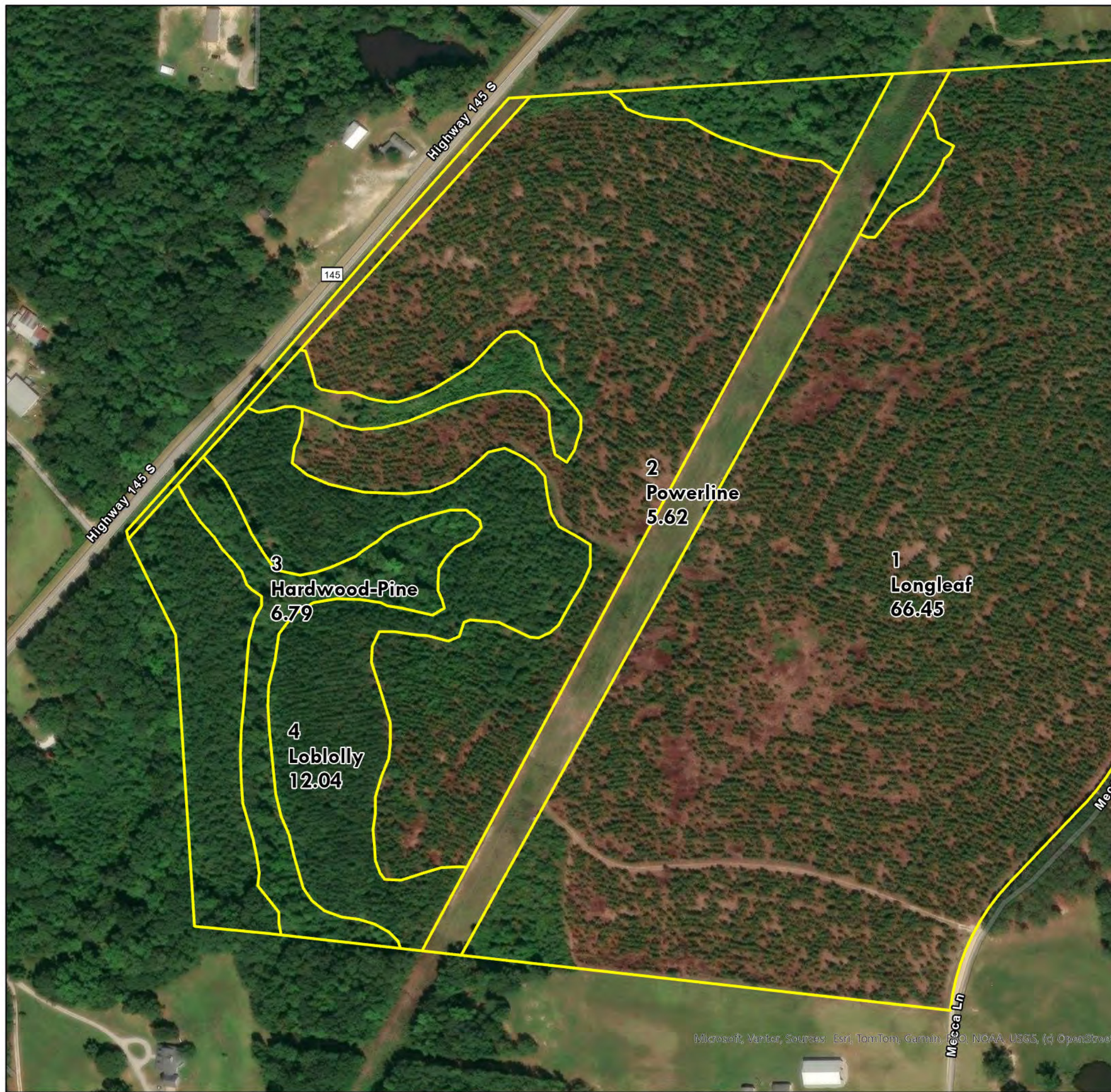
Signature of Responsible Person Connected with the Transaction

Robert C. Lake IV

Print or type Name Here

Notary Public for South Carolina

My Commission Expires: 11-14-22



LONGLEAF MECCA TRACT

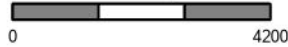
COUNTY: CHESTERFIELD

STATE: SC

ACRES: ± 93.4

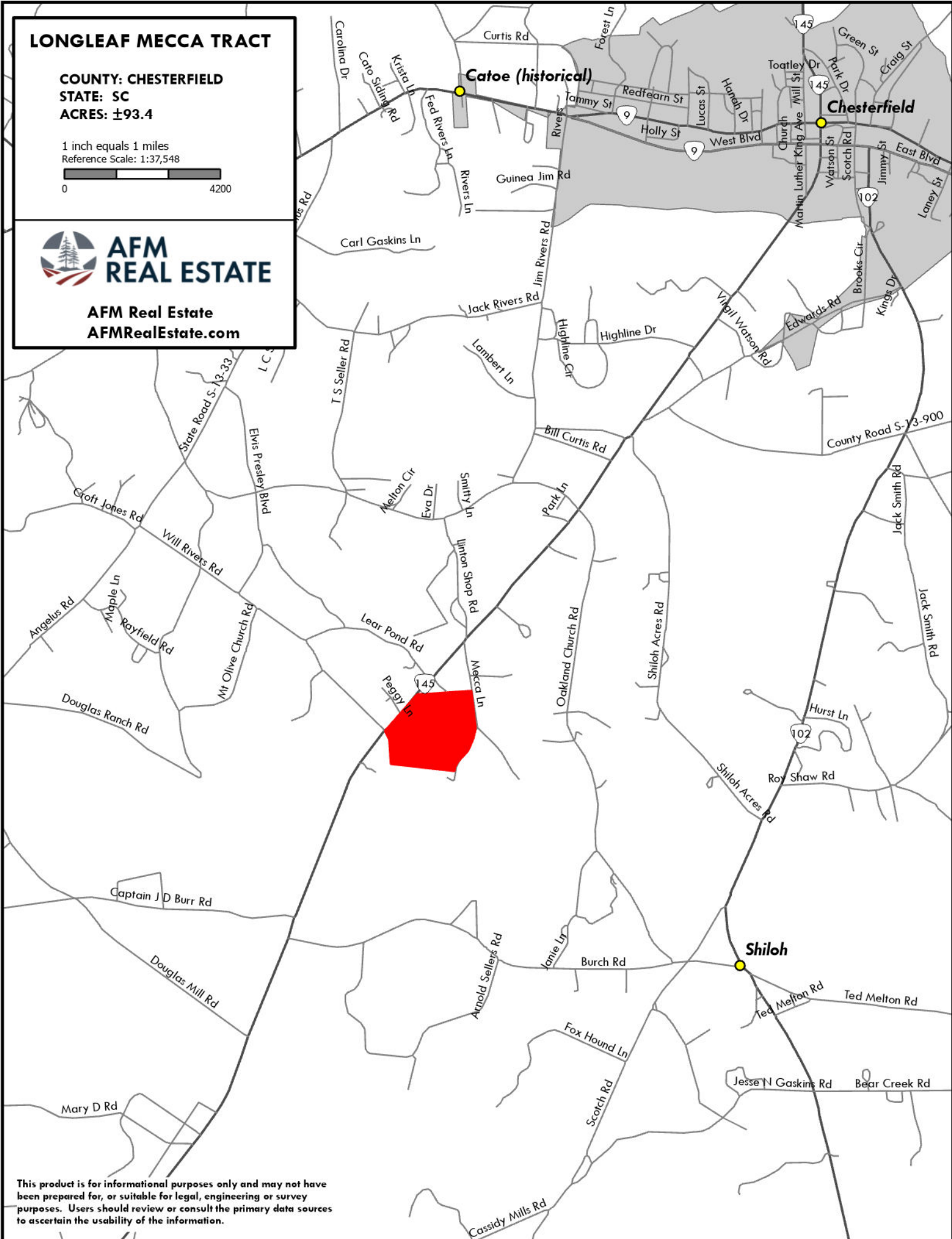
1 inch equals 1 miles

Reference Scale: 1:37,548



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