



UNDER CONTRACT · SET PRICE

Herndon Dairy Tract

± 84 Acres | Aiken County | South Carolina | Near Beech Island

Herndon Dairy Tract

PRICE	PRICE / ACRE	ACREAGE
\$415,000	\$4,940	± 84

PROPERTY OVERVIEW

Situated in the heart of Beech Island's emerging luxury corridor, this exceptional 84± acre tract offers a rare opportunity to acquire a substantial landholding surrounded by some of the region's most desirable equestrian, residential, recreational, and investment-oriented properties. Located just south of Herndon Dairy Road with frontage along St. Phillips Road, the property is ideally positioned within an area experiencing significant growth while still retaining the privacy and character that define premier rural estates. The tract features a beautiful landscape of rolling terrain, mature timber, and expansive natural beauty, creating an ideal setting for a private estate, equestrian facility, family compound, recreational retreat, or long-term investment. Multiple potential homesites offer opportunities to capture scenic views and establish a legacy property with exceptional privacy and room to grow. Adding to its appeal is the prop...

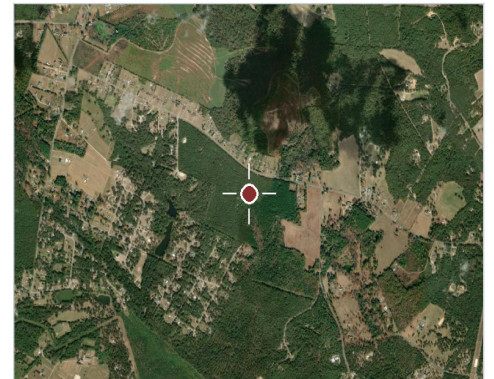
PROPERTY DETAILS

TYPE	ACCESS
Development (Residential)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone · Public Water	Creeks / Streams
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Roads	0531203001

DOCUMENTS INCLUDED

Aerial Map · Location Map · Topography Map · Image Map · Timber Type Map · Soil Map

LOCATION



Aiken County, South Carolina



Charlie Shaw

Real Estate Broker: NC, SC
O: 704.527.6780 C: 704.654.1956
charlie.shaw@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



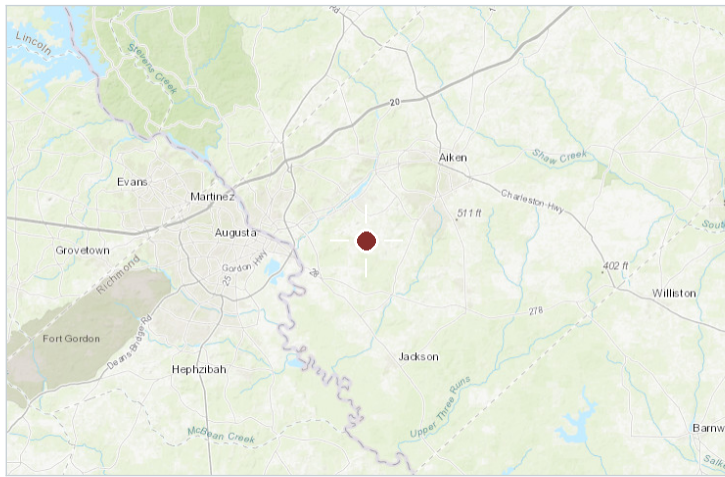
Property Photos

Herndon Dairy Tract · Aiken County · South Carolina · Near Beech Island



Location & Access

Herndon Dairy Tract · Aiken County · South Carolina · Near Beech Island



Regional locator

COUNTY & STATE
Aiken County, South Carolina

NEAREST CITY
Beech Island

APPROXIMATE CENTRE
33.47056, -81.82419

COUNTY TAX PARCEL IDS
0531203001

INTERACTIVE MAP



<https://id.land/maps/f101f366653fe3ad7863142632d030a7/share>

HERNDON DAIRY TRACT

COUNTY: AIKEN
STATE: SC
ACRES: 84

Map Scale 1 in : 330 ft
Reference Scale 1:3960

0 165 ft 330 ft

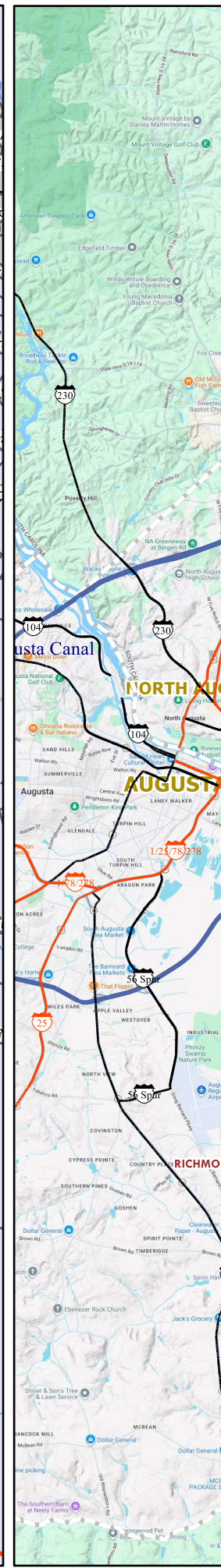
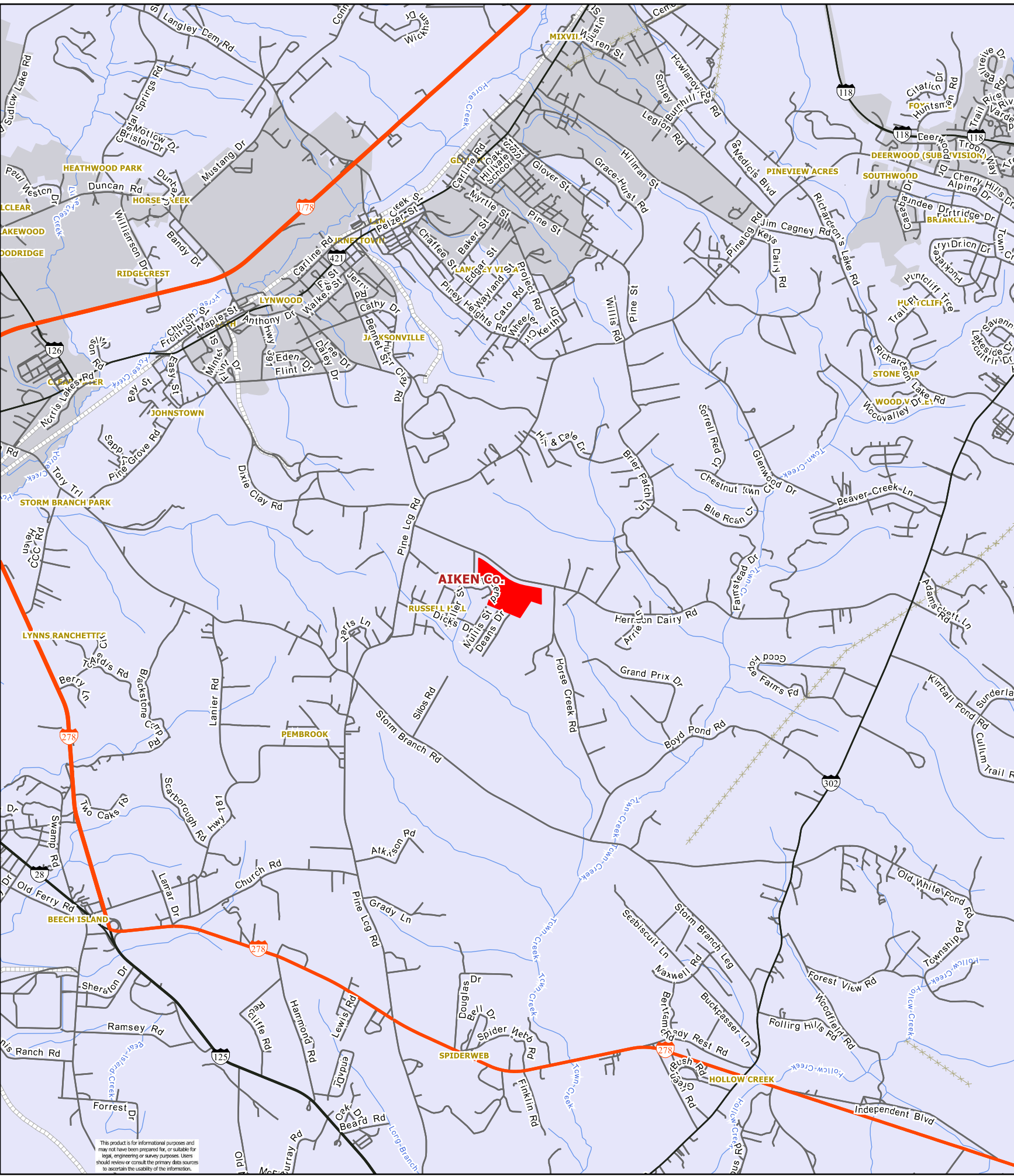


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HERNDON DAIRY TRACT

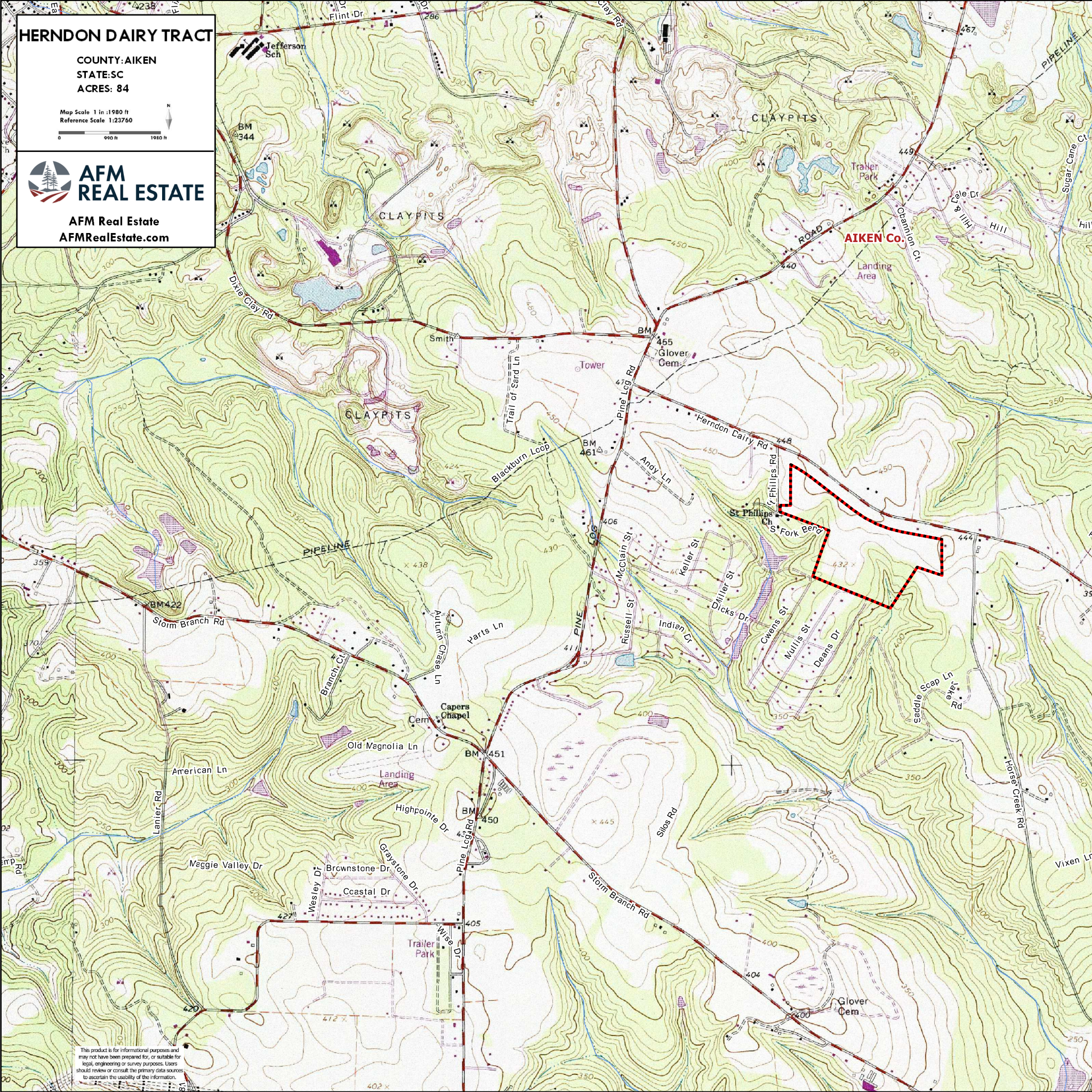
COUNTY: AIKEN
STATE: SC
ACRES: 84

Map Scale 1 in : 1980 ft
Reference Scale 1 : 23760



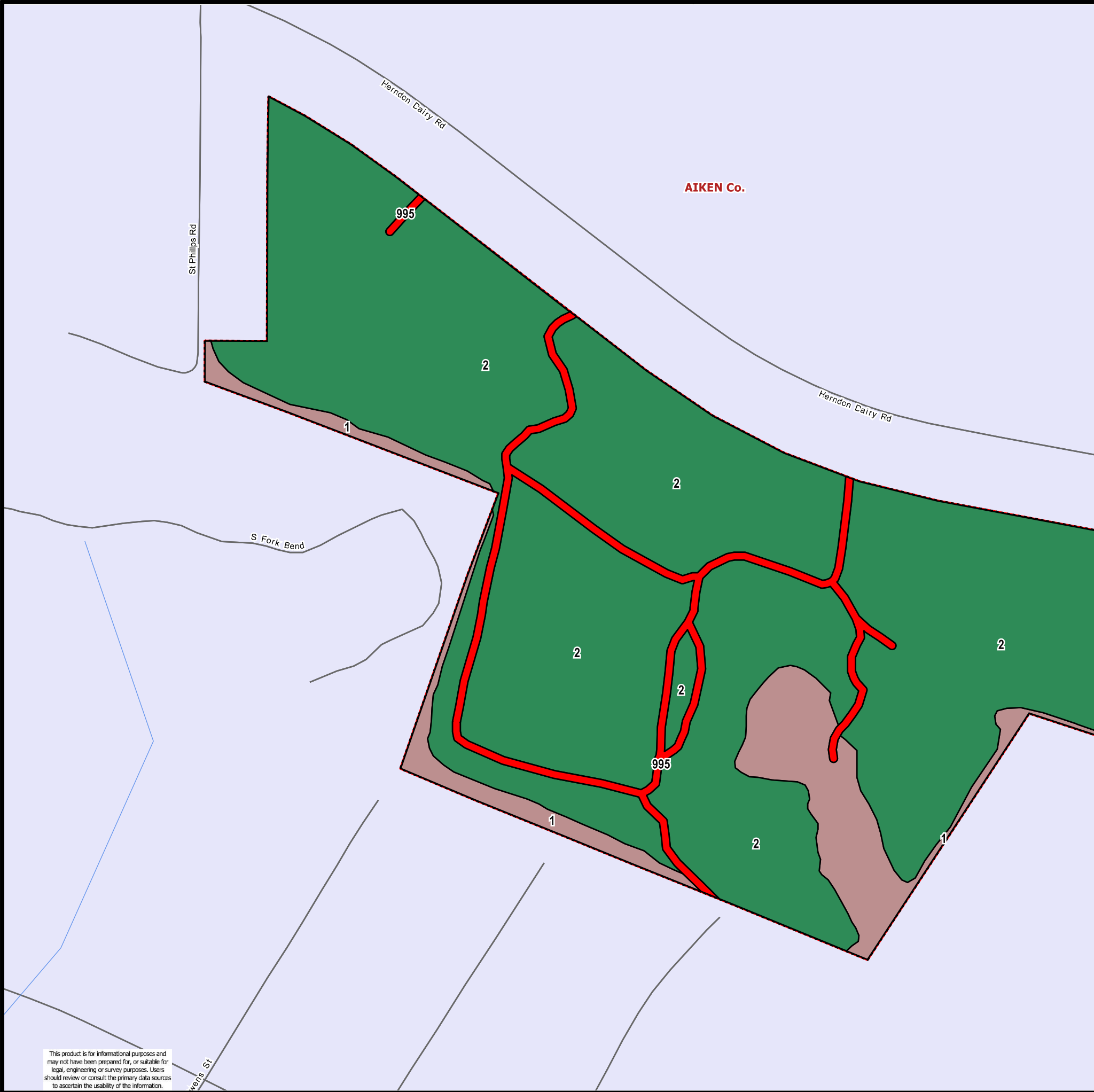
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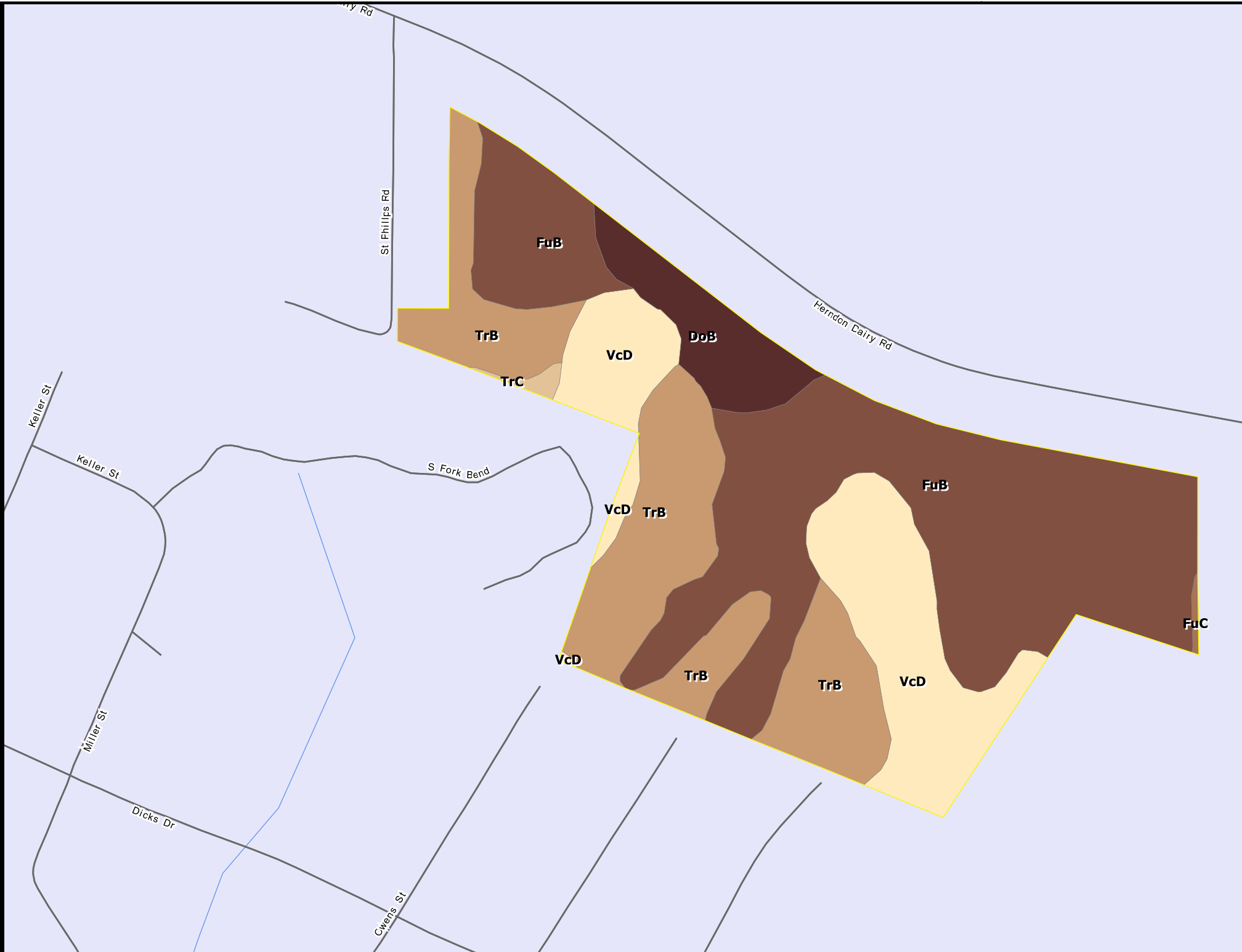


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SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
DoB	Dothan loamy sand, 2 to 6 percent slopes	All areas are prime farmland	5.36
FuB	Fuquay sand, 2 to 6 percent slopes	Farmland of statewide importance	39.16
FuC	Fuquay sand, 6 to 10 percent slopes	Not prime farmland	0.16
TrB	Troup sand, 0 to 6 percent slopes	Not prime farmland	21.92
TrC	Troup sand, 6 to 10 percent slopes	Not prime farmland	0.37
VcD	Vaucluse-Ailey complex, 6 to 15 percent slopes	Not prime farmland	16.51