

FOR SALE

colliers.com/P-USA1075023  VIEW ONLINE

231 acres

Old Eastover & Hollifield Road
EASTOVER | SC

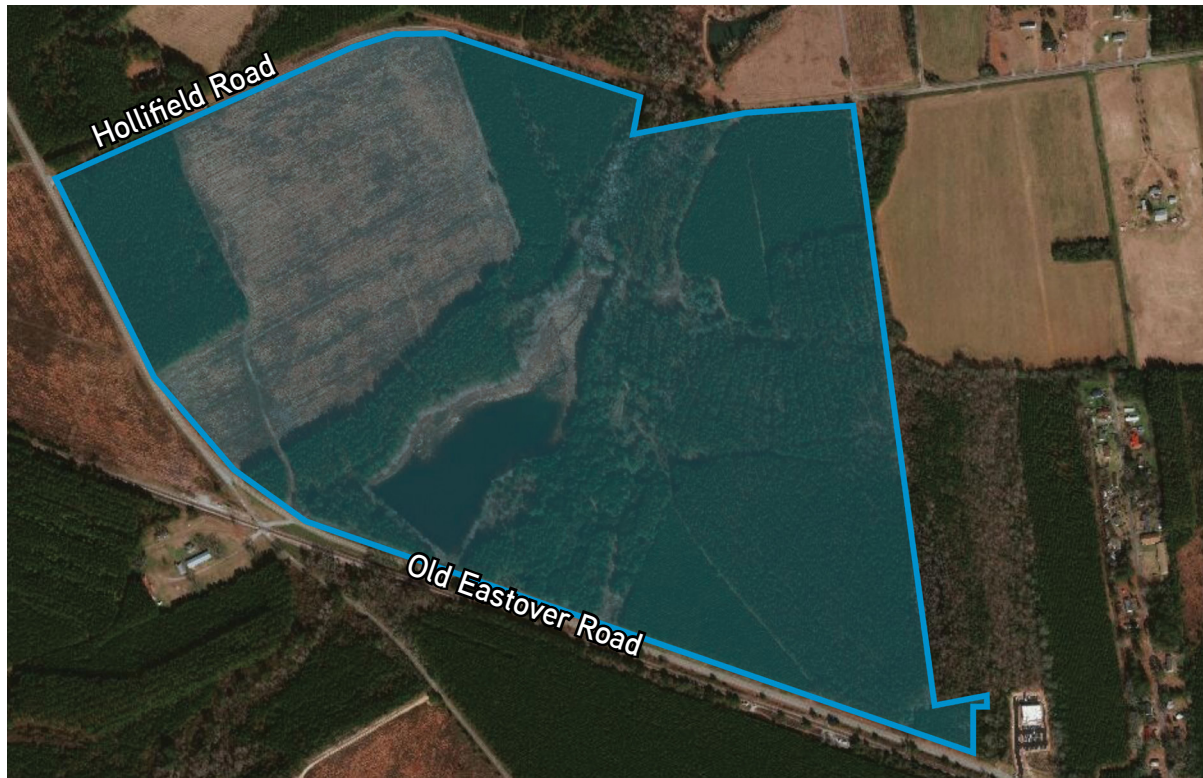
Incredible tract
just 30 minutes
from Columbia!

The Scarborough homesite tract is a 231-acre property located in eastern Richland County. When you arrive at the property, you are welcomed down a stately 500-foot, live oak-lined asphalt drive.



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PROPERTY FEATURES

Land use:	Recreational, timber, agricultural, equestrian
Acreage:	±231.09 acres
Tax map #:	R34800-02-01 and a portion of R34800-01-05
Water bodies:	±13-acre pond
Topography:	Level
Game:	Dove, ducks, quail, turkey, whitetail deer

THE LOCATION

The tract is located in eastern Richland County, South Carolina. 30 minutes from Columbia and 1 hour and 45 minutes from Charlotte and Charleston.

THE LAND

This is a great tract with a functional layout. Multiple ages of timber stands comprise the tract, ranging from 2018 planted loblolly to 1994 thinned stands. The composition of this tract allows for continued logging income over many years.

THE GAME

Abundant wildlife will satisfy any sportsman with opportunities from the land, water and air from deer to ducks, turkey and dove. A recently cut 47-acre stand lends perfectly to replanting pines, establishing a dove field, planting a food plot, developing a duck impoundment or a series of each. The site has the potential for an excellent quail woods.

\$774,151
SALES PRICE

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SOIL MAP













Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cx	Coxville fine sandy loam	43.1	18.4%
Jo	Johnston loam	1.5	0.6%
MaA	Marlboro sandy loam, 0 to 2 percent slopes	66.1	28.2%
NoA	Norfolk loamy sand, 0 to 2 percent slopes	12.2	5.2%
NoB	Norfolk loamy sand, 2 to 6 percent slopes	21.0	8.9%
ObA	Orangeburg loamy sand, 0 to 2 percent slopes	39.2	16.7%
ObB	Orangeburg loamy sand, 2 to 6 percent slopes	30.2	12.9%
Ra	Rains sandy loam	6.4	2.7%
W	Water	15.0	6.4%
Totals for Area of Interest		234.6	100.0%

TIMBER STAND MAP



Legend

-  Cutover - 47 Acres
-  Hardwood / Pine - 7 Acres
-  Loblolly Pine (Planted 1994) - 14 Acres
-  Loblolly Pine (Planted 2001) - 11 Acres
-  Loblolly Pine (Planted 2004) - 14 Acres
-  Loblolly Pine (Planted 2010) - 41 Acres
-  Loblolly Pine (Planted 2011) - 2 Acres
-  Loblolly Pine (Planted 2018) - 58 Acres
-  Old Homesite Area / Natural Pine - 23 Acres
-  Pond - Not Full

1" = 1,320



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