

PRICE REDUCED

For Sale
±250 AC
Recreational & Timberland



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DRONE FOOTAGE 

“Buck Creek” - Haymount Road (±250 acres)

Latta, South Carolina

NAIColumbia

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807 Gervais Street, Suite 200
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Executive Summary

“Buck Creek” - Haymount Road, Latta, South Carolina

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Buck Creek Farm in Latta, SC boasts a diverse landscape totaling in ±250 Acres. Truly a “Turn-Key” property, the amenities of Buck Creek are nothing short of an Outdoorsmen’s dream property. As you enter the front gates, a ¼ mile, Birch lined driveway will lead you directly to the ±2,000 sf lodge, which is a former tobacco pack house. Consisting of 3 BR, 3.5 BA, a kitchen and entertainment area, the main house is setup perfectly for entertaining guests. Attention to detail on the house and surrounding areas will not go unnoticed, as the current owners are both Commercial Contractors. Along with the main house, a ±1,200 sf “cook house” is also setup for entertainment and can quickly be converted into a guest house. Other structures on the property include two (2) tractor/equipment sheds totaling in ±1,500 sf and multiple deer stands already in place.

With an estimated ±90 tillable acres, a new owner will have a few options. All fields are currently in Agricultural production through a local farmer with a year to year lease. An ±8 acre Dove Field will be planted and ready to go for the 2021 - 2022 Dove Season making the transition seamless. Being amongst a much larger Agricultural field, the current dove field can easily be expanded if desired. There are eight (8) Food Plots strategically placed throughout the property creating perfect opportunities for any Deer and Turkey hunter. Many of these Deer and Turkey emerge from the ±80 Ac refuge of bottomland swamp that backs up to Buck Creek in the rear of the property. This refuge also has multiple Wood Duck holes scattered throughout.

A few steps from the back porch, a ±6 Ac pond is stocked and ready to go for any avid fisherman. The pond holds Bass, Catfish, and Bream, additionally in 2020, 100 12-inch tiger strain bass were stocked in the pond. This area is a spectacular spot to relax and view the abundance of wildlife that decide to stop by the pond throughout the day.

Located just ±11 miles from I-95, Buck Creek can be reached from Myrtle Beach in under 1 hour and Charlotte, Columbia and Raleigh all under 2 hours. Easy access and a pristine landscape make it the ideal weekend getaway for you, family and friends, or a corporate retreat.

The **Sale Price** for Buck Creek is: **\$850,000 or \$3,400/ac**
~~\$875,000 or \$3,500/ac~~
~~\$901,800 or \$3,600/ac~~

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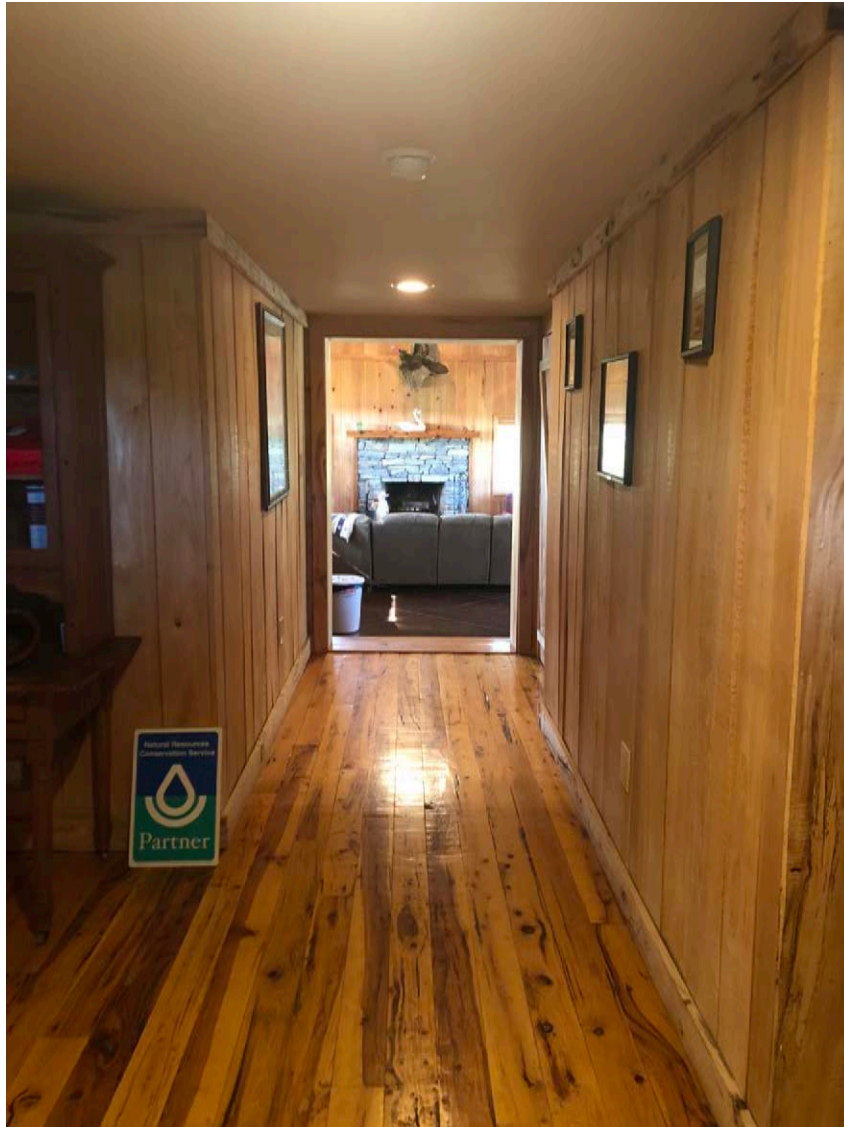
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Field Trial area has been featured in [Bob Redfern's Outdoor Magazine](#).

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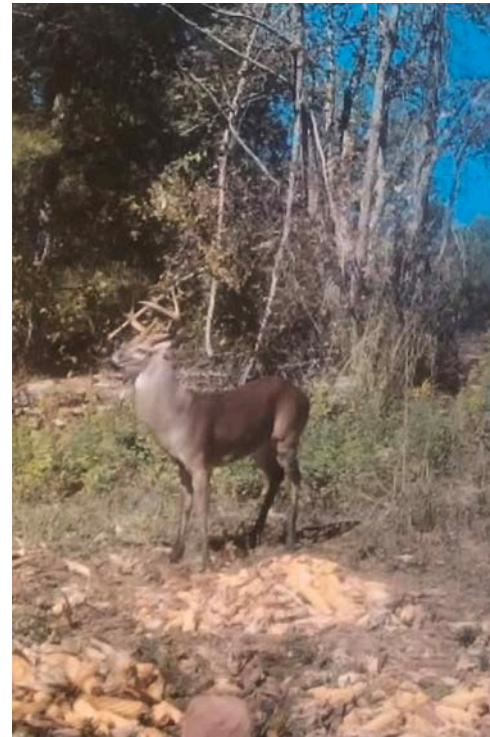
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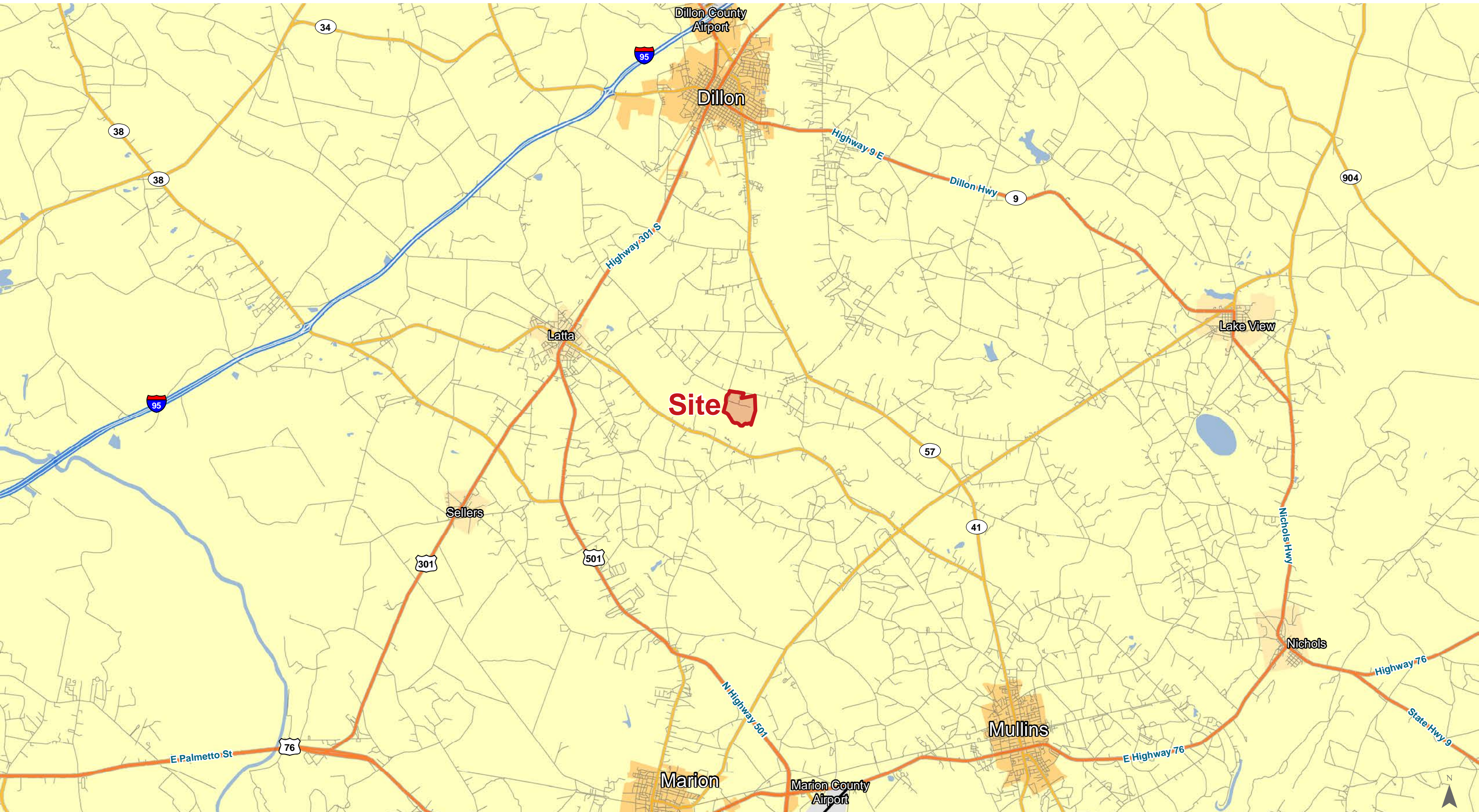
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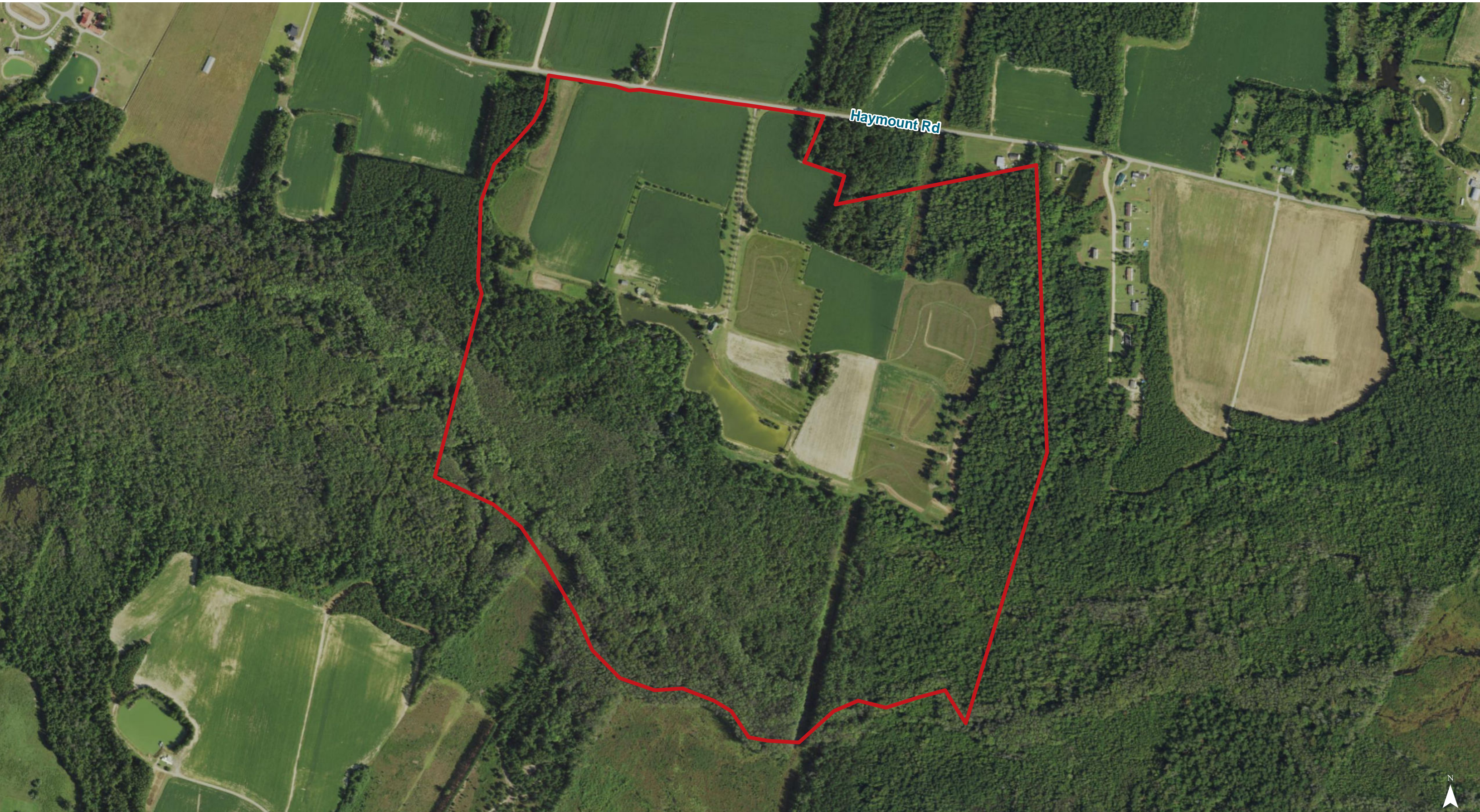
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Haymount Rd

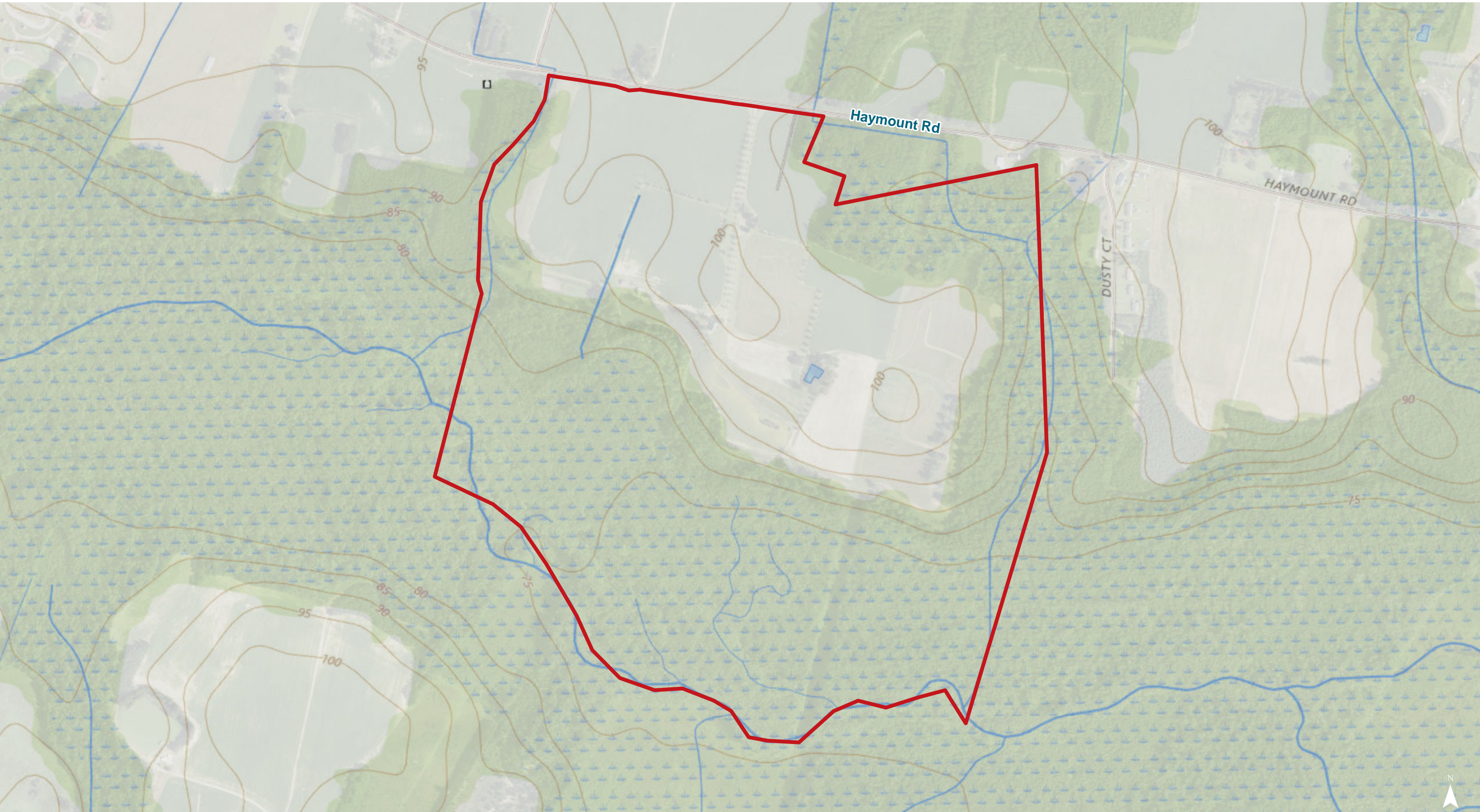




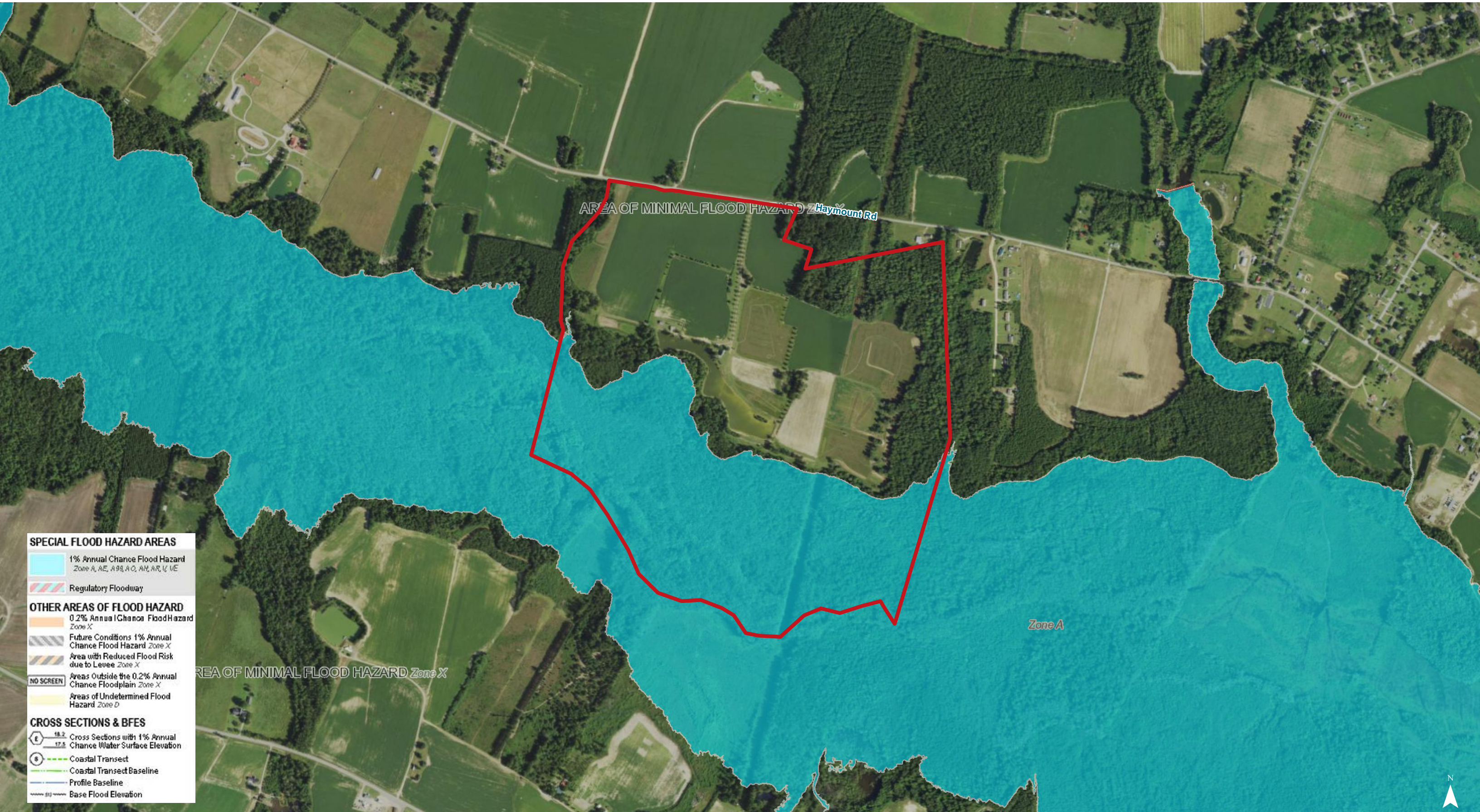
Haymount Rd



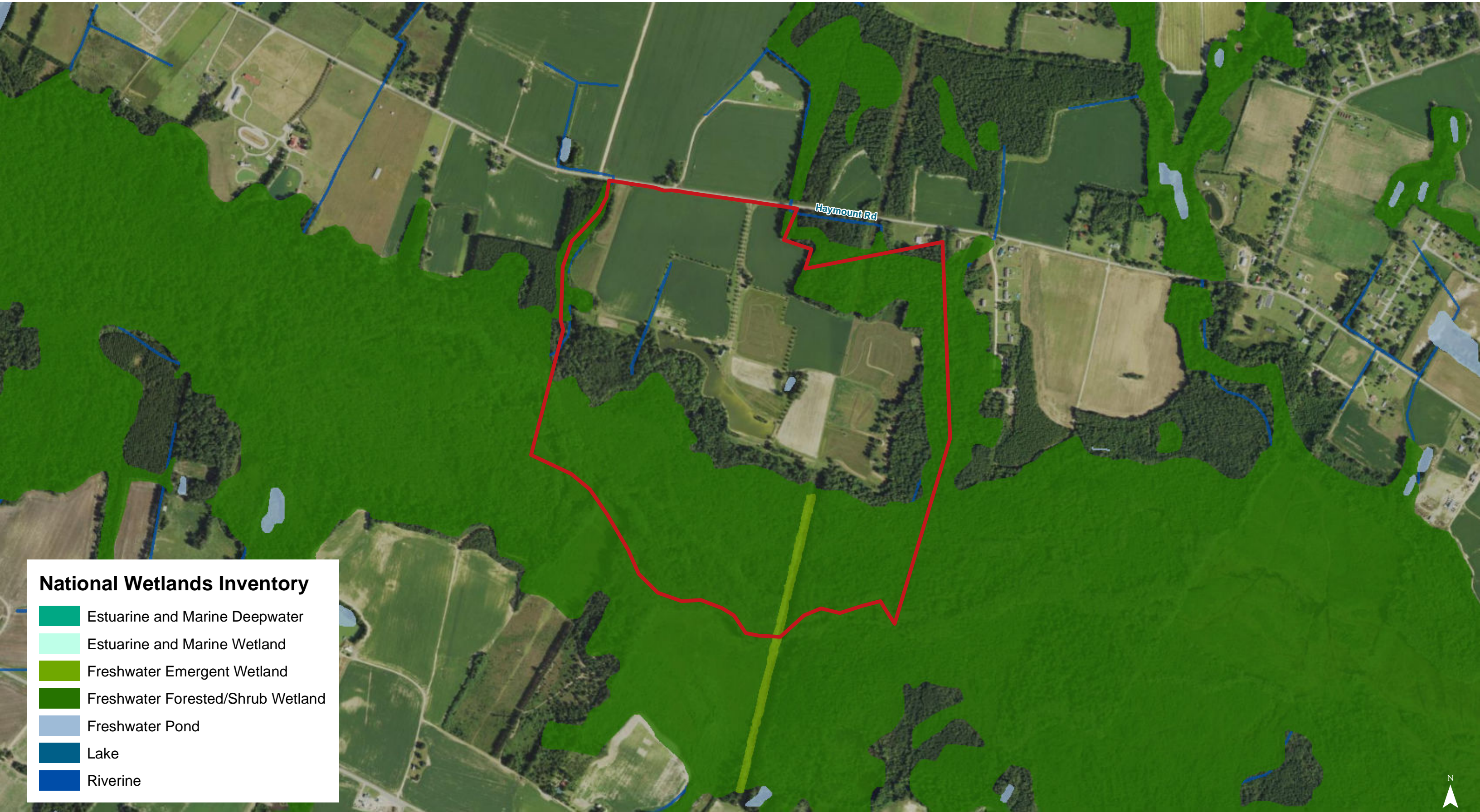
Topographical Map



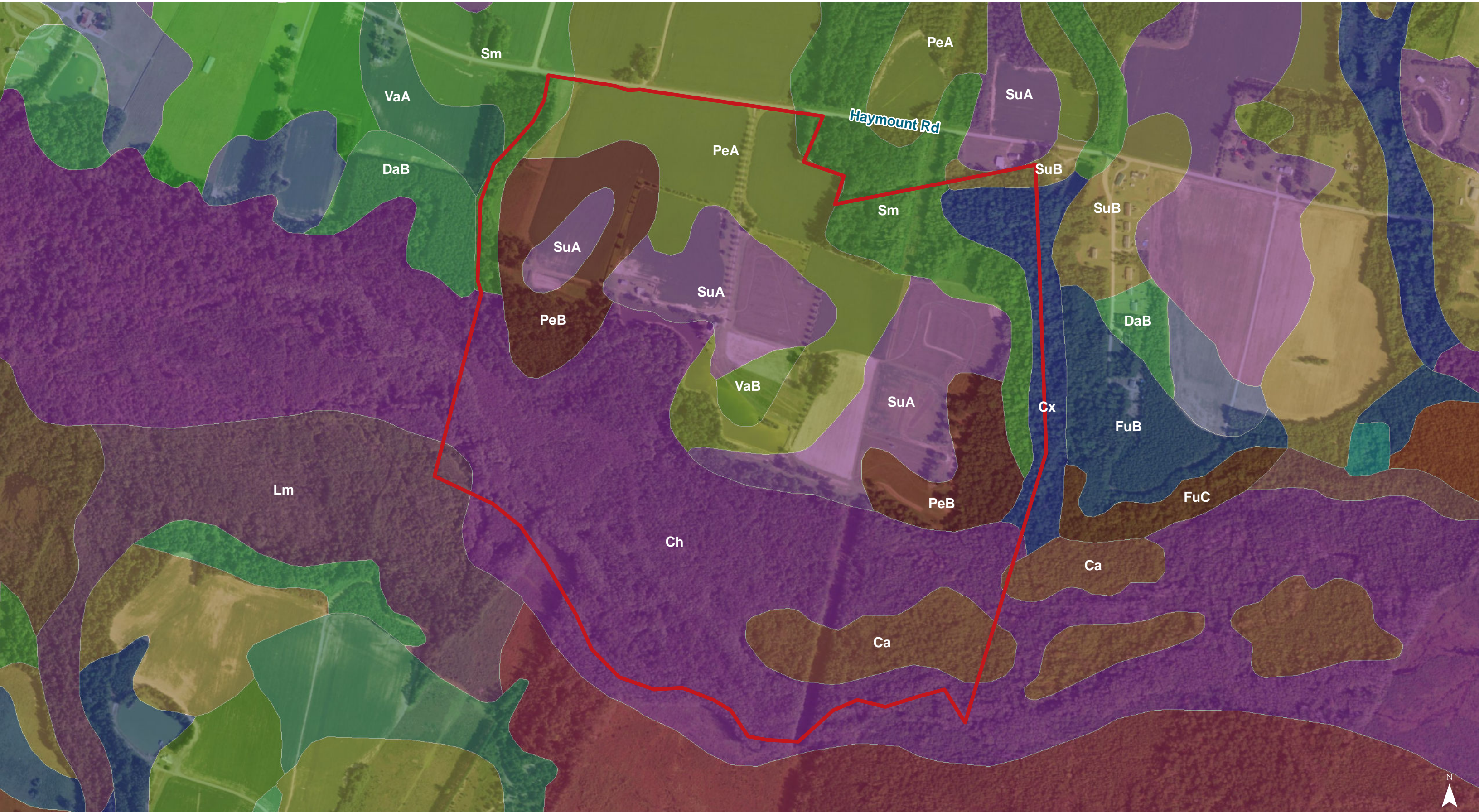
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Map Unit Description (Brief, Generated)

Dillon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ca - Cantey loam

Component: Cantey (100%)

The Cantey component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, coastal plains. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Ch - Chastain loam, frequently flooded

Component: Chastain (100%)

The Chastain component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Map unit: Cx - Coxville fine sandy loam

Component: Coxville (100%)

The Coxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats, coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: DaB - Dothan loamy fine sand, 2 to 6 percent slopes

Component: Dothan (100%)

The Dothan component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during January, February, March, April. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Dillon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay sand, 0 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: FuC - Fuquay sand, 6 to 10 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: Lm - Lumbee sandy loam

Component: Lumbee (100%)

The Lumbee component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flats. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Pb - Paxville loam

Component: Paxville (100%)

The Paxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways, coastal plains, marine terraces. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map Unit Description (Brief, Generated)

Dillon County, South Carolina

Map unit: PeA - Persanti fine sandy loam, 0 to 2 percent slopes

Component: Persanti (96%)

The Persanti component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Sm - Smithboro loam

Component: Smithboro (96%)

The Smithboro component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: SuA - Summerton loamy fine sand, 0 to 2 percent slopes

Component: Summerton (96%)

The Summerton component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map unit: SuB - Summerton loamy fine sand, 2 to 6 percent slopes

Component: Summerton (100%)

The Summerton component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Dillon County, South Carolina

Map unit: VaA - Varina sandy loam, 0 to 2 percent slopes

Component: Varina (100%)

The Varina component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: VaB - Varina sandy loam, 2 to 6 percent slopes

Component: Varina (100%)

The Varina component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.