



Site

FOR SALE
± 71.57 ACRES

NAIColumbia

BETH EDEN ROAD
NEWBERRY, SOUTH CAROLINA

For more information contact:

Nelson Weston, III

803 678 7346
nweston@naicolumbia.com

Tombo Milliken

803 206 8384
tombo.milliken@naicolumbia.com

Tom Milliken

803 331 6999
tmilliken@naicolumbia.com

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Beth Eden Road

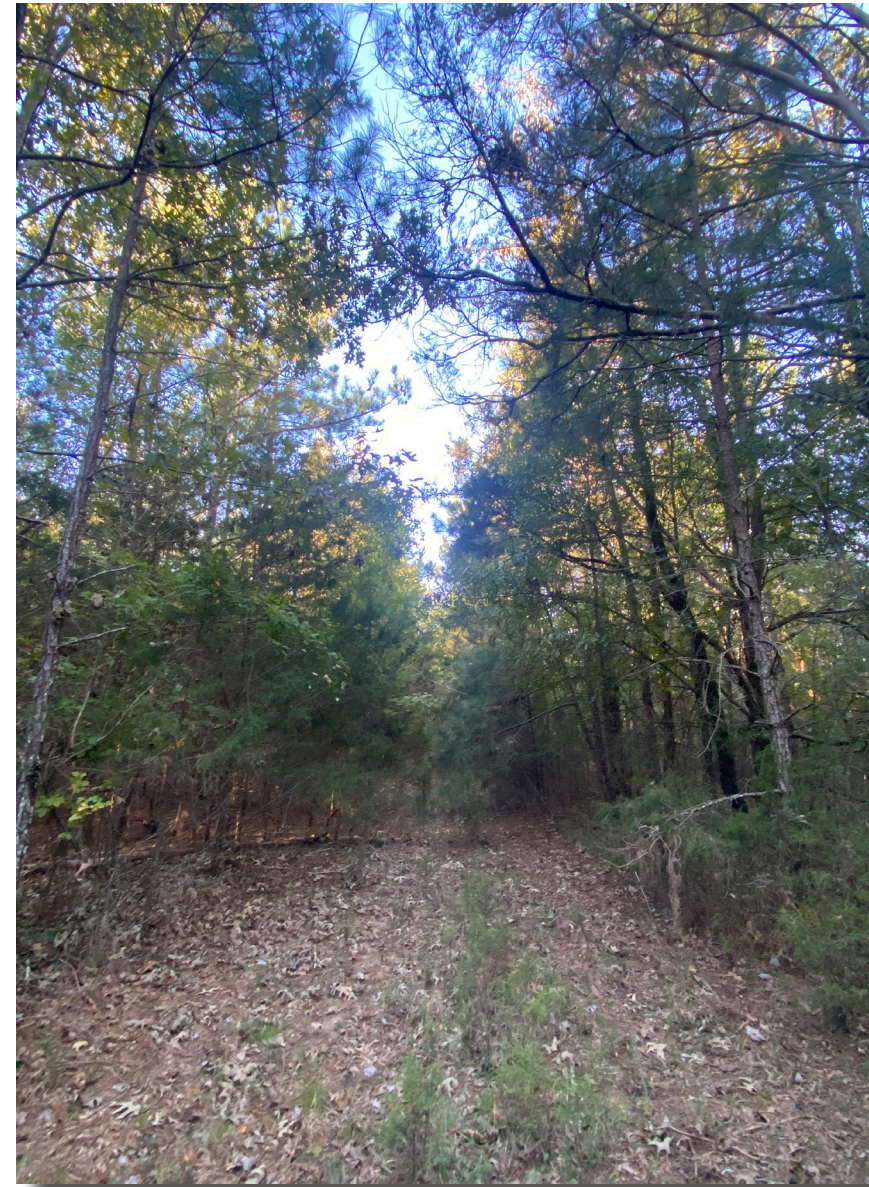
Newberry, South Carolina

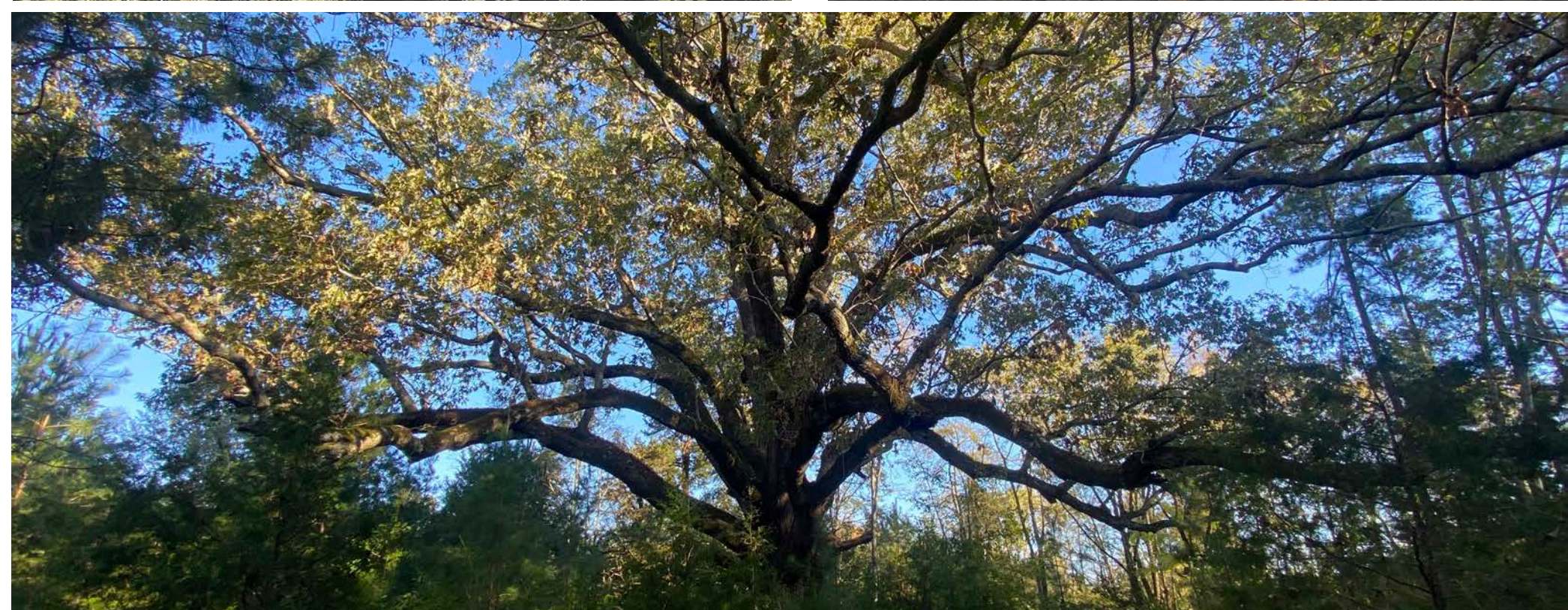
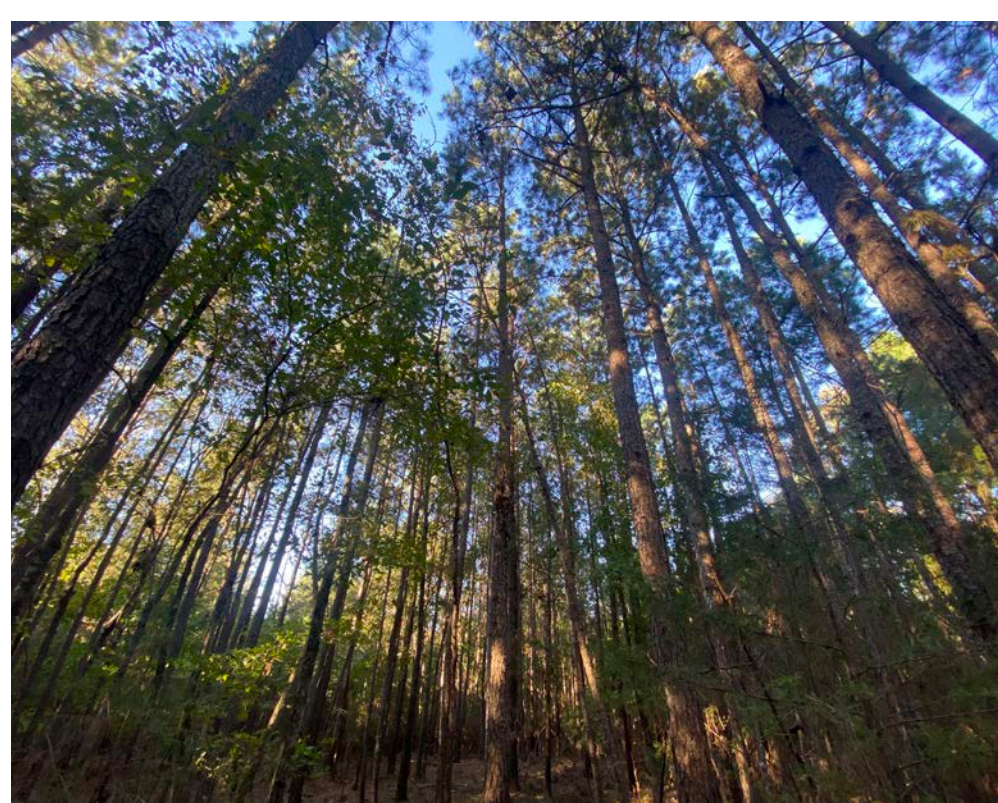
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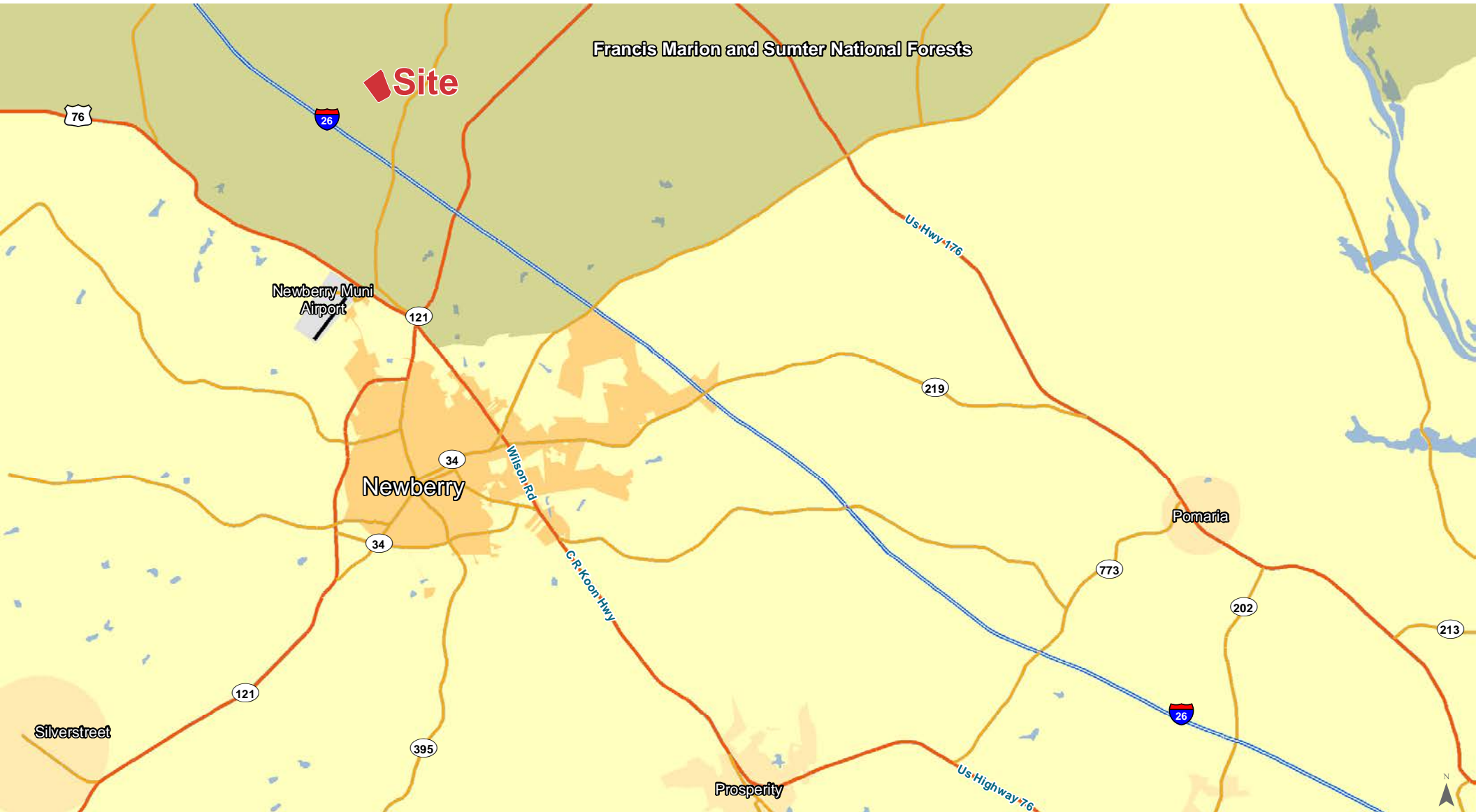
Property Features

- Approximately ±71.57 Acres for Sale in Newberry County
- Consists of natural regeneration timber with a nice mixture of Hardwood and Pine
- Located only 15 minutes from Downtown Newberry, 45 minutes from Columbia and 1 hour from Greenville
- Plenty of recreational opportunity with deer, turkey and other small game
- Multiple excellent homesites due to the gentle topography
- Adjacent to Sumter National Forest on all sides
- Approximately ±1,980 ft of road frontage on Beth Eden Rd.

SALES PRICE: \$413,750





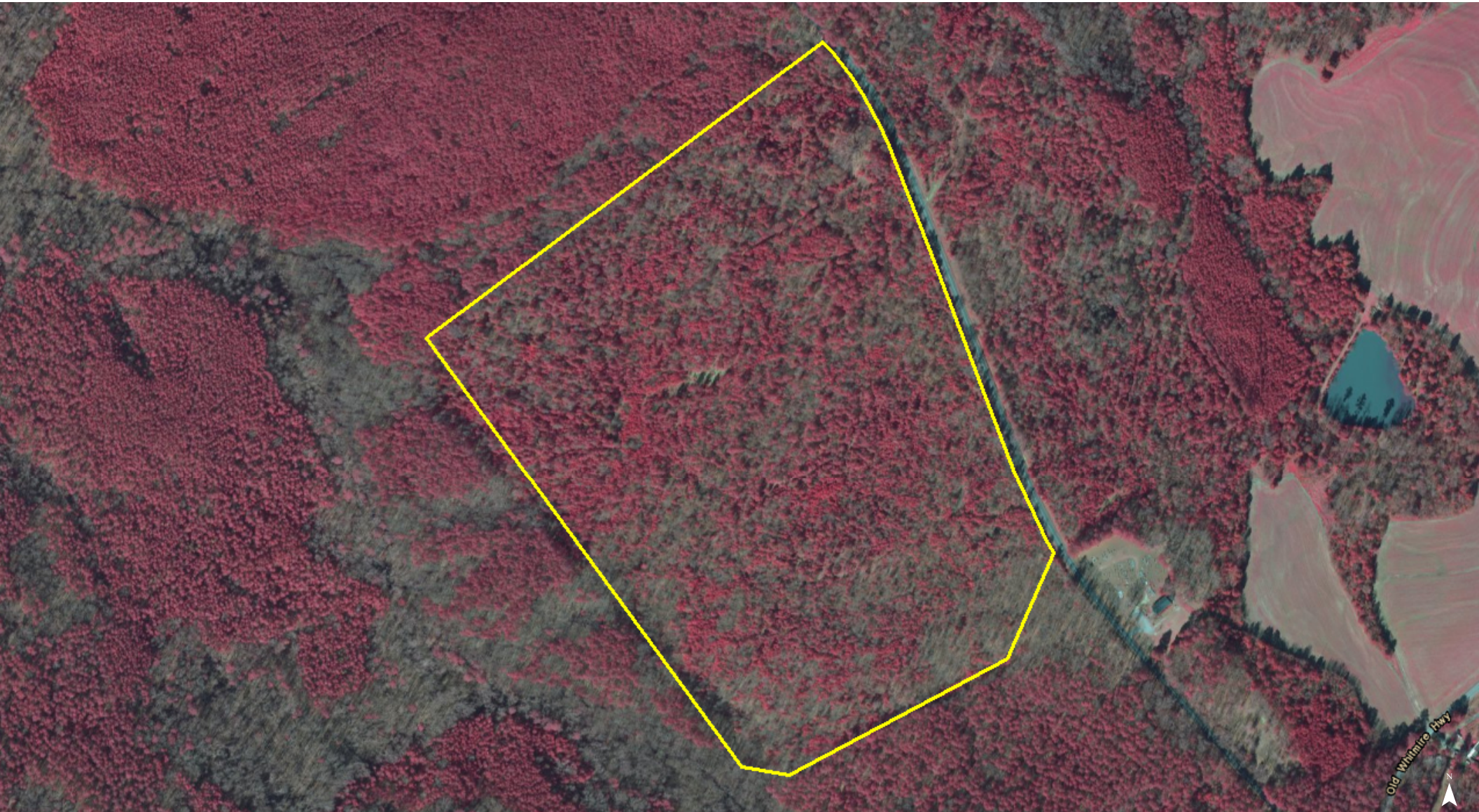


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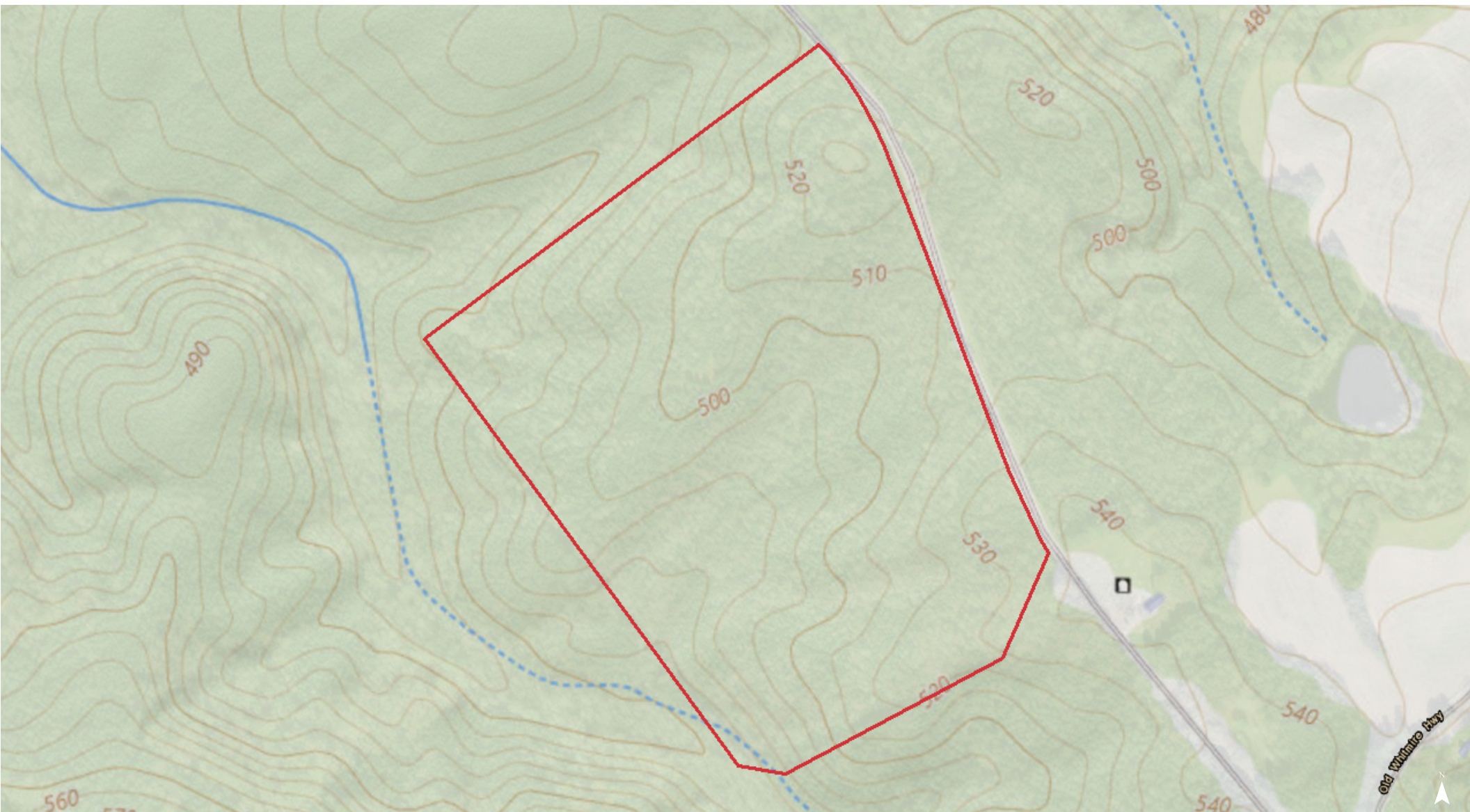
Old Whitmire Hwy
N

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Topographical Map



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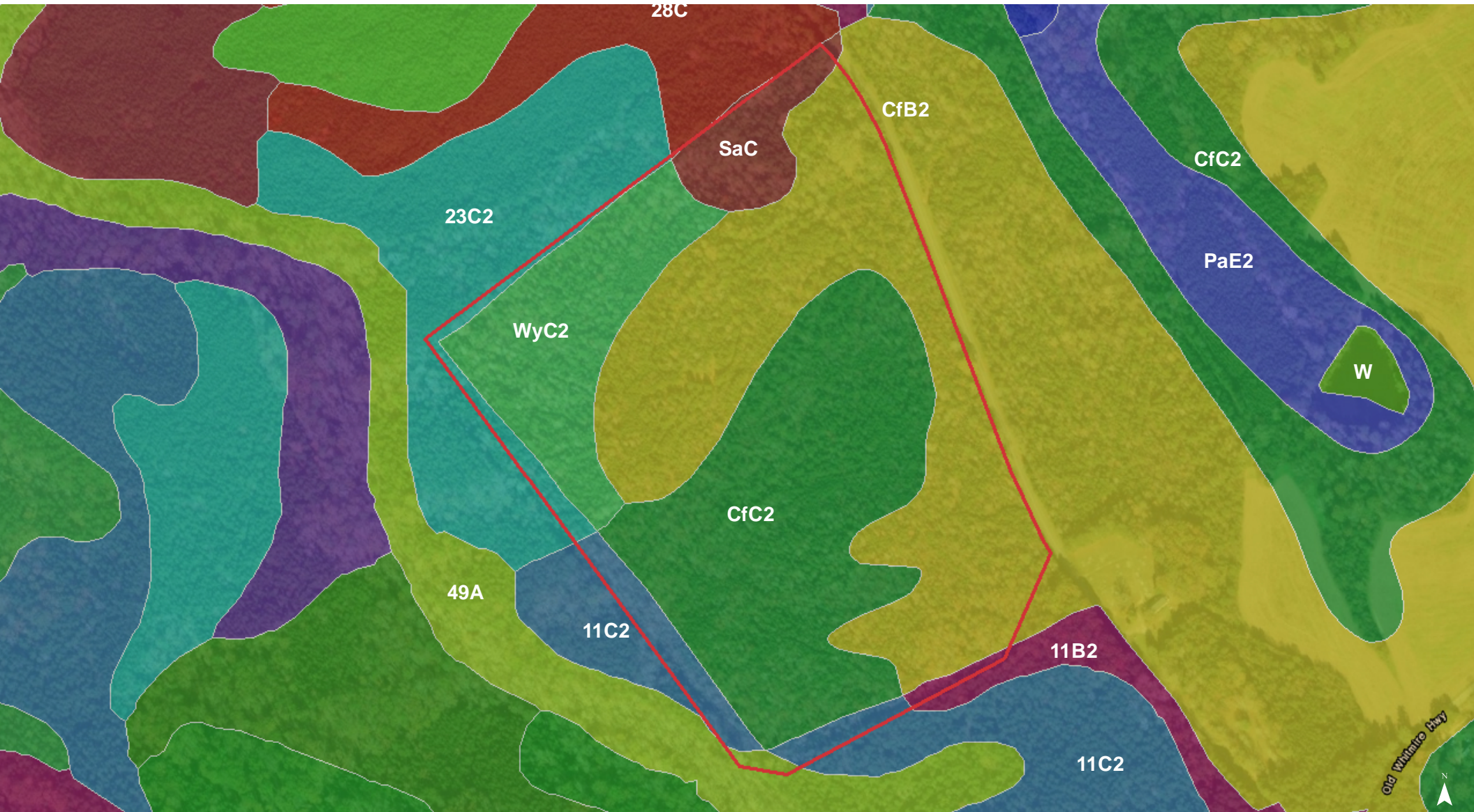
Flood Zones



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Map Unit Description (Brief, Generated)

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 11B2 - Cecil sandy clay loam, 2 to 7 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 2 to 7 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: 11C2 - Cecil sandy clay loam, 7 to 15 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 7 to 15 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: 23C2 - Winnsboro sandy clay loam, 7 to 15 percent slopes, moderately eroded

Component: Winnsboro (75%)

The Winnsboro component makes up 75 percent of the map unit. Slopes are 7 to 15 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, parialithic, is 40 to 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 high. 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 6e. This soil does not meet hydric criteria.

Map unit: 28C - Santuc loamy coarse sand, 7 to 15 percent slopes

Component: Santuc (75%)

The Santuc component makes up 75 percent of the map unit. Slopes are 7 to 15 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. 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 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 26 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 49A - Toccoa sandy loam, 0 to 2 percent slopes, occasionally flooded

Component: Toccoa (75%)

The Toccoa component makes up 75 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during January, February, March, 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: CfB2 - Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: CfC2 - Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: PaE2 - Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded

Component: Pacolet (90%)

The Pacolet component makes up 90 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. 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 7e. This soil does not meet hydric criteria.