FOR SALE

Gaffney Ferry Rd Blacksburg, SC 29702

Huff Creek Properties

$515,000

Land | 85.56 Acres

- +- 86 Acres
- 135-00-00-004.002 Cherokee Co
- +- 500ft of Frontage on Gaffney Ferry Road
- +- 3000ft of I-85 Frontage
- +- 1600ft of Broad River Frontage
- +- 7.5ac High Fence Field
- +- 50ac Managed Pine Timber
- +- 6.5ac Duck Pond
- Sewer and Water Available
- 55 minutes to Charlotte
- 54 minutes to Greenville
- 34 minutes to Spartanburg

Huff Creek Properties

This ±86-acre plot of land for sale is an excellent investment opportunity for those looking for a versatile property in a prime location.

With 3,000 feet of frontage on Interstate 85, this plot boasts great visibility, making it a great location for a variety of businesses. Additionally, the property has 1600 feet of frontage on the Broad River, providing ample opportunities for water activities and recreation. The plot is also large enough to serve as a private retreat for those looking to get away from it all, offering excellent hunting and fishing opportunities! The convenient location and versatility of this property makes for a great investment opportunity that you do not want to miss out on!

Alec Moncini
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Richard Heatly
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Brian Hammond
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1 Real Estate Way
Spartanburg, SC 29307
naiearlefurman.com

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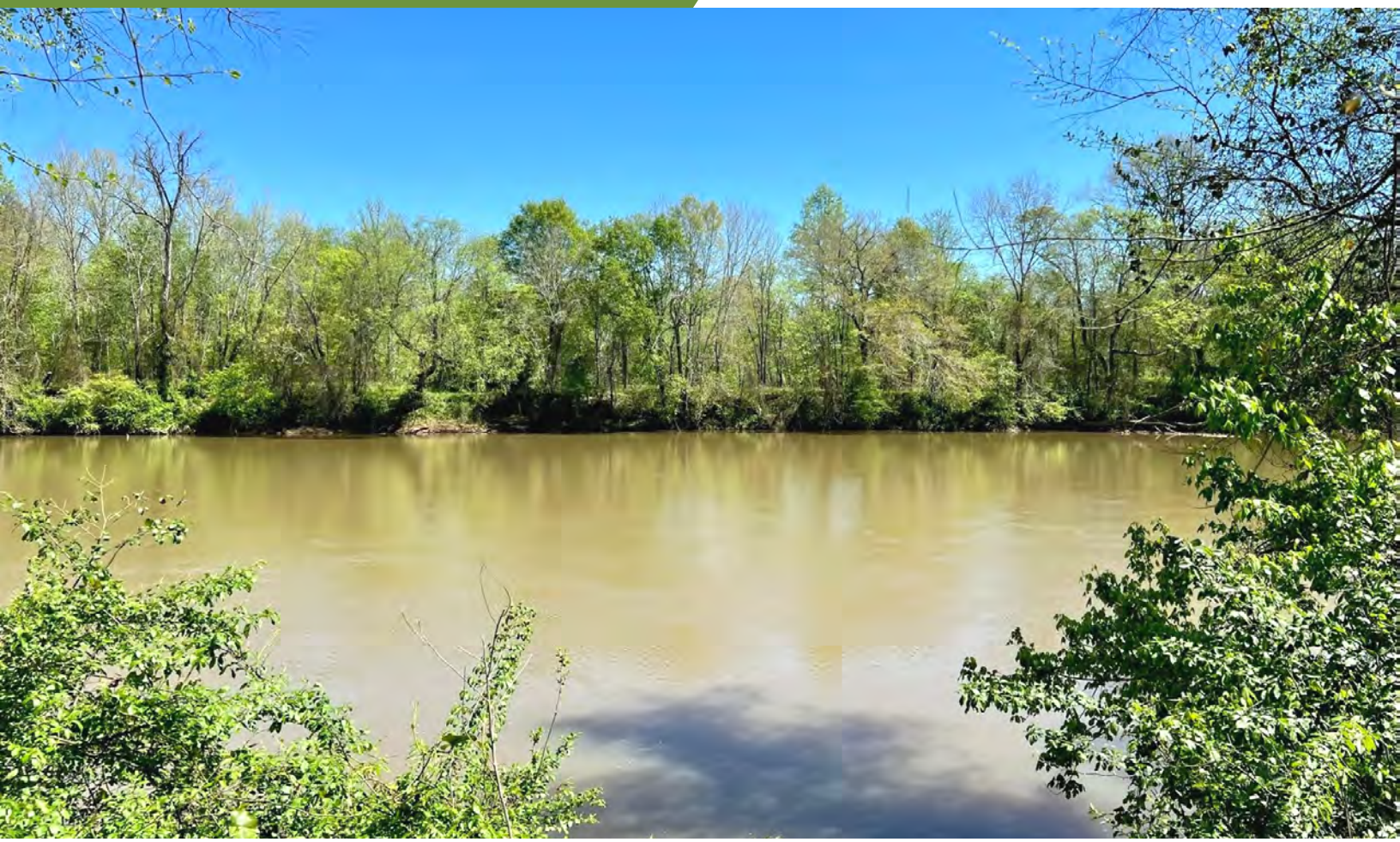
Huff Creek Properties



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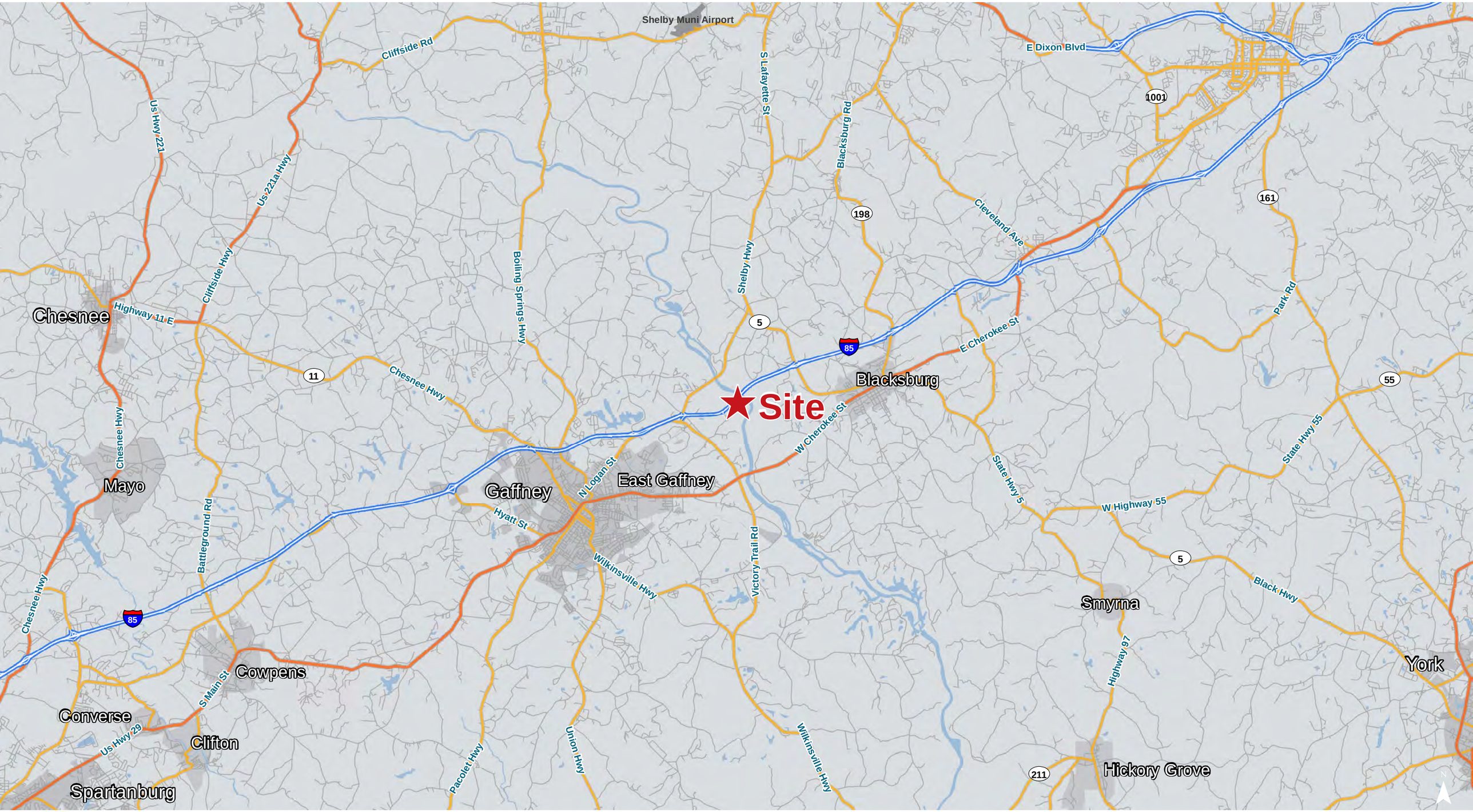
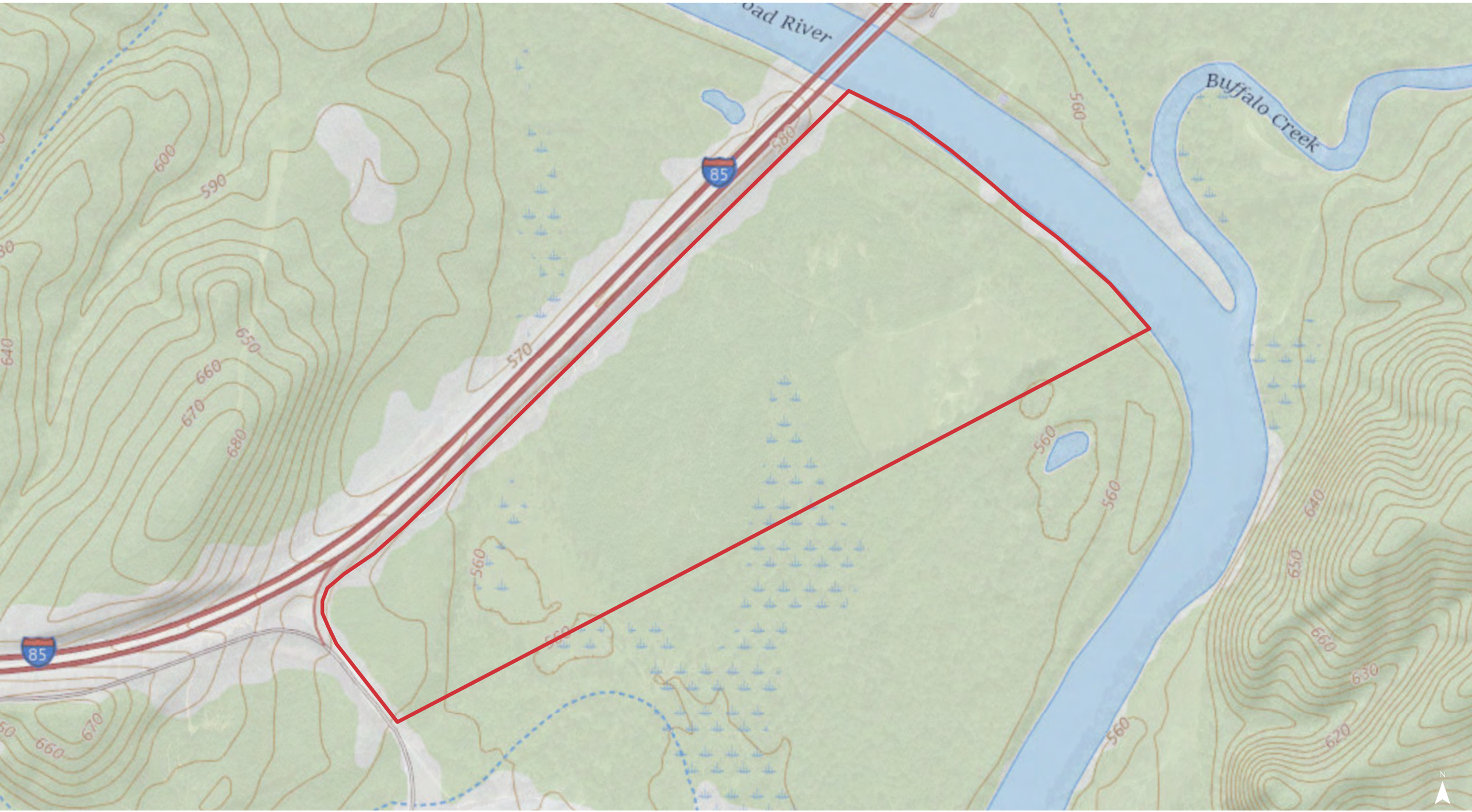
Location



Aerial

2006 Infrared

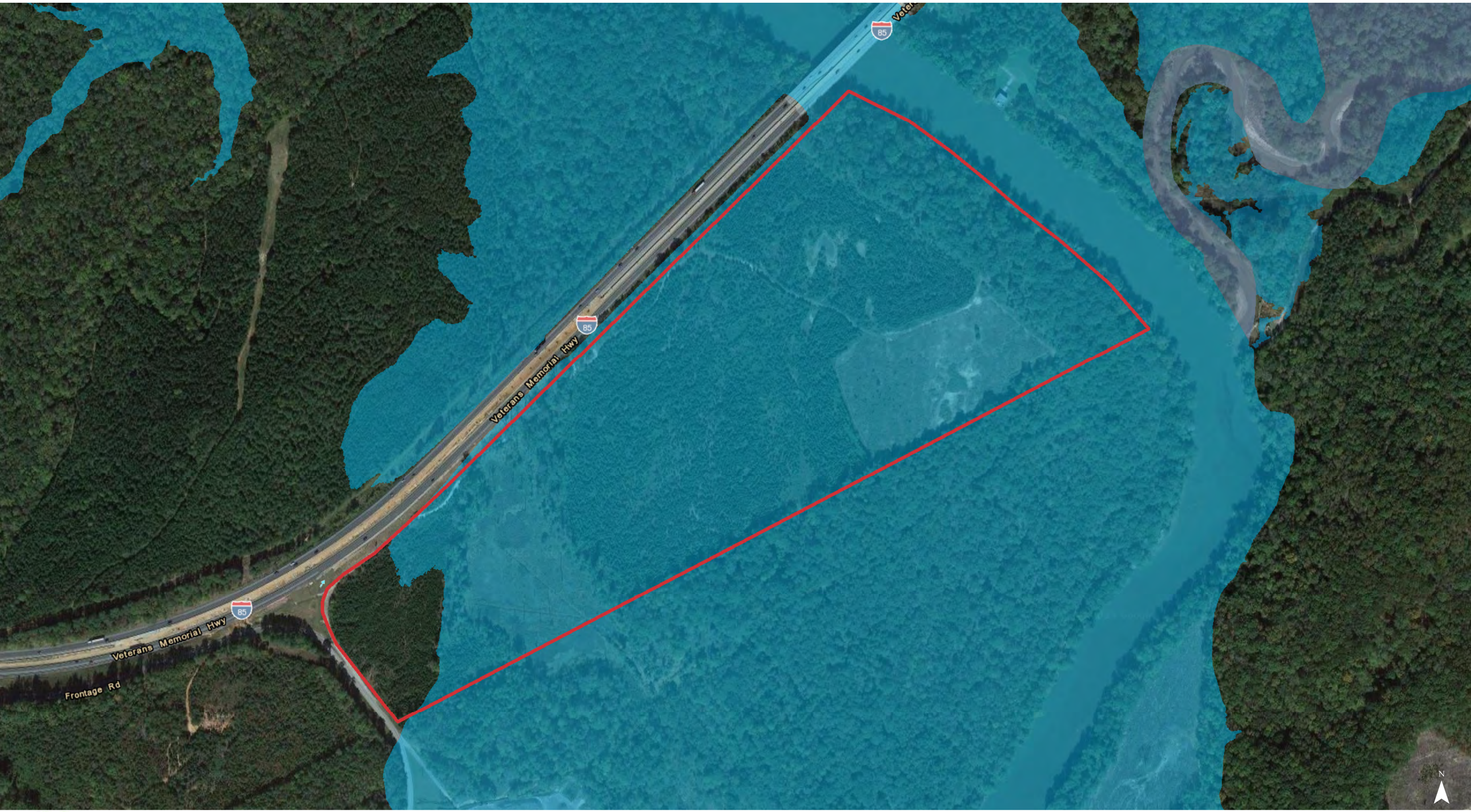
Topographical Map



Huff Creek Properties

86.56 ± Acres
Gaffney Ferry Rd., Gaffney, SC 29340

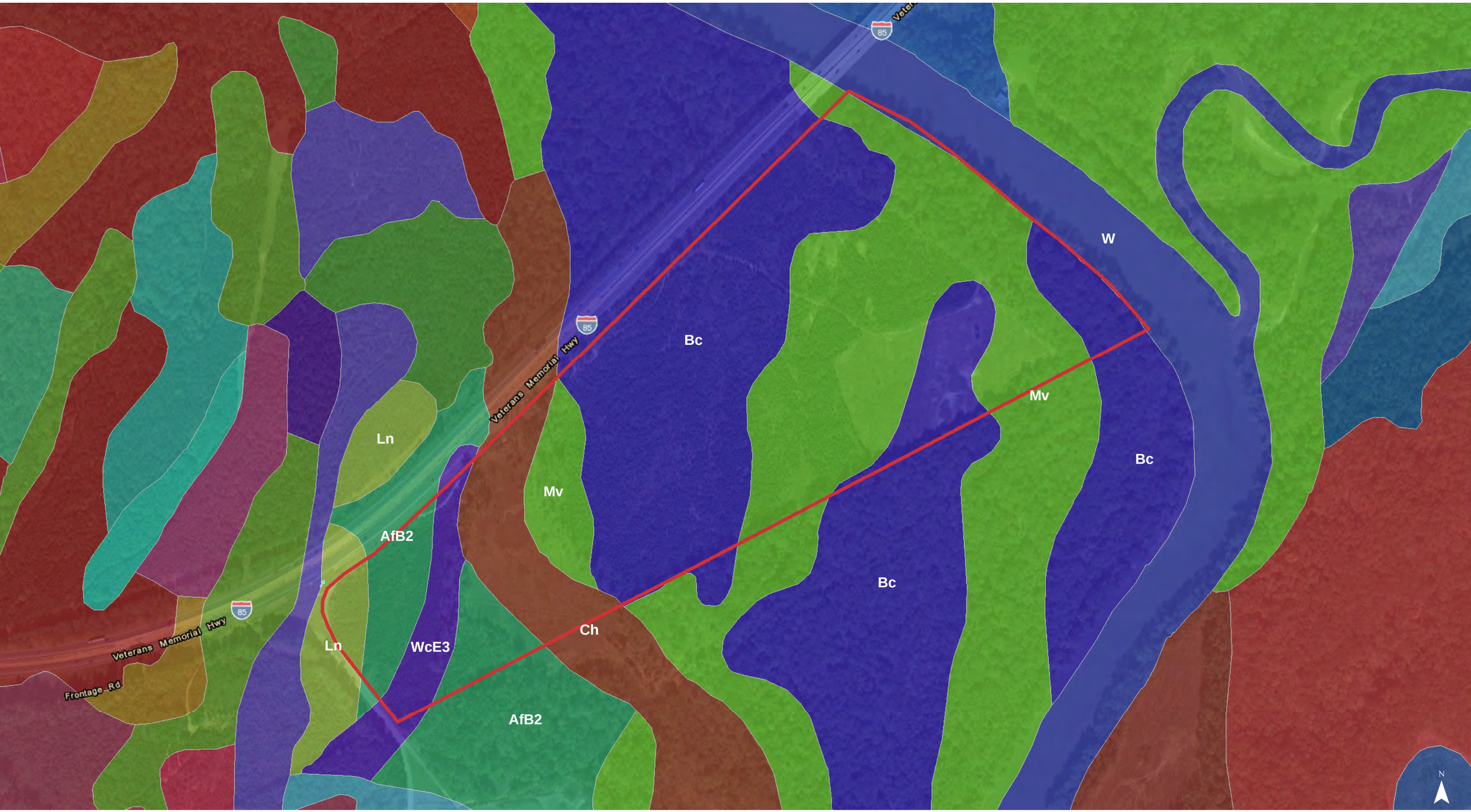
Flood Zones



National Wetlands Inv.

National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



Map Unit Description (Brief, Generated)

Cherokee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AfB2 - Altavista fine sandy loam, 2 to 6 percent slopes, eroded

Component: Altavista (100%)

The Altavista component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on stream terraces on piedmonts. The parent material consists of loamy alluvium. 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 high. Shrink-swell potential is low. This soil is rarely 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: Bc - Buncombe loamy sand

Component: Buncombe (100%)

The Buncombe component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of sandy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is rarely 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 3s. This soil does not meet hydric criteria.

Map unit: Ch - Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded

Component: Chewacla, ocassionally flooded (88%)

The Chewacla, ocassionally flooded component makes up 88 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on southern piedmonts. The parent material consists of alluvium. 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 high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: Ln - Local alluvial land

Component: Starr (100%)

The Starr component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of loamy 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 moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is occasionally 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 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Cherokee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Mv - Mixed alluvial land

Component: Toccoa (55%)

The Toccoa component makes up 55 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, April, 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. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent.

Component: Cartecay (40%)

The Cartecay component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Map unit: W - Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.