



ACTIVE · SET PRICE

Littlejohn

± 241 Acres | Union County | South Carolina | Near Jonesville

Big Creek, Pine Timber, Hardwood Bottoms

PRICE	PRICE / ACRE	ACREAGE
\$1,269,000	\$5,266	± 241

PROPERTY OVERVIEW

Littlejohn Tract is an outstanding rural property with great diversity for wildlife habitat and standing timber value, close to the conveniences of a big town. It lies on Littlejohn Road in a quiet area just east of the small town of Pacolet, about three miles from the Spartanburg County line. Mill Creek is a large stream with bottomlands of mature hardwoods and a big beaver swamp. Uplands are rolling hills covered by forests of tall, well-spaced, open pines. Steeper slopes overlook the creek bottom and nearby drainageways, shaded by big, mixed upland hardwoods. A large powerline right-of-way crosses the tract. Wild turkeys are common and whitetail deer are abundant. About 140 acres are forested with loblolly pine planted in 2002. Another 22 acres near the south boundary were planted in 19...

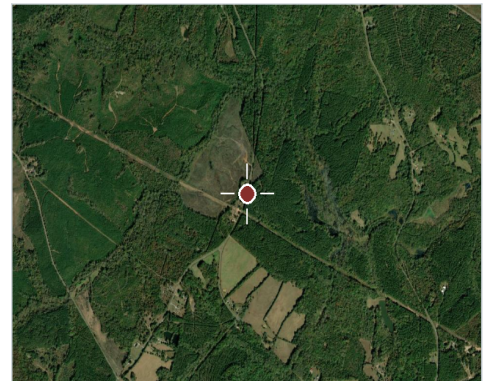
PROPERTY DETAILS

TYPE	ACCESS
Conservation (Wetlands)	Paved Road · Historical
UTILITIES	WATER FEATURES
Electric · Telephone · Gas	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	009-00-00-003 000

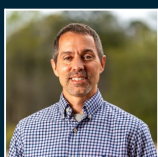
DOCUMENTS INCLUDED

Littlejohn Aerial Photo · Littlejohn Topo Map · Littlejohn Location Map · Littlejohn Timber Stands · Littlejohn Wetland Map · Littlejohn Soil Septic · Littlejohn Timber Tons · Littlejohn Timber History · Littlejohn Plat South · Littlejohn Plat North

LOCATION



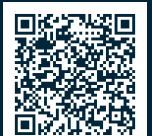
Union County, South Carolina



Philip Weatherford

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philip.weatherford@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



Property Photos

Littlejohn · Union County · South Carolina · Near Jonesville

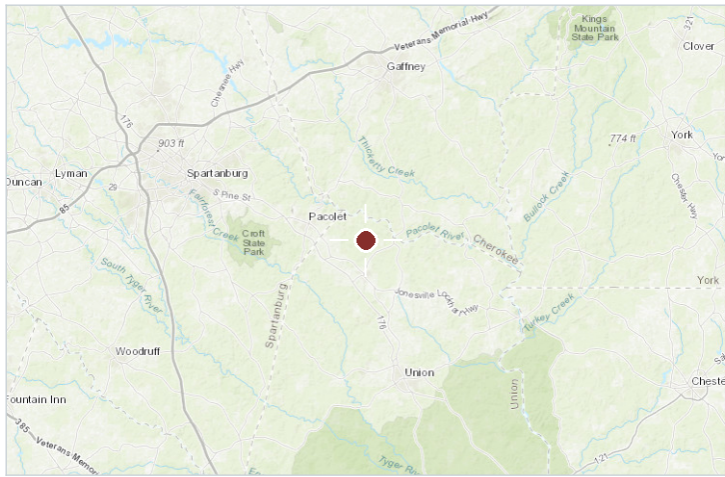


Location & Access

Littlejohn · Union County · South Carolina · Near Jonesville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Union County, South Carolina

NEAREST CITY
Jonesville

APPROXIMATE CENTRE
34.87669, -81.67909

COUNTY TAX PARCEL IDS
009-00-00-003 000

INTERACTIVE MAP



<https://id.land/maps/9bc613d29bdfba5657337bd13a29f2db/share>

Littlejohn Tract

+/- 241 acres
Union County, SC

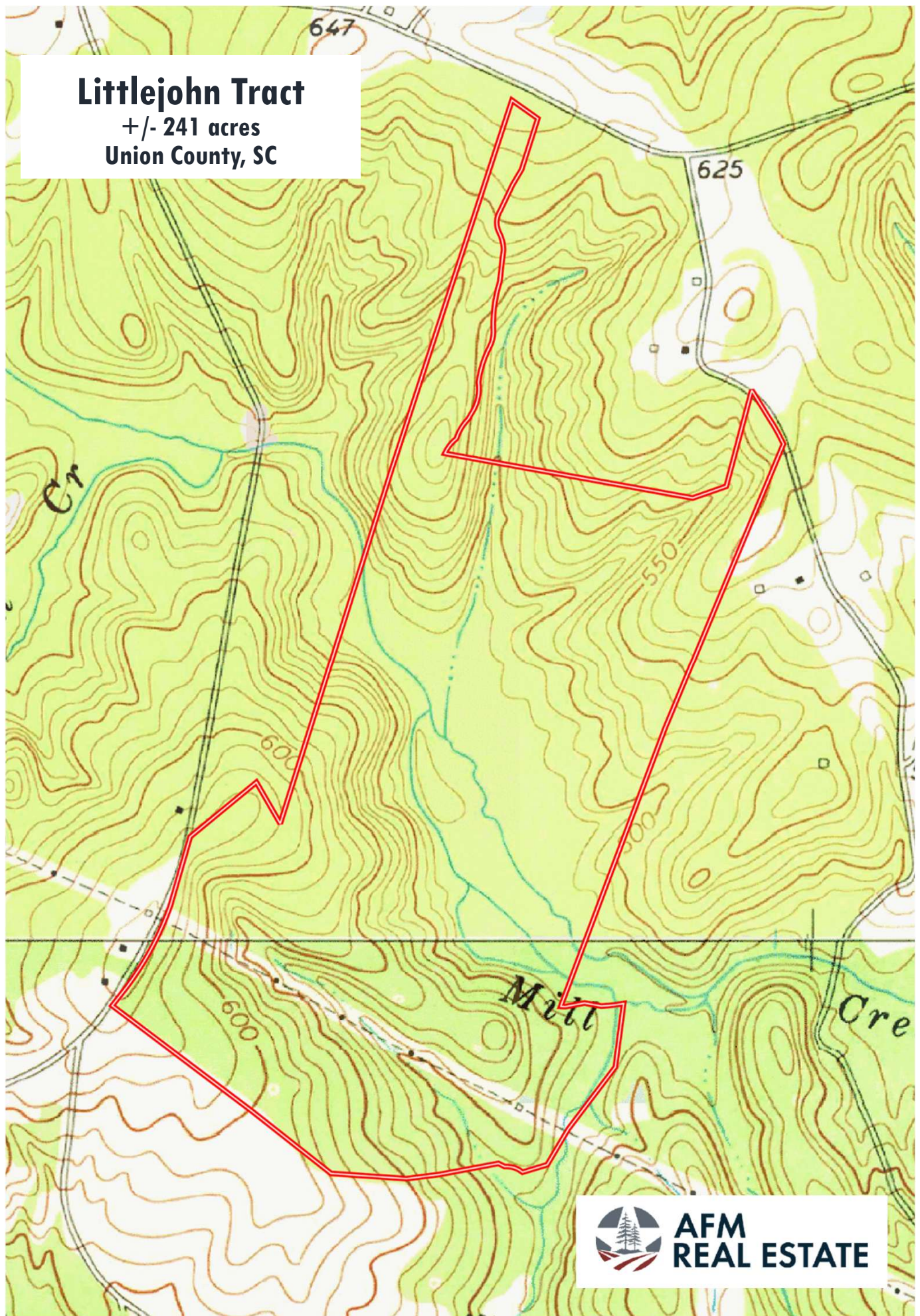
2002 Loblolly Pine +/- 140 acres
1997 Loblolly Pine +/- 22 acres
Mature Hardwood +/- 63 acres
Beaver Swamp +/- 5 acres
Powerline RoW +/- 6 acres



AFM
REAL ESTATE

Littlejohn Tract

+/- 241 acres
Union County, SC



AFM
REAL ESTATE

Littlejohn Tract

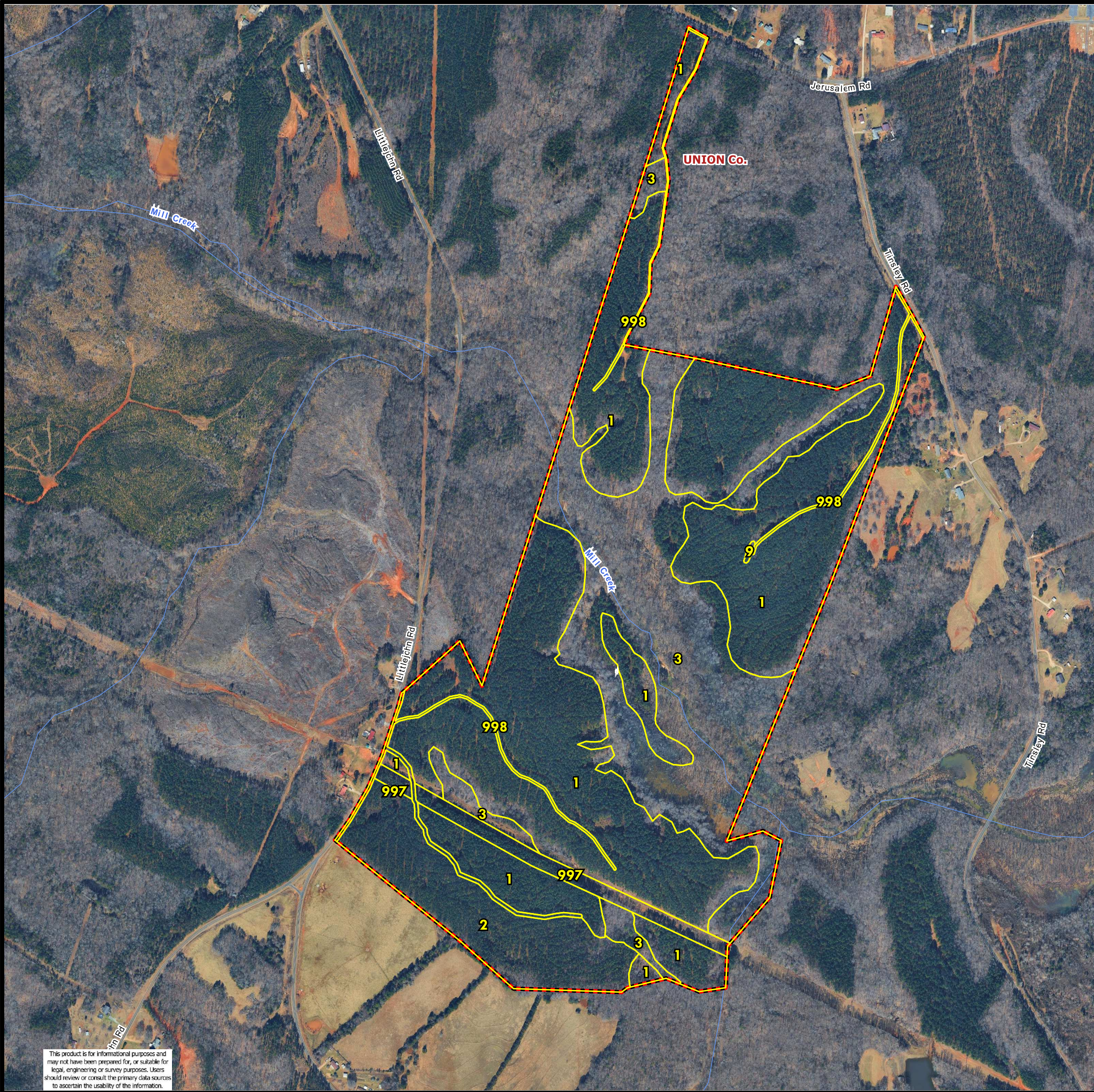
+/- 241 acres
Union County, SC

Pacolet

Jonesville



**AFM
REAL ESTATE**

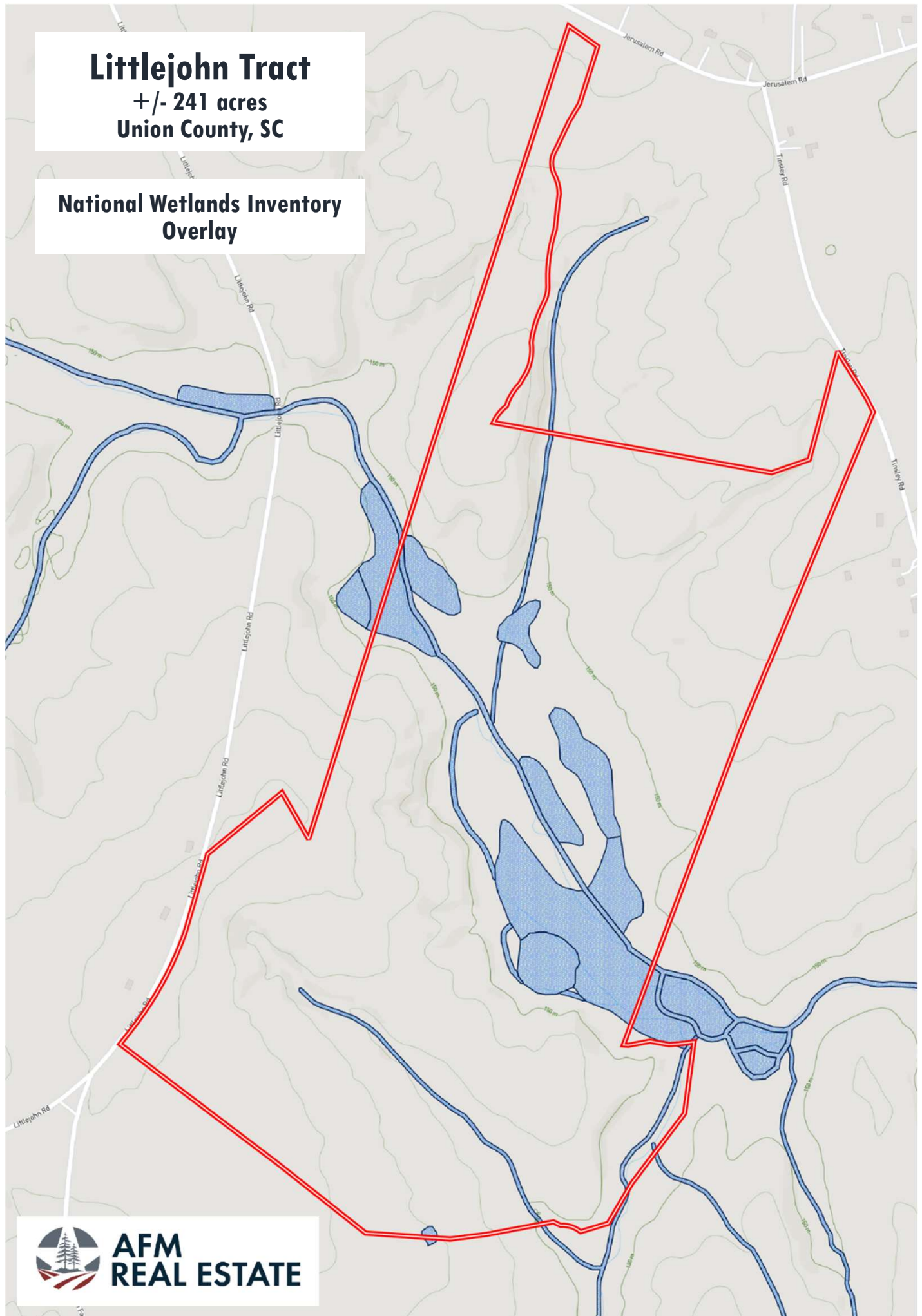


This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

Littlejohn Tract

+/- 241 acres
Union County, SC

National Wetlands Inventory
Overlay



AFM
REAL ESTATE

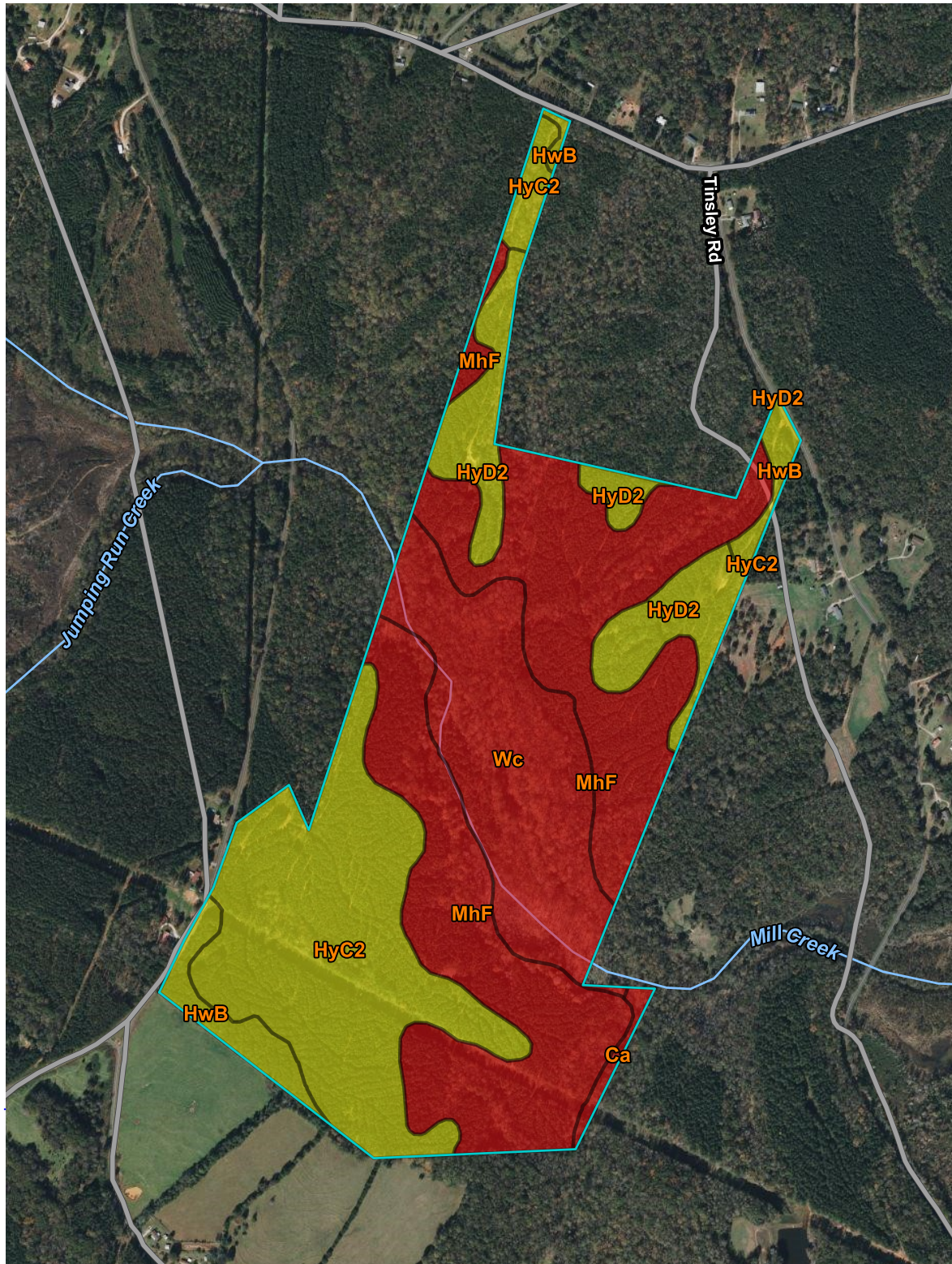
Septic Tank Absorption Fields—Union County, South Carolina

81° 41' 1" W

81° 39' 49" W

34° 53' 27" N

34° 53' 27" N



34° 52' 9" N

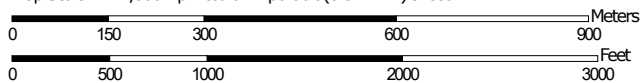
34° 52' 9" N

81° 41' 1" W

81° 39' 49" W



Map Scale: 1:11,800 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/26/2024
Page 1 of 6

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Lines

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Points

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were digitized at a scale of 1:20,000.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Universal Transverse Mercator projection, which preserves direction and distance and area. A projection that preserves area is called an equal-area projection. The Albers equal-area conic projection, shown on this map, is used for accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Union County, South Carolina
 Survey Area Data: Version 21, Sep 5, 2019

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2019, 2020

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ca	Cartecay-Toccoa complex	Very limited	Cartecay (55%)	Flooding (1.00)	1.8	0.7%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Toccoa (40%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Wehadkee (3%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Worsham (2%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
HwB	Hiwassee sandy loam, 2 to 6 percent slopes	Somewhat limited	Hiwassee (100%)	Slow water movement (0.50)	9.9	4.1%
HyC2	Hiwassee sandy clay loam, 6 to 10 percent slopes, eroded	Somewhat limited	Hiwassee (100%)	Slow water movement (0.50)	64.2	26.3%
HyD2	Hiwassee sandy clay loam, 10 to 15 percent slopes, eroded	Somewhat limited	Hiwassee (100%)	Slope (0.84)	23.9	9.8%
				Slow water movement (0.50)		
MhF	Madison and Pacolet soils, 15 to 40 percent slopes	Very limited	Madison (55%)	Slope (1.00)	99.4	40.7%
				Slow water movement (0.50)		
			Pacolet (40%)	Slope (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slow water movement (0.50)		
Wc	Wehadkee-Chewacla complex	Very limited	Wehadkee (55%)	Flooding (1.00)	44.9	18.4%
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Chewacla (40%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
Totals for Area of Interest					244.2	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	146.1	59.8%
Somewhat limited	98.0	40.2%
Totals for Area of Interest	244.2	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Condition Summary Report

Parameters:

MU: WATEREE

Tract: MABRY (60040116)

Compartment: Not Specified

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertibility Class

Convertibility	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	163.28	67.7	4,924.60	6,994.74	7,596.38	82.54	0.00	0.00	0.00
Non-Convertible	77.72	32.3	10.80	0.07	749.48	6,768.04	1,593.33	0.03	0.06
	241.00		4,935.40	6,994.81	8,345.86	6,850.58	1,593.33	0.03	0.06

Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
Pre-Merchantable Total				

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	67.97
Non-Forest	9.75
Pine Planted	163.28
Total	241.00



Forest Investment Associates

Report: Stand Volume Summary

Report Date: Wednesday, March 25, 2026 2:40 pm

Management Unit: WATEREE

Tract: MABRY (60040116)

Compartment:

Units: Total



Forest Investment Associates

Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: WATEREE

Report Date: Wednesday, March 25, 2026

2:40 pm

Tract: MABRY (60040116)

Units: Total

Management Unit: WATEREE

Tract Code: 60040116

Tract Name: MABRY (60040116)

Comp	Std	Desc	Acres	Year	SQ	Ht	Pine					Total	Hardwood					TPA
							TPA	BA	Pulp	CNS	Saw		TPA	BA	Pulp	Saw	Total	
1	1	LBURPY2P	141.10	2002	78	76.6	185.9	120.0	3,738.5	6,069.0	6,018.3	15,825.8	0.0	0.0	0.0	0.0	0.0	0.0
1	2	LBURPY2P	22.18	1997	78	87.1	193.3	151.2	1,186.1	925.7	1,578.1	3,689.9	12.6	5.6	82.5	0.0	82.5	0.0
1	3	HWSMNN4P	67.85	1950	73	0.0	6.0	8.2	10.7	0.0	748.7	759.4	204.2	145.7	6,763.7	1,587.8	8,351.5	0.0
1	9	HWSMNN4P	0.12	1971	40	0.0	7.4	14.2	0.1	0.1	0.8	1.0	82.0	52.3	4.4	5.5	9.9	0.8
1	997	UDPLONNP	6.06	0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1	998	UDRDONNP	3.69	0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Grand Total			241.00						4,935.39	6,994.81	8,345.86	20,276.06			6,850.58	1,593.33	8,443.91	

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
1	1	141.7	2006	11	FERTILIZATION	GRANULAR CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0);
1	1	140.5	2016	05	HARVEST	1st Thinning		
1	1	140.5	2017	10	RELEASE	WOODY CONTROL	BROADCAST AERIAL	5 OZ/AC AGRIDEX SURFACTANT; 1 OZ/ POLARIS AC;
1	1	140.5	2018	05	FERTILIZATION	GRANULAR CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0); 180 LBS/AC
1	2	22.1	2005	01	FERTILIZATION	GRANULAR CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0); 168 LBS/AC
1	2	22.1	2012	08	HARVEST	1st Thinning		
1	2	22.0	2014	02	FERTILIZATION	GRANULAR CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0); 180 LBS/AC

Note: TPA and BA are per area values for the stand and Pulp, CNS, Saw and Tot are stand totals. The pulp column may include topwood volume.

C:\Woodlands\Reports\fia_stand_summary.rpt