CONTRACT PENDING · SET PRICE

Worth Mountain

± 206 Acres | York County | South Carolina | Near Hickory Grove

Joins public land along river

PRICE	PRICE / ACRE	ACREAGE
$1,250,975	$6,072	± 206

PROPERTY OVERVIEW

Worth Mountain Tract is an exceptional timber and recreation property located in the quiet hills of western York County. It lies a few miles southwest of the small town of Hickory Grove on Scenic View Road. Broad upland ridges are covered with young and mature pine forests. Beaverdam Creek is a perennial stream flowing through the land for more than 2,000 feet. Boulders and rock outcrops are found along the creek and small tributaries. Patches of hardwood stand along the creek and on hillsides. The immediate neighborhood is mostly wooded tracts and pastures. Houses are widely scattered in the area. The land is all forested except for woods roads and a few small openings and trails. Soils are mostly sandy clay loam or clay loam and productive for timber and wildlife openings. About 125 acre...

PROPERTY DETAILS

TYPE
Conservation (Wildlife)

ACCESS
Paved Road

UTILITIES
Electric · Telephone

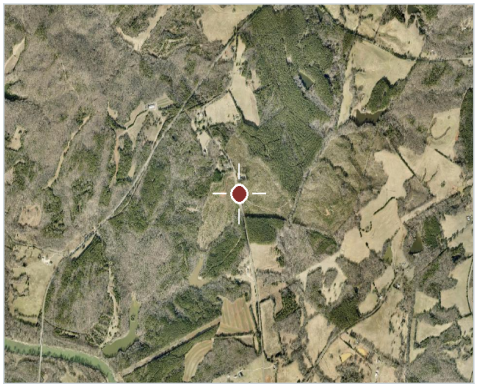
WATER FEATURES
Creeks / Streams

VIEWS
Timber

COUNTY TAX PARCEL IDS
017-00-00-004

DOCUMENTS INCLUDED
Worth Mtn Aerial Photo · Worth Mtn Topo Map · Worth Mtn Timber Stands · Worth Mtn Soil Farmland · Worth Mtn Soil Septic · Worth Mtn Soil Dwellings · Worth Mtn Plat 1980 · Worth Mtn Location

LOCATION



York County, South Carolina

Philip Weatherford
Forester, Real Estate Salesperson, SC
O: 864.238.5372 C: 864.238.5372
philip.weatherford@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW

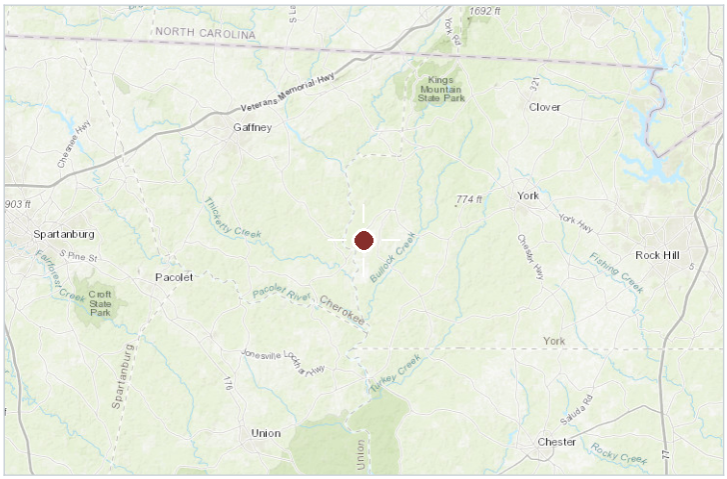
Property Photos

Worth Mountain · York County · South Carolina · Near Hickory Grove

Location & Access

Worth Mountain · York County · South Carolina · Near Hickory Grove

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



Regional locator

COUNTY & STATE

York County, South Carolina

NEAREST CITY

Hickory Grove

APPROXIMATE CENTRE

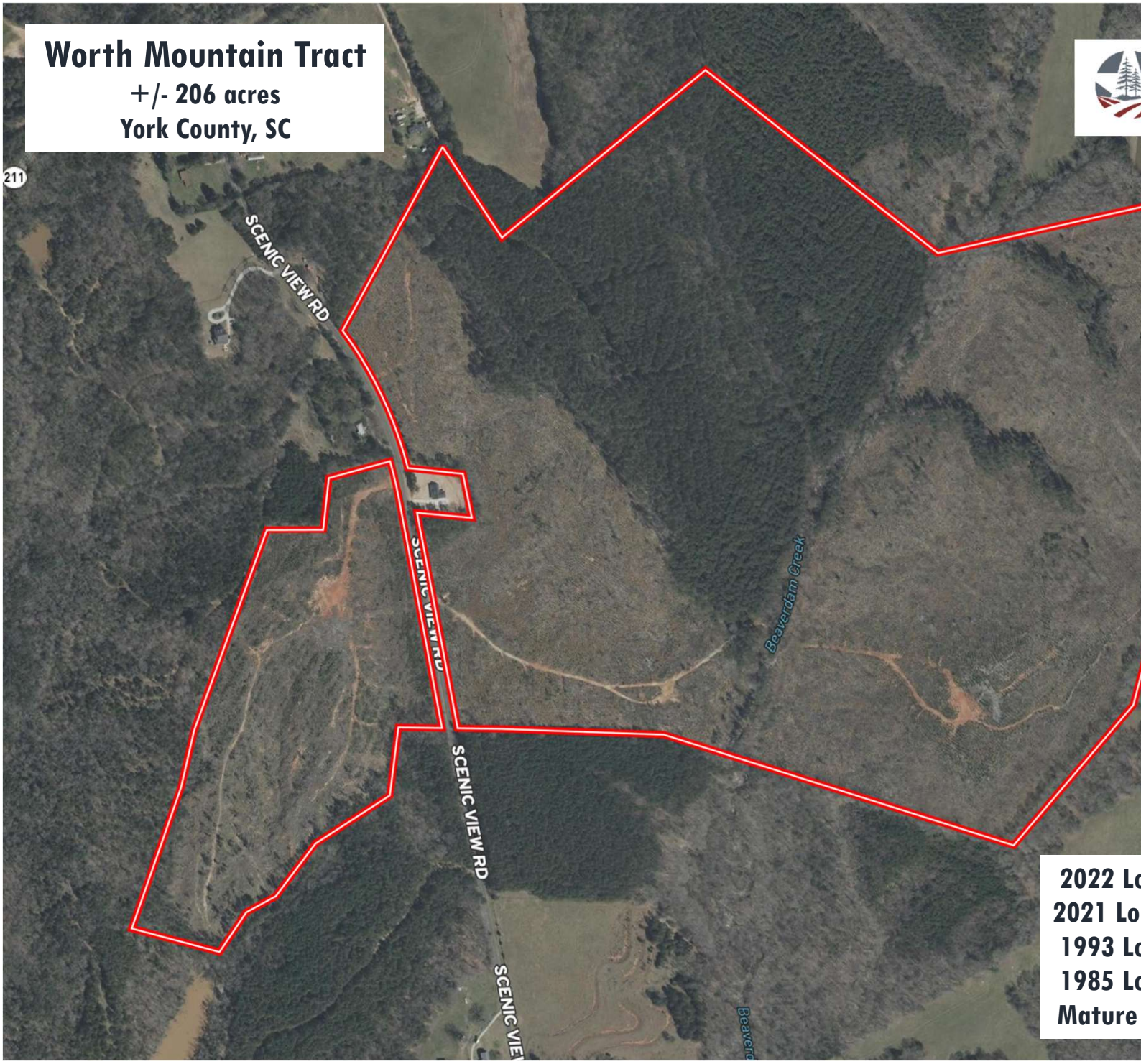
34.9479, -81.46243

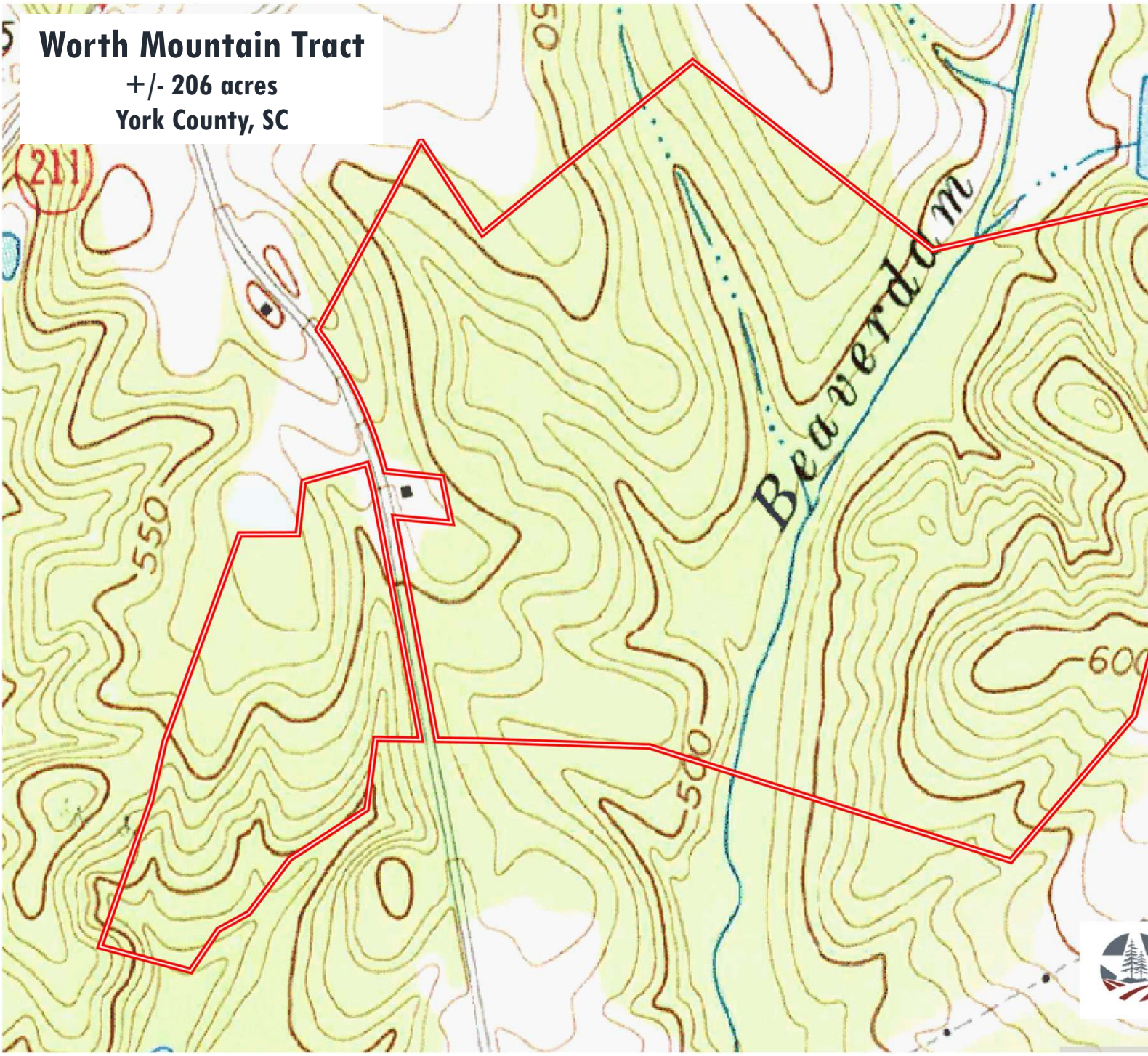
COUNTY TAX PARCEL IDS

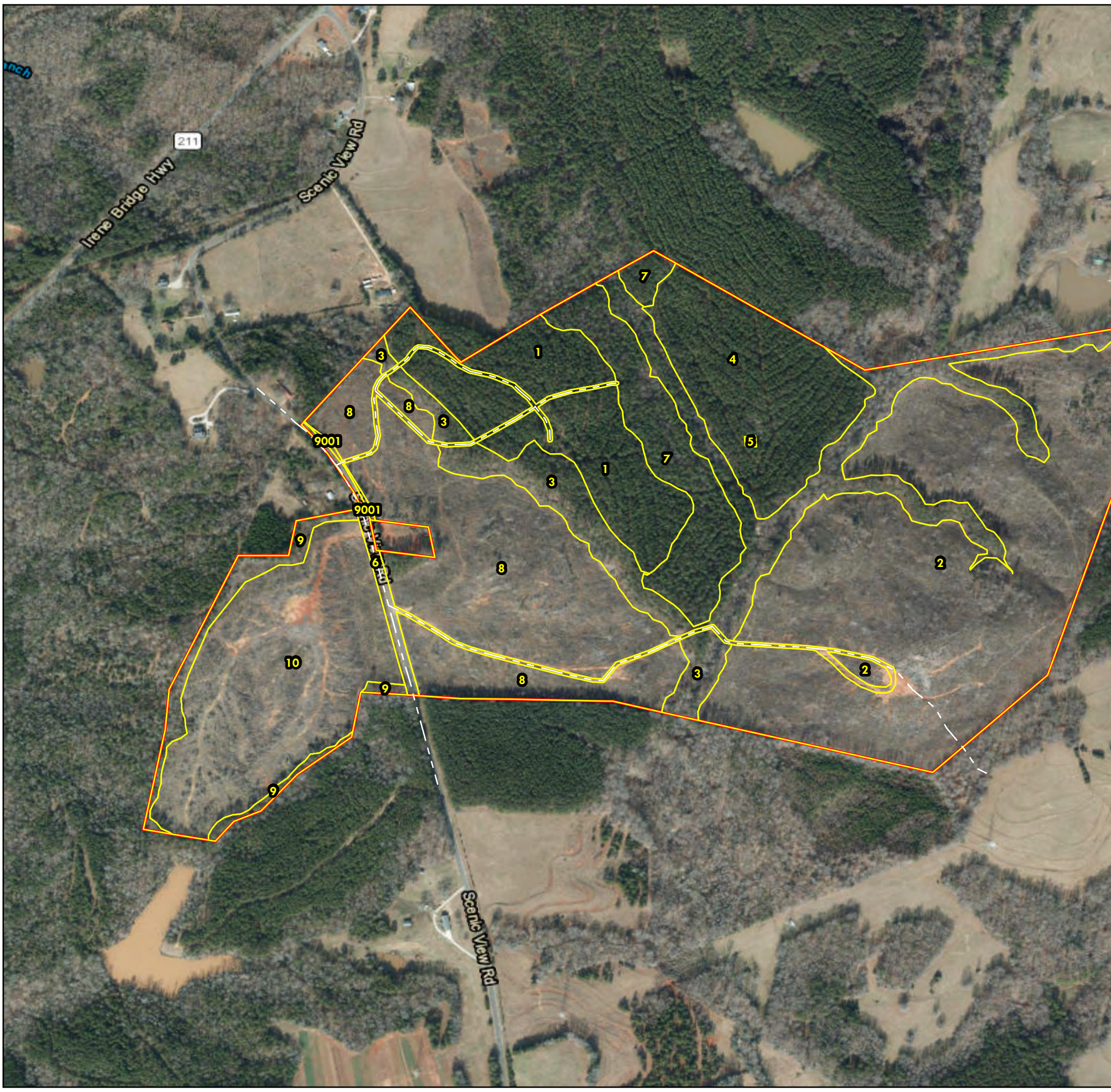
017-00-00-004

INTERACTIVE MAP

https://id.land/ranching/maps/7ab50780345e5b2a2fe3d79d4b6a6ef7/share


Worth Mountain Tract
+/- 206 acres
York County, SC
211
SCENIC VIEW RD
SCENIC VIEW RD
SCENIC VIEW RD
Beaverdam Creek
2022 Lo
2021 Lo
1993 Lo
1985 Lo
Mature


Worth Mountain Tract
+/- 206 acres
York County, SC
211
550
500
Beaverdam


211
Irene Bridge Hwy
Scenic View Rd
9001
9001
Scenic View Rd
7
1
4
3
8
8
3
5
7
1
3
9
6
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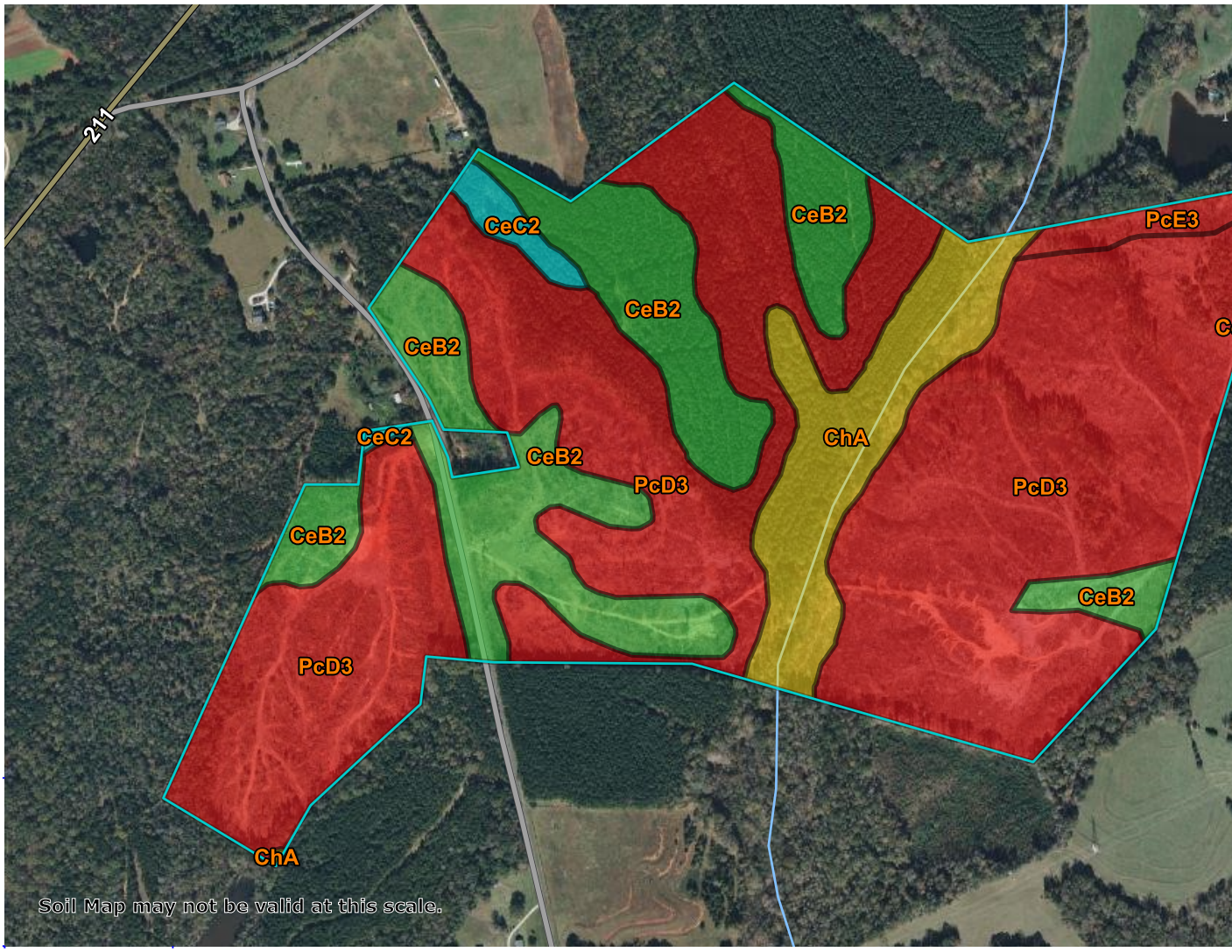
10
8
3
2
9
9

81° 28' 9" W

34° 57' 15" N



34° 56' 34" N

81° 28' 9" W

Map Scale: 1:8,840 if printed on A landscape (11" x 8.5") sheet.

N

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

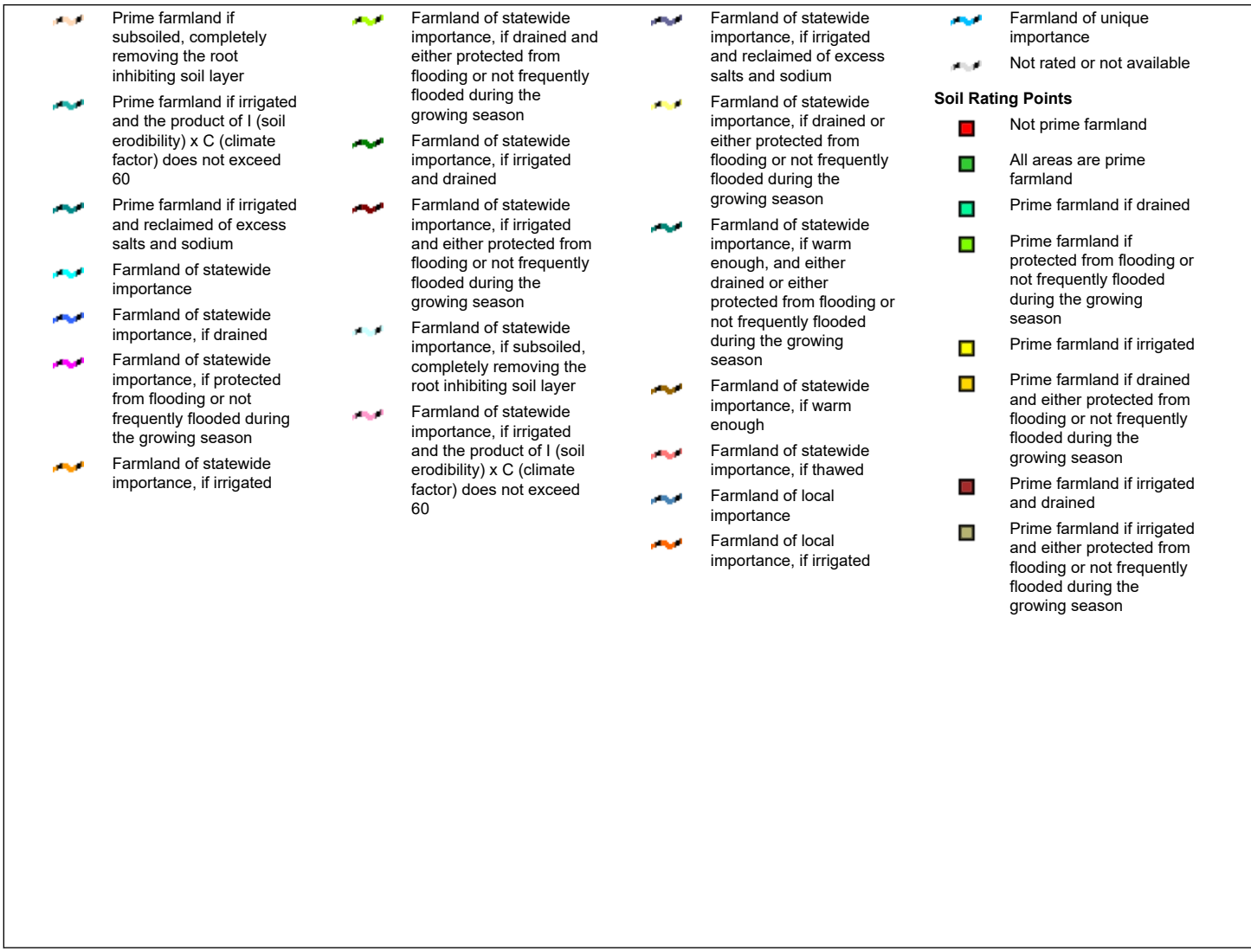
Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AO
1:15,800.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
as of the version date(s) listed below.

Soil Survey Area: York County, South
Survey Area Data: Version 21, Aug 27

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photograph
20, 2020

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CeB2	Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland	45.3	21.9%
CeC2	Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	2.7	1.3%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	19.3	9.3%
PcD3	Pacolet clay loam, 10 to 15 percent slopes, severely eroded	Not prime farmland	136.4	65.9%
PcE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Not prime farmland	3.2	1.5%
Totals for Area of Interest			**206.9**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

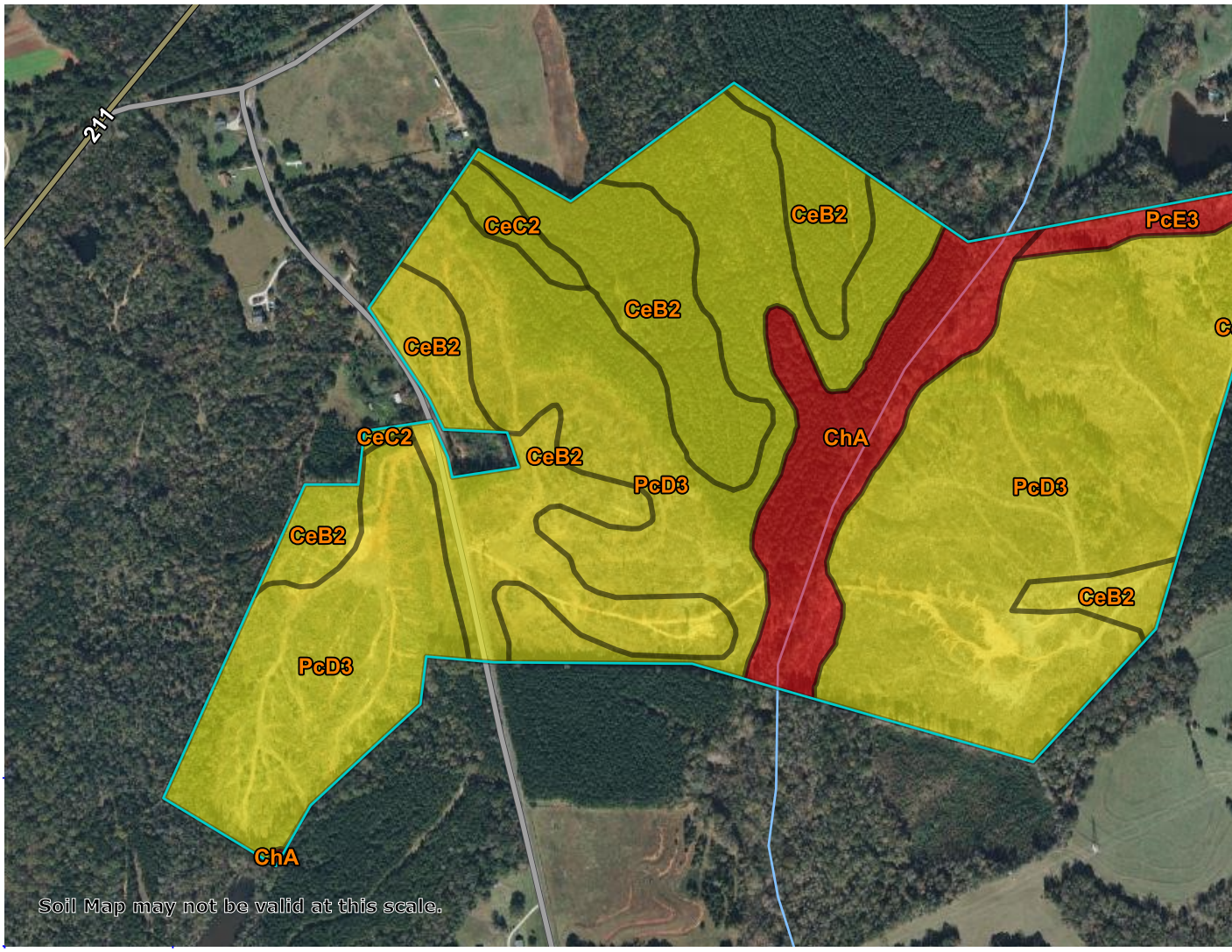
Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

81° 28' 9" W

34° 57' 15" N



34° 56' 34" N

81° 28' 9" W

N

Map Scale: 1:8,840 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Background
- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AO
1:15,800.

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Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
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20, 2020

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imagery displayed on these maps. As a
shifting of map unit boundaries may be

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CeB2	Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded	Somewhat limited	Cecil, moderately eroded (92%)	Slow water movement (0.50)	45.3	21.9%
CeC2	Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded	Somewhat limited	Cecil, moderately eroded (91%)	Slow water movement (0.50)	2.7	1.3%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	Very limited	Chewacla, frequently flooded (80%)	Flooding (1.00)	19.3	9.3%
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Toccoa, frequently flooded (15%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Wehadkee, ponded (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
PcD3	Pacolet clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Pacolet, severely eroded (92%)	Slope (0.63)	136.4	65.9%
				Slow water movement (0.50)		
PcE3	Pacolet clay loam, 15 to 25 percent slopes,	Very limited	Pacolet, severely eroded (90%)	Slope (1.00)	3.2	1.5%
				Slow water movement (0.98)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	severely eroded		Bethlehem (7%)	Slope (1.00)		
				Depth to bedrock (1.00)		
				Slow water movement (0.50)		
			Mecklenburg, severely eroded (2%)	Slow water movement (1.00)		
				Slope (1.00)		
			Winnsboro, moderately eroded (1%)	Slow water movement (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.68)		
Totals for Area of Interest					**206.9**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	184.4	89.1%
Very limited	22.5	10.9%
Totals for Area of Interest	**206.9**	**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

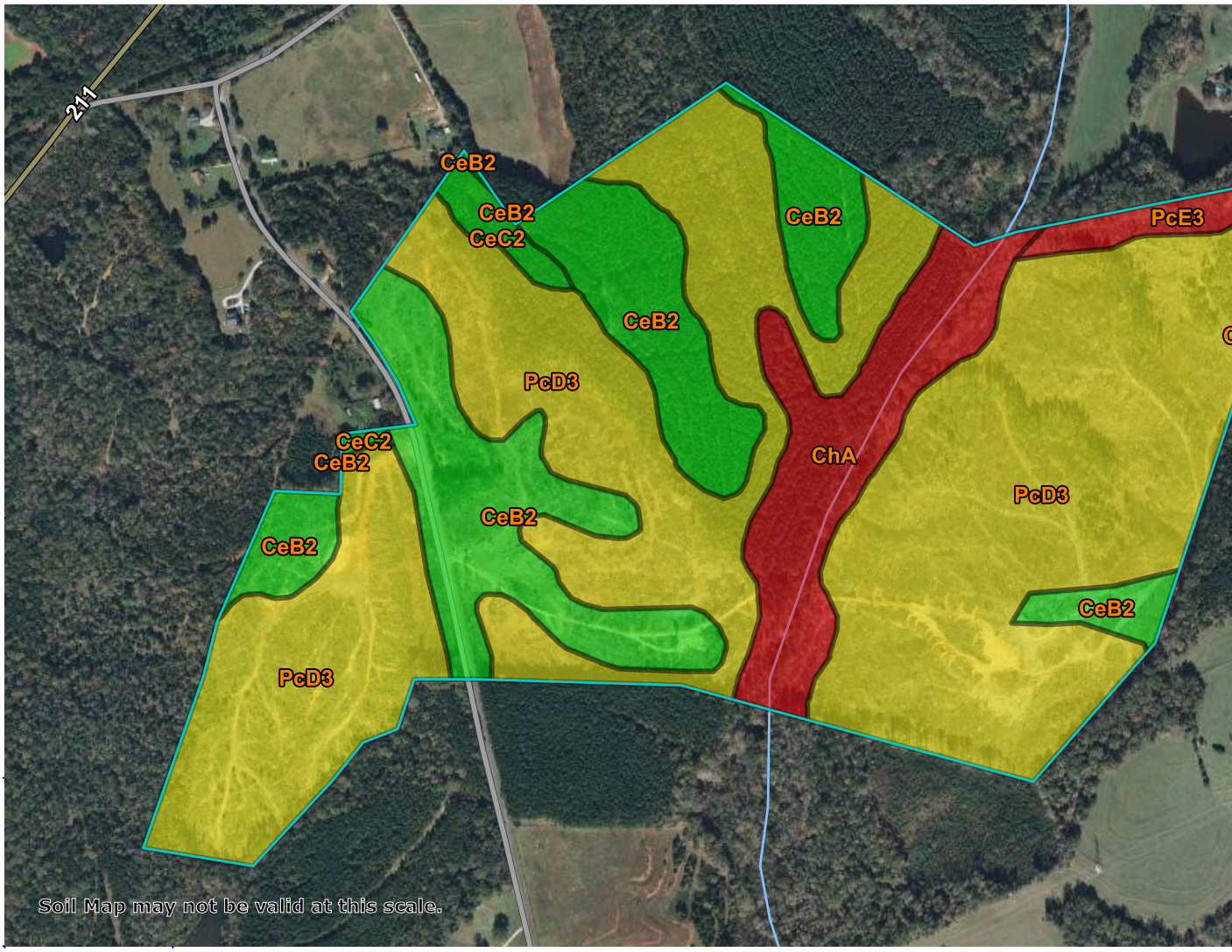
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

81° 28' 7" W

34° 57' 15" N



34° 56' 35" N

81° 28' 7" W

Map Scale: 1:8,550 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Background
- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AO
1:15,800.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

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Soil Survey Area: York County, South
Survey Area Data: Version 21, Aug 27

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
20, 2020

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CeB2	Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded	Not limited	Cecil, moderately eroded (92%)		45.6	21.9%
			Cataula, moderately eroded (5%)			
			Bethlehem, moderately eroded (3%)			
CeC2	Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded	Not limited	Cecil, moderately eroded (91%)		2.7	1.3%
			Cataula, moderately eroded (3%)			
			Bethlehem, moderately eroded (3%)			
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	Very limited	Chewacla, frequently flooded (80%)	Flooding (1.00)	19.4	9.3%
				Depth to saturated zone (1.00)		
			Toccoa, frequently flooded (15%)	Flooding (1.00)		
			Wehadkee, ponded (5%)	Ponding (1.00)		
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
PcD3	Pacolet clay loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Pacolet, severely eroded (92%)	Slope (0.63)	136.7	65.8%
			Wynott, moderately eroded (8%)	Slope (0.84)		
				Shrink-swell (0.74)		
PcE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Very limited	Pacolet, severely eroded (90%)	Slope (1.00)	3.4	1.7%
			Bethlehem (7%)	Slope (1.00)		
			Mecklenburg, severely eroded (2%)	Slope (1.00)		
				Shrink-swell (0.82)		
			Winnsboro, moderately	Slope (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			eroded (1%)	Shrink-swell (0.21)		
Totals for Area of Interest					**207.8**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	136.7	65.8%
Not limited	48.3	23.2%
Very limited	22.8	11.0%
Totals for Area of Interest	**207.8**	**100.0%**

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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.

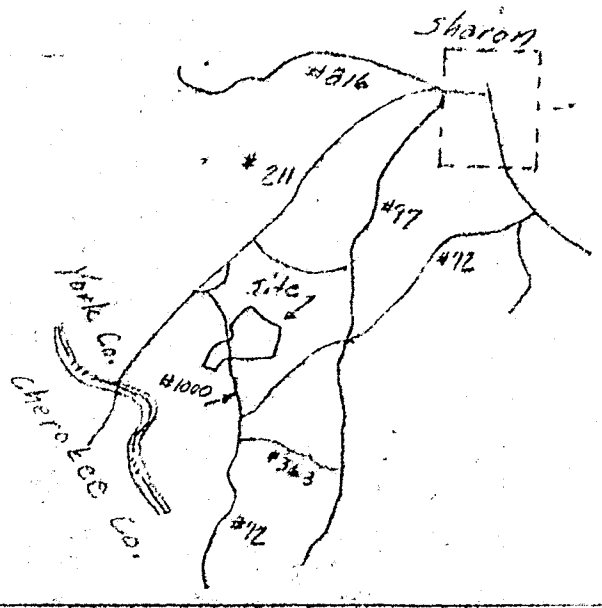
Rating Options

Aggregation Method: Dominant Condition

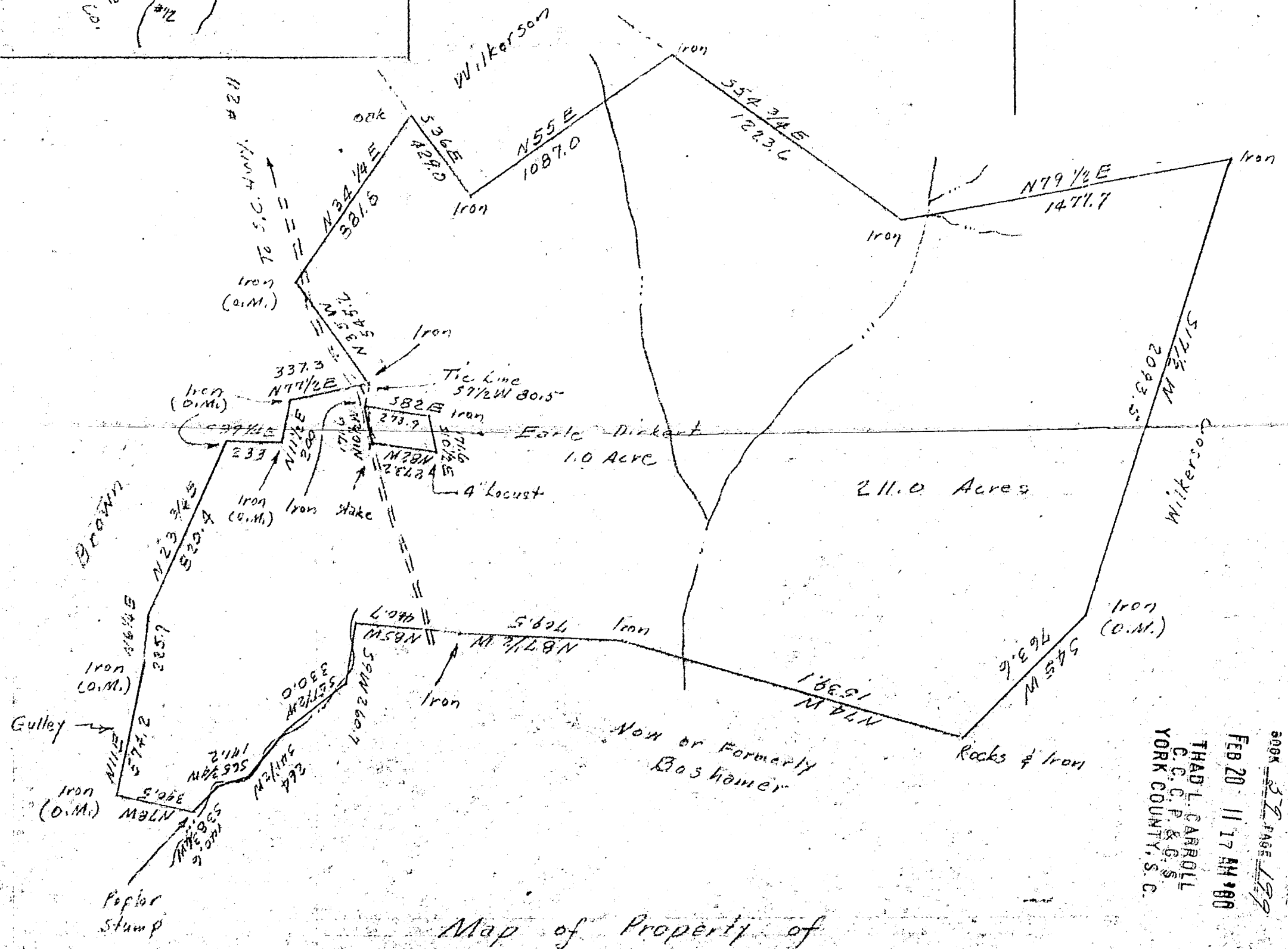
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Location Map
Scale 1" = 2 Miles



Note: This property surveyed by me on June 7, 1956 for West Virginia Pulp and Paper Co. Plat re-plotted at this time. 1.0 Acre lot survey by H. H. Foster on Sept. 13, 1956.

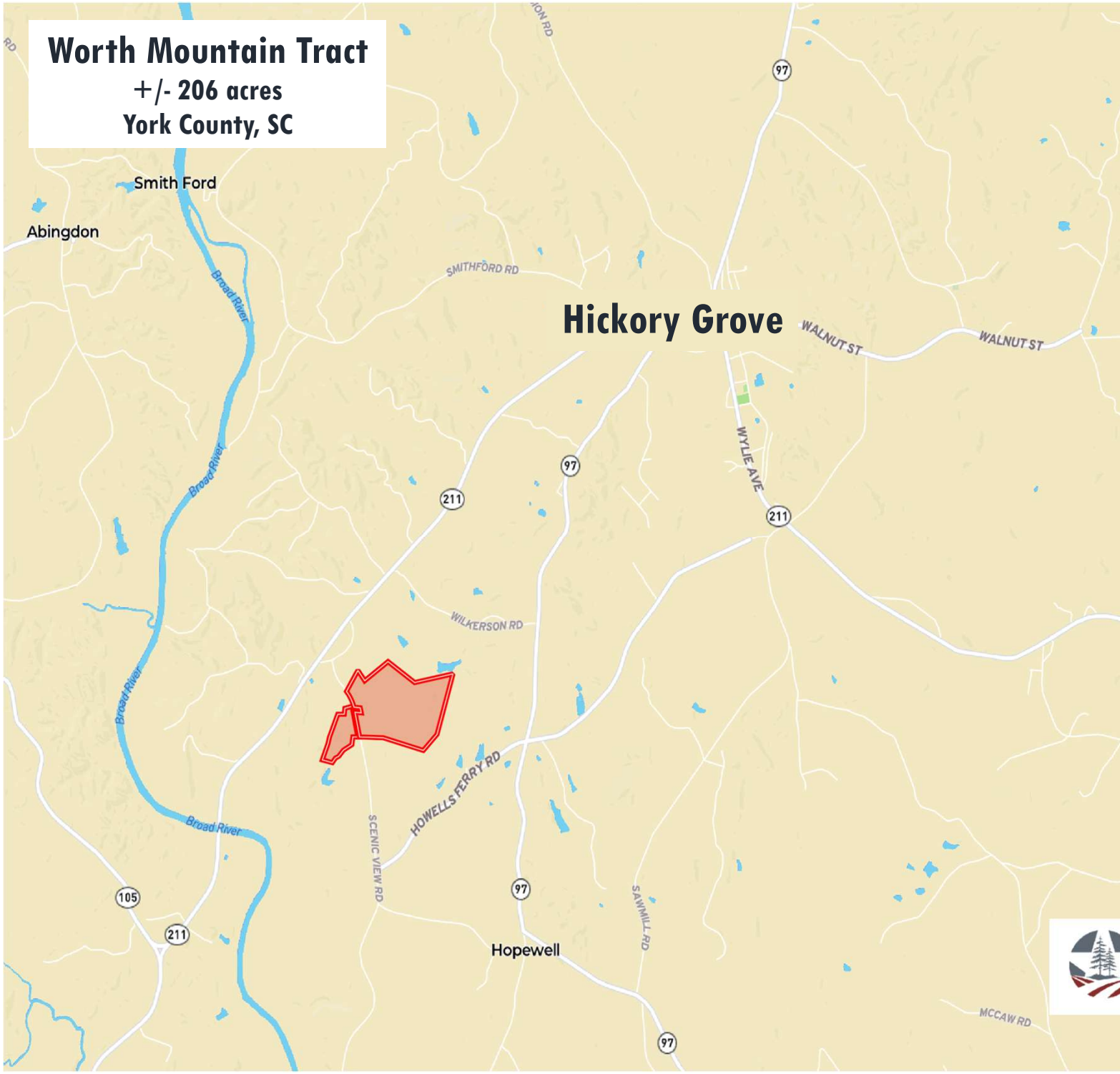


FILED & RECORDED
BOOK 57 PAGE 127
FEB 20 11 17 AM '80
THAD L. CARROLL
C.C.C.P.&G.S.
YORK COUNTY, S.C.

Map of Property of
Catawba Newsprint Co.
CNC 2360, Parcel 5
York County, S.C.
Re-Platted Jan. 17, 1980 Scale 1" = 500'

0 500 1000

Wm. C. Mebane
R.L.S. #1033
Rock Hill, S.C.


Worth Mountain Tract
+/- 206 acres
York County, SC
Smith Ford
Abingdon
Broad River
SMITHFORD RD
Hickory Grove
WALNUT ST
WALNUT ST
WYLIE AVE
97
211
WILKERSON RD
HOWELLS FERRY RD
SCENIC VIEW RD
105
Hopewell
SAWMILL RD
MCCAW RD