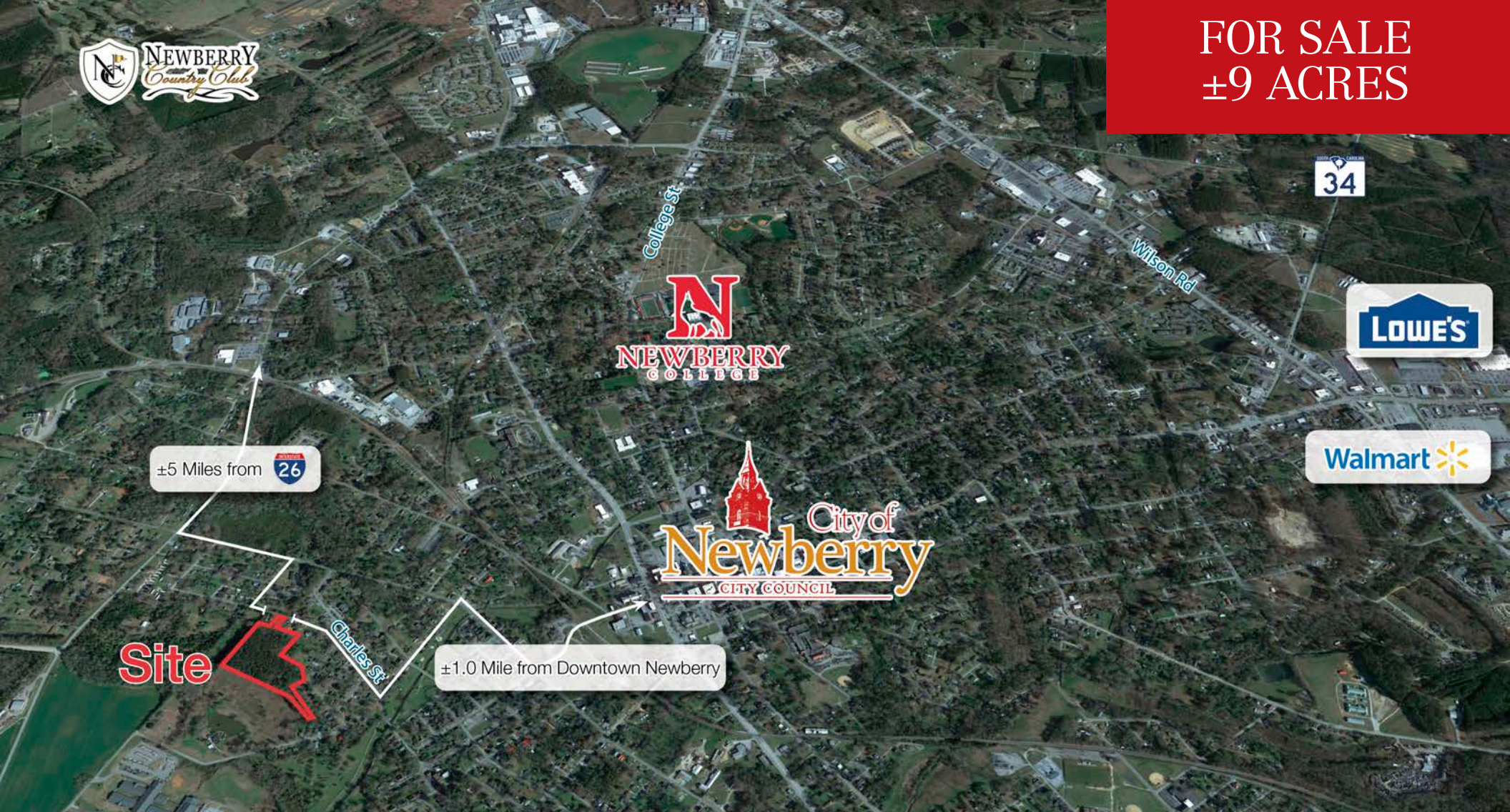




FOR SALE
±9 ACRES



Charles Street

Newberry, South Carolina

NAColumbia

Nelson Weston, III
803.678.7346
nweston@naicolumbia.com

Tombo Milliken
803.206.8384
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Tom Milliken
803.331.6999
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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

Charles Street

Newberry, South Carolina

FOR SALE
±9 ACRES

Property Features

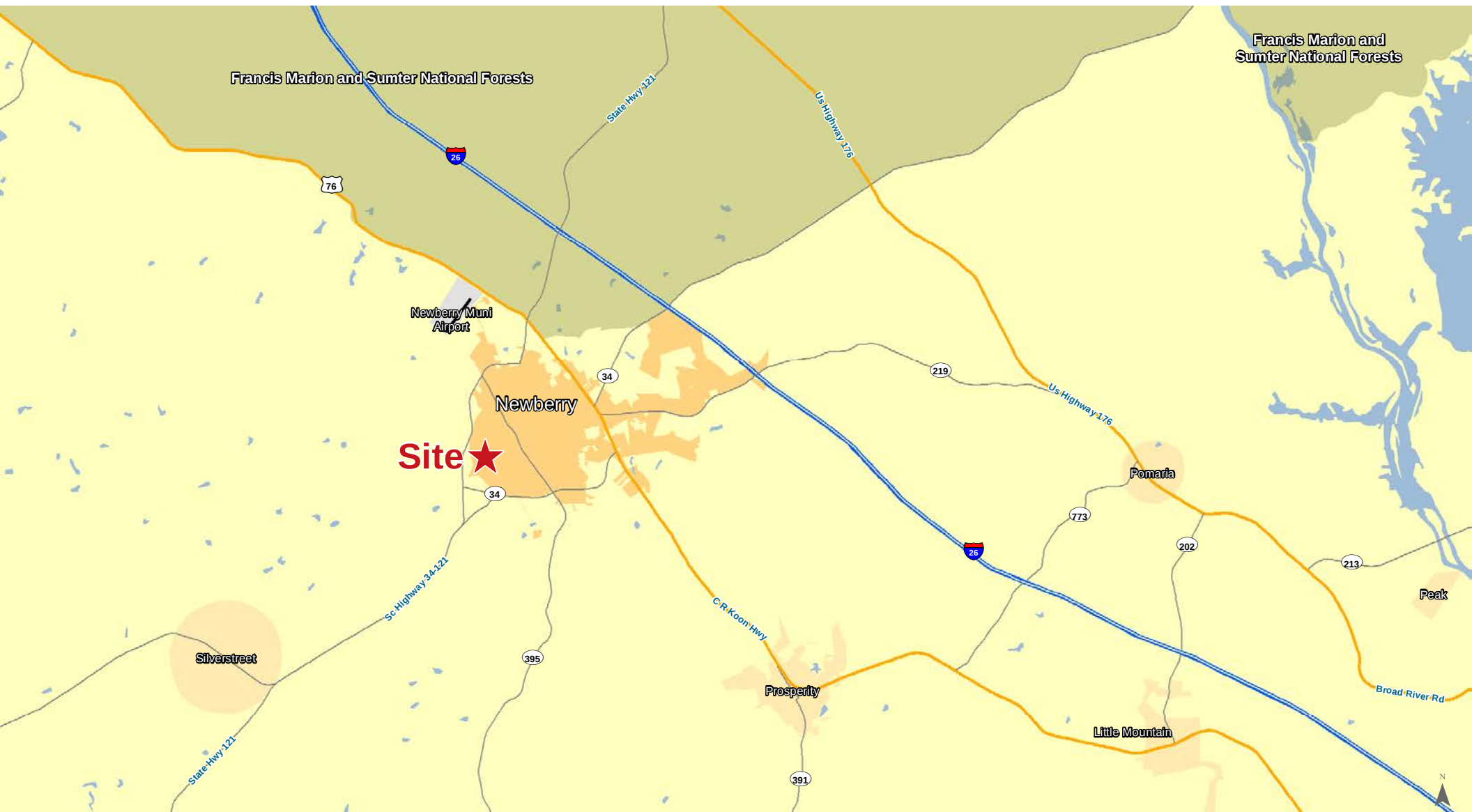
- Approximately ±9 acres of Residential Land for sale in the City of Newberry
- ±1 mile from Downtown Newberry and Newberry College
- Zoned R-6 (High Density Residential) in City of Newberry
- Water and Sewer provided by City of Newberry Utilities (Purchaser's engineer to verify location and availability)
- Direct access to Charles St.

SALES PRICE: \$250,000



Historic Newberry Opera House

Location



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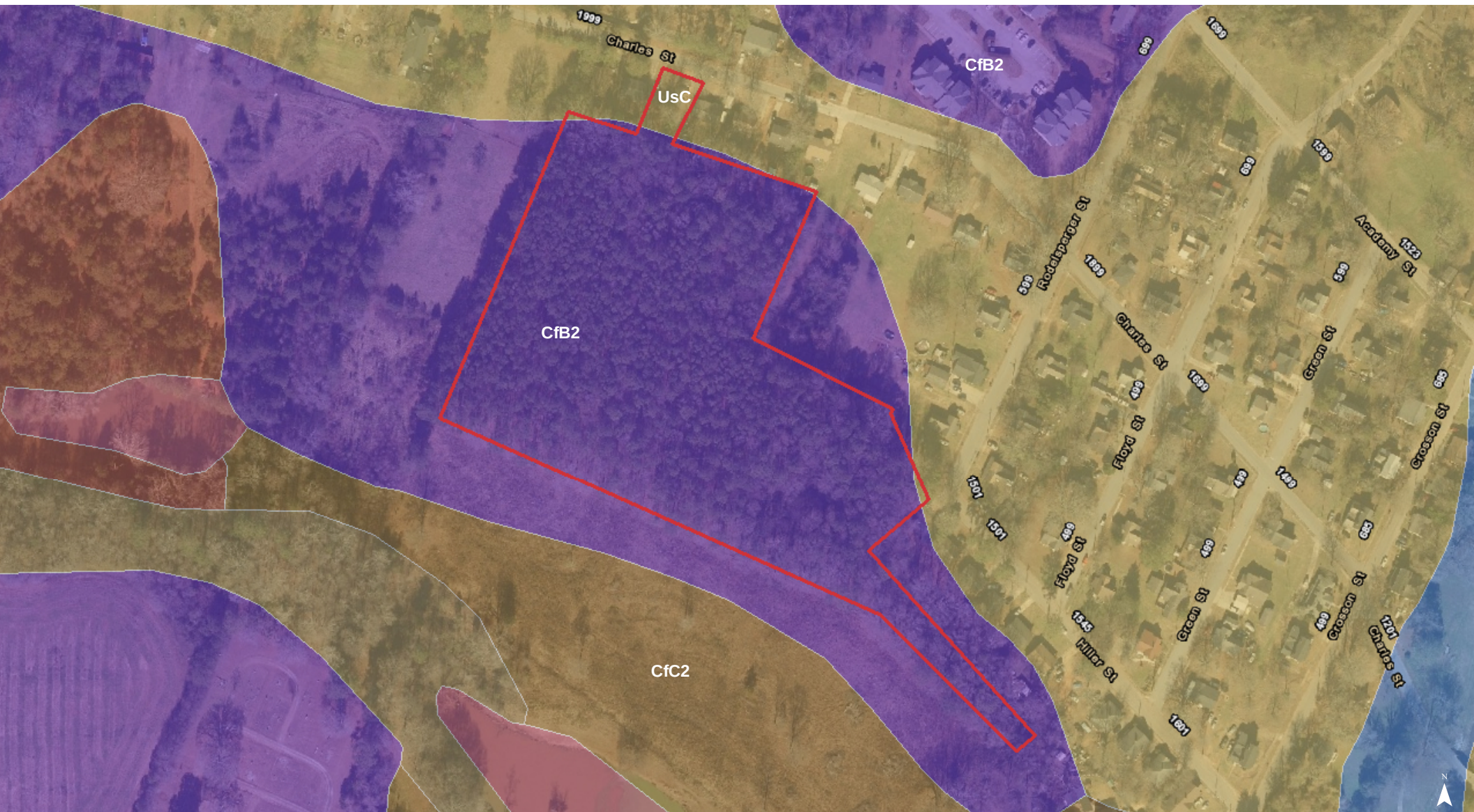
Flood Zones



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Map Unit Description (Brief, Generated)

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: 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 interfluvial areas 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 interfluvial areas 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: USC - Urban land-Cecil-Santuc complex, 2 to 10 percent slopes

Component: Urban Land (50%)

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

Component: Cecil (20%)

The Cecil component makes up 20 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluvial areas 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 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: USC - Urban land-Cecil-Santuc complex, 2 to 10 percent slopes

Component: Santuc (20%)

The Santuc component makes up 20 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluvial areas, 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 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 3e. This soil does not meet hydric criteria.