



For Sale

± 28 Acres

Residential Development Opportunity



Newberry Road (Hwy 34)
Winnsboro, South Carolina



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Newberry Road (Hwy 34)

Winnsboro, South Carolina

For Sale

± 28 Acres

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Property Highlights:

±28 acre Residential Development opportunity on the edge of Downtown Winnsboro, SC, less than 20 miles from the new Scout Motors Manufacturing Plant (4,000 or more jobs) in Blythewood and less than 35 miles to Downtown Columbia. Subject property is located on the northern side of Downtown Winnsboro, with approximately ±485' of frontage on Newberry Rd. (hwy 34) and a 50' access onto High Street.

Zoning:

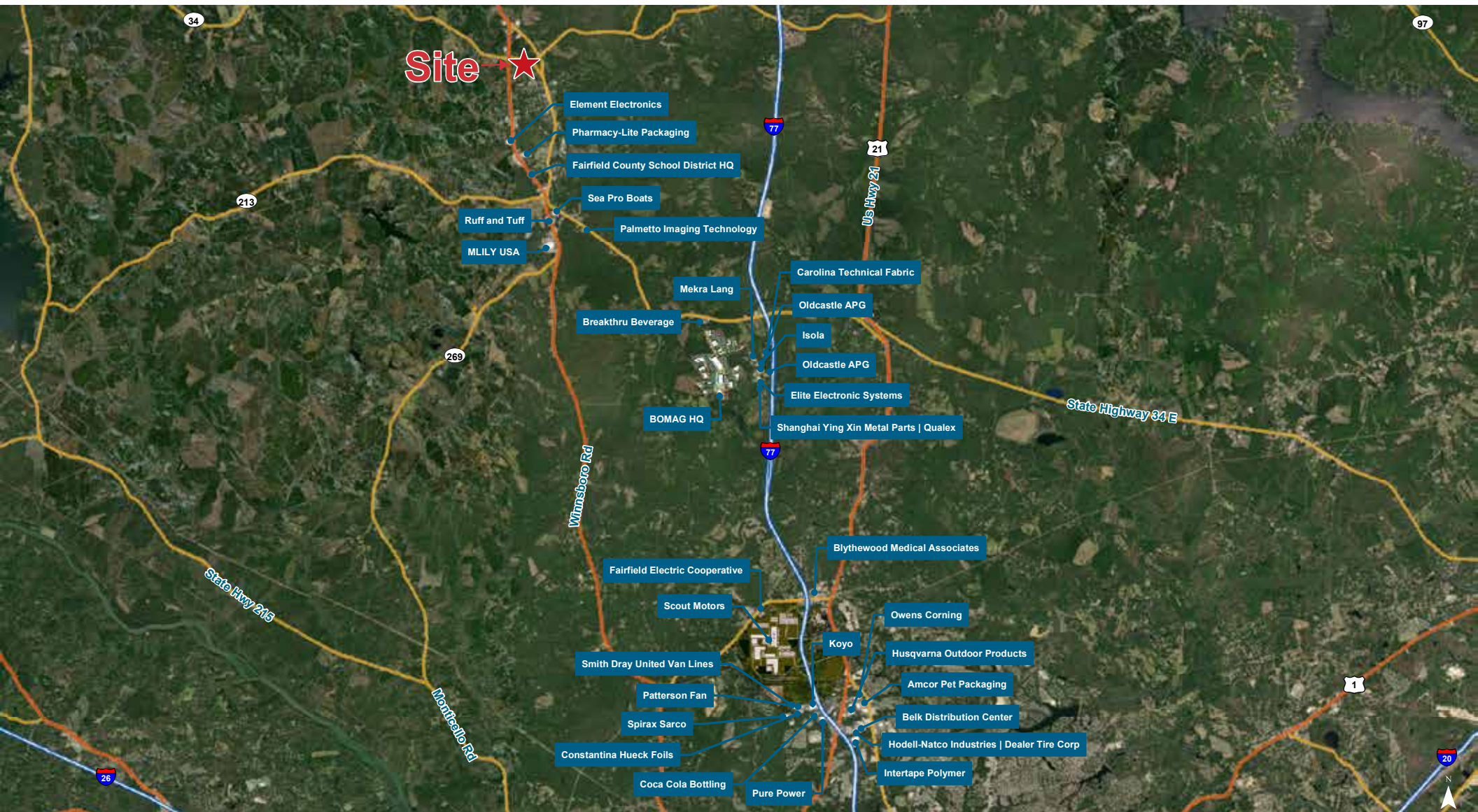
Single-family Residential District (R-1) in Fairfield County.
Potential to be annexed into Town of Winnsboro.

Utilities:

Water available to site.
Sewer available on Hwy 321
Purchaser's Engineer to verify location and availability

Sales Price: \$550,000

Points of Interest



Map Updated: Friday, January 19, 2024. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Location

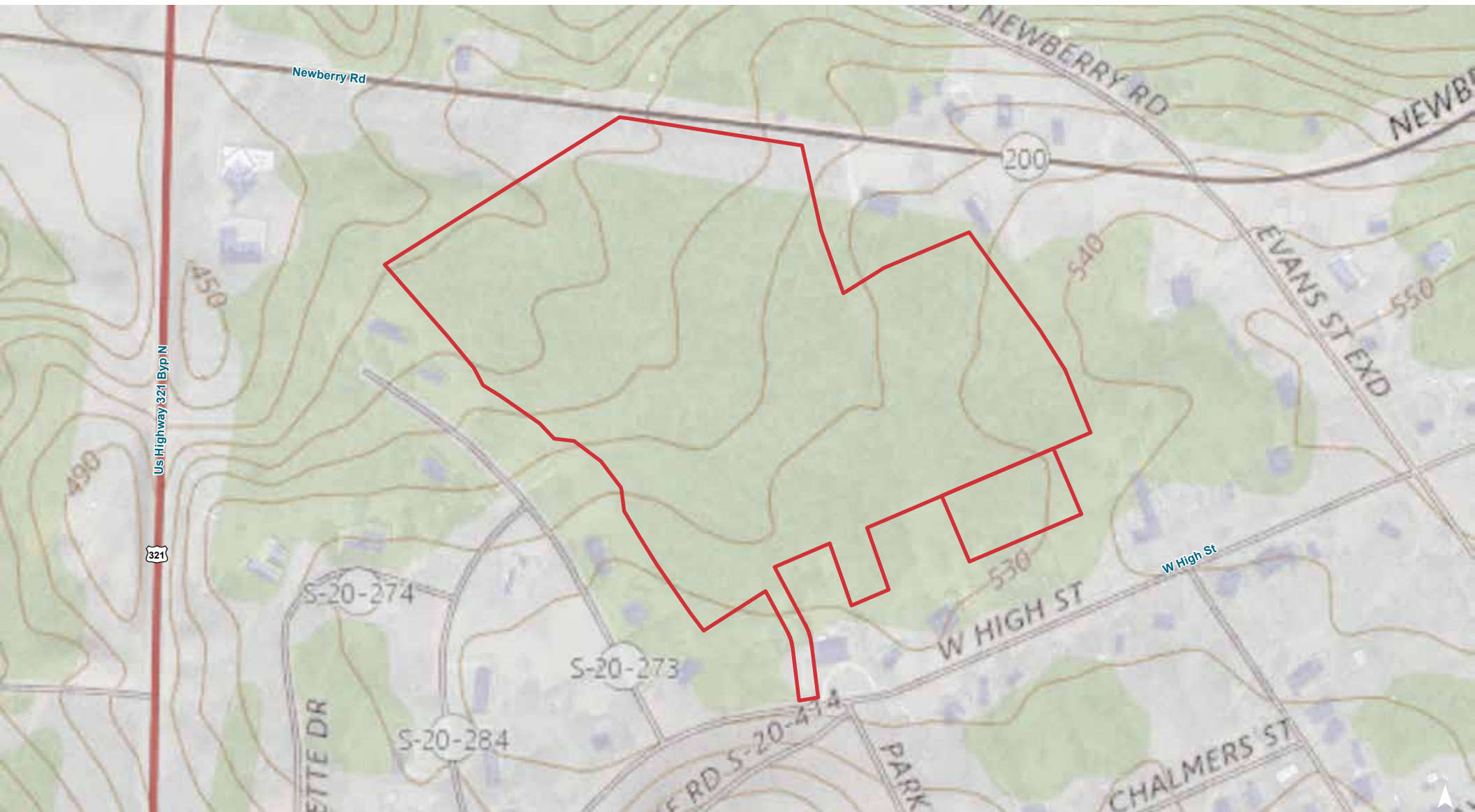


Map Updated: Tuesday, October 31, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.





Topographical Map



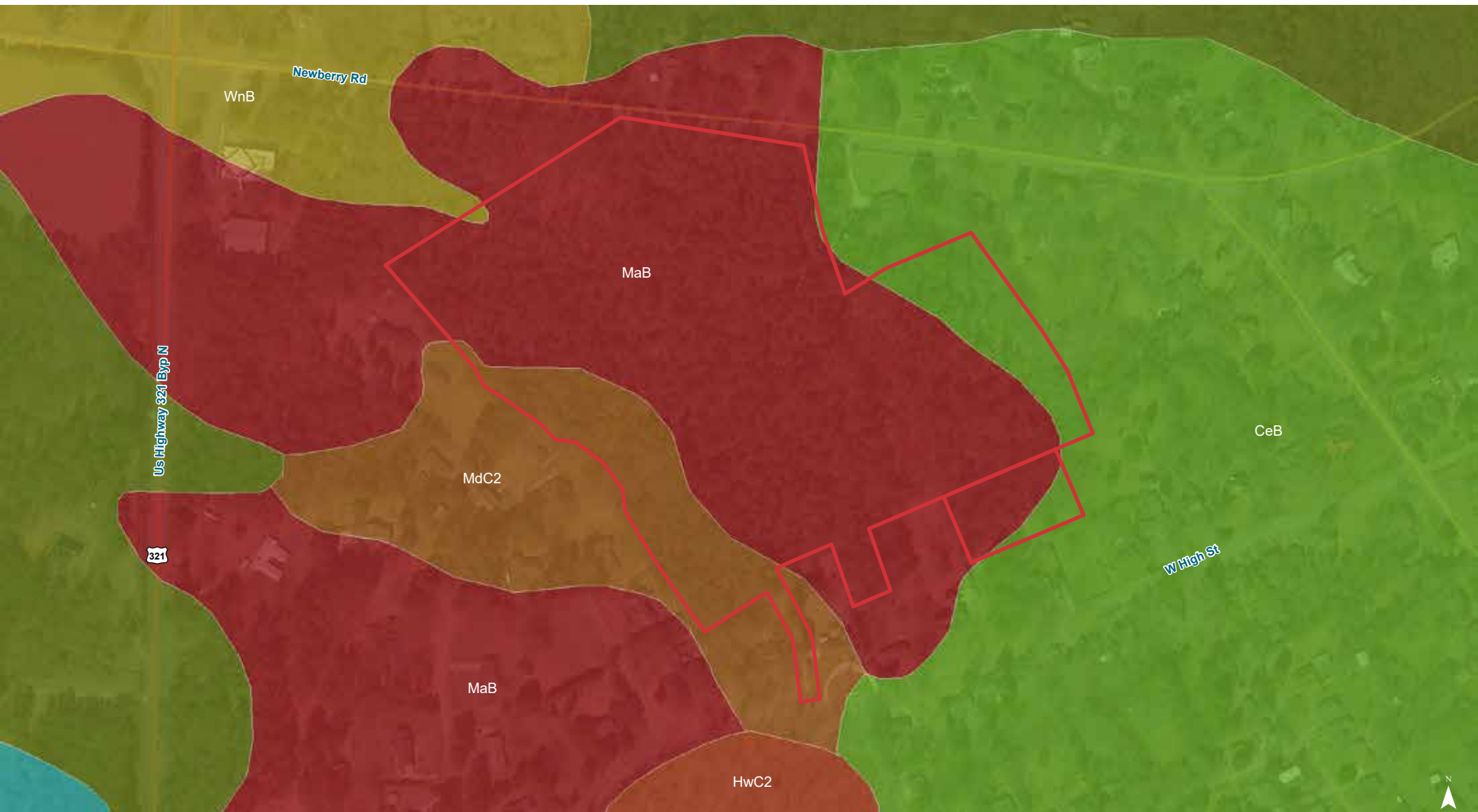
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FEMA Flood Zones





Soil Survey



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Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeB - Cecil sandy loam, 2 to 6 percent slopes

Component: Cecil (95%)

The Cecil component makes up 95 percent of the map unit. Slopes are 2 to 6 percent. This component is on broad and narrow ridges and sideslopes adjacent to drainageways in the piedmont. The parent material consists of residuum weathered from granite, gneiss, or schist. 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 2e. This soil does not meet hydric criteria.

Map unit: HwC2 - Hiwassee sandy clay loam, 6 to 10 percent slopes, eroded

Component: Hiwassee (80%)

The Hiwassee component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on stream terraces on piedmonts. The parent material consists of clayey ancient alluvium derived from granite and 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 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: MaB - Madison sandy loam, 2 to 6 percent slopes

Component: Madison (80%)

The Madison component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: MdC2 - Madison sandy clay loam, 6 to 10 percent slopes, eroded

Component: Madison (75%)

The Madison component makes up 75 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and 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 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: WnB - Winnsboro sandy loam, 2 to 6 percent slopes

Component: Winnsboro (85%)

The Winnsboro component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from gneiss and schist containing intrusions of diorite, hornblende, or gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 79 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 2e. This soil does not meet hydric criteria.