

Steve McMillan
McMillan



SOUTHEASTERN FORESTRY
Managing your forests for the future

Florence County, SC

59.9 Acres



Sandridge Dr. Tract - Southeastern Forestry, Inc.

3032 Millwood Ave

Scranton, SC 29205

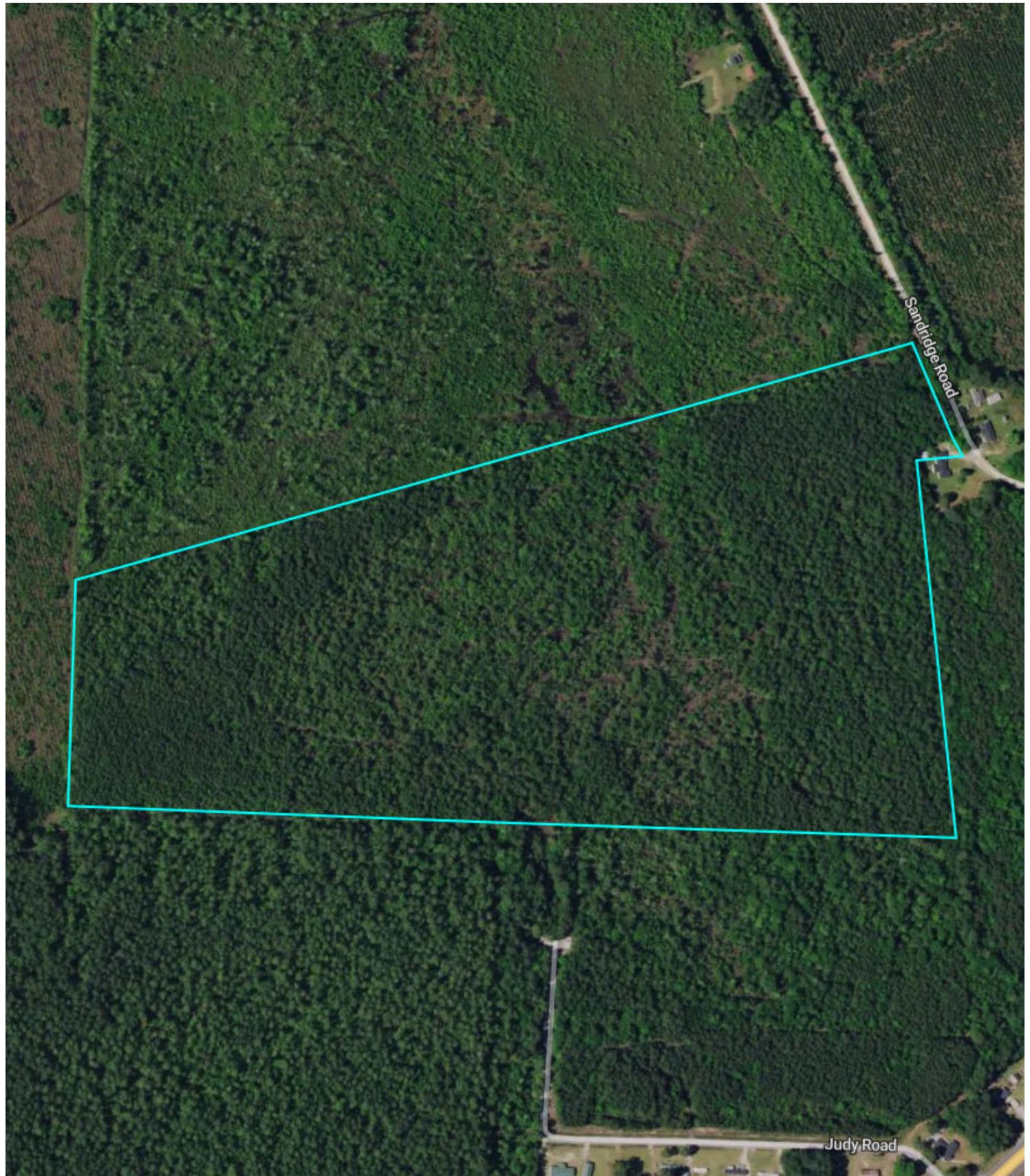
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Property Overview



Florence County, SC

59.9 Acres, 1 Boundary

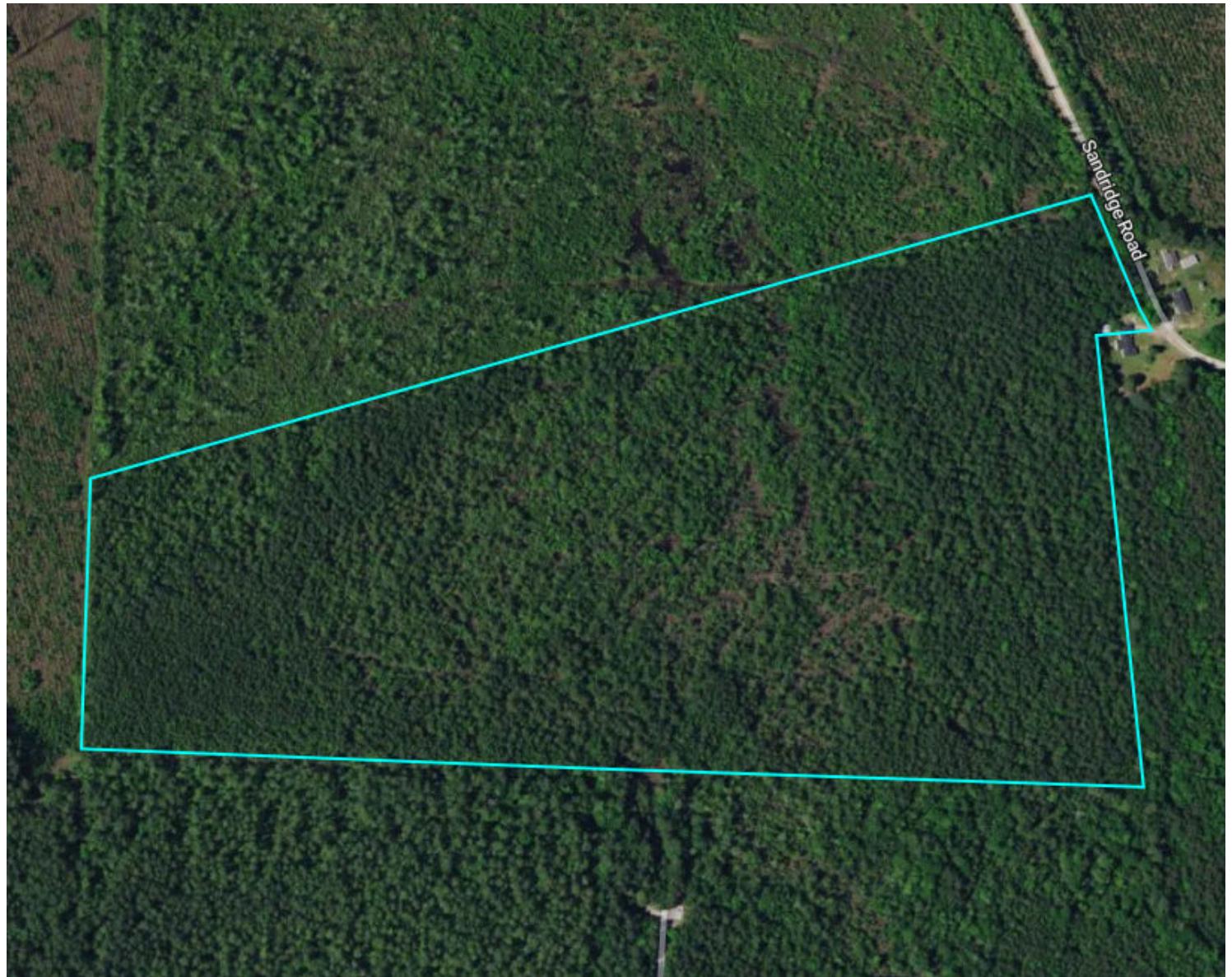


Property Overview



Florence County, SC

59.9 Acres, Boundary 1 of 1



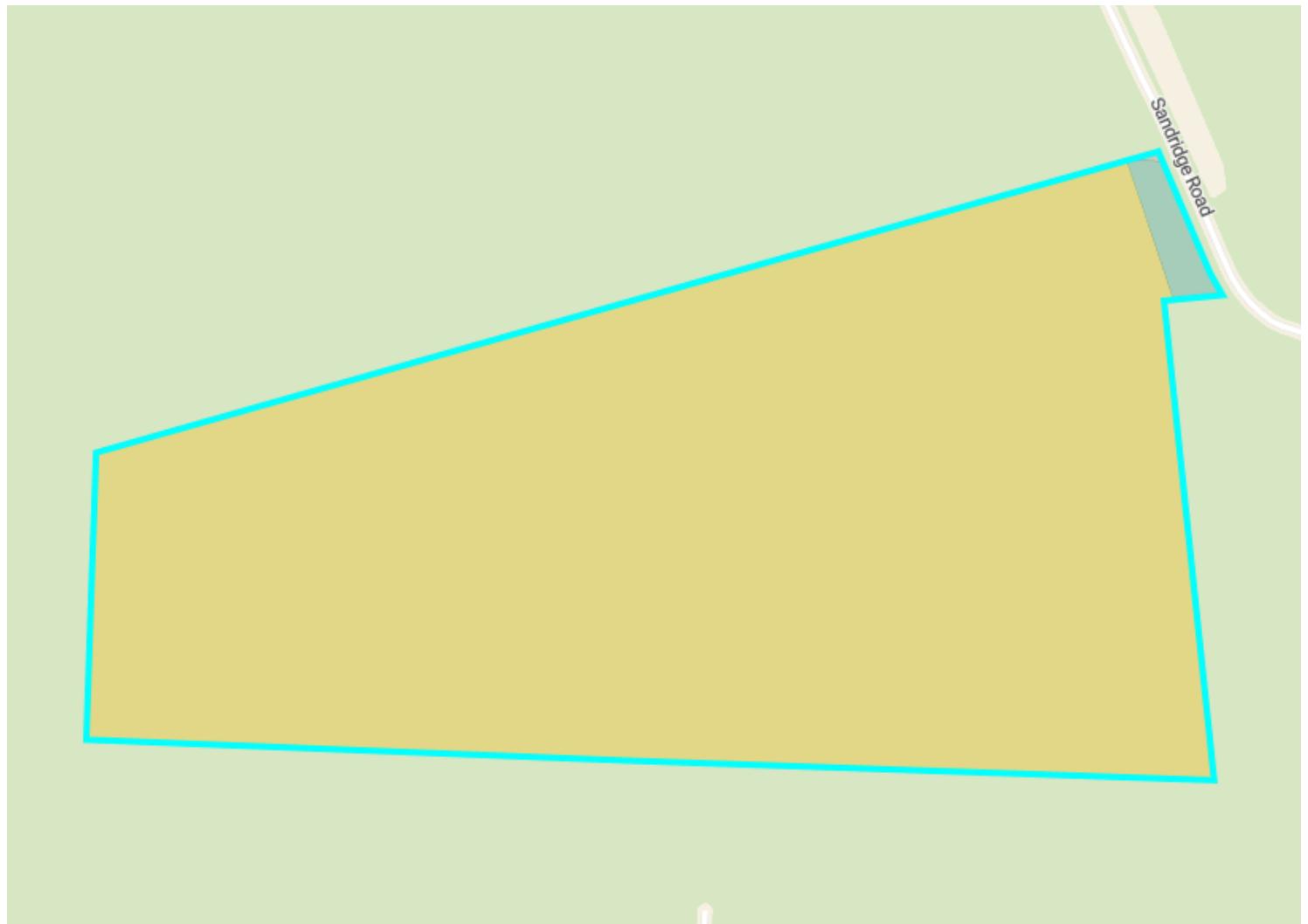
Florence County, SC	Locations	Acres	Parcel #
Township: -	-	59.9	00226-03-021
Owner 1	Owner 2	Owner Address	Property Address
OSMER BOBBY J C TRUST	-	124 RAYMOND CIR LEXINGTON SC 290727150	HWY 378, SCRANTON, SC 29591
Total Assessed Value \$119,800	Assessed Land Value \$119,800	Assessed Improvement -	Assessed Land Year 2025
County Use Description FARM VACANT		Legal Description OFF ST HWY 378	

Soils



Florence County, SC

59.9 Acres, 1 Boundary



39.6/100 NCCPI

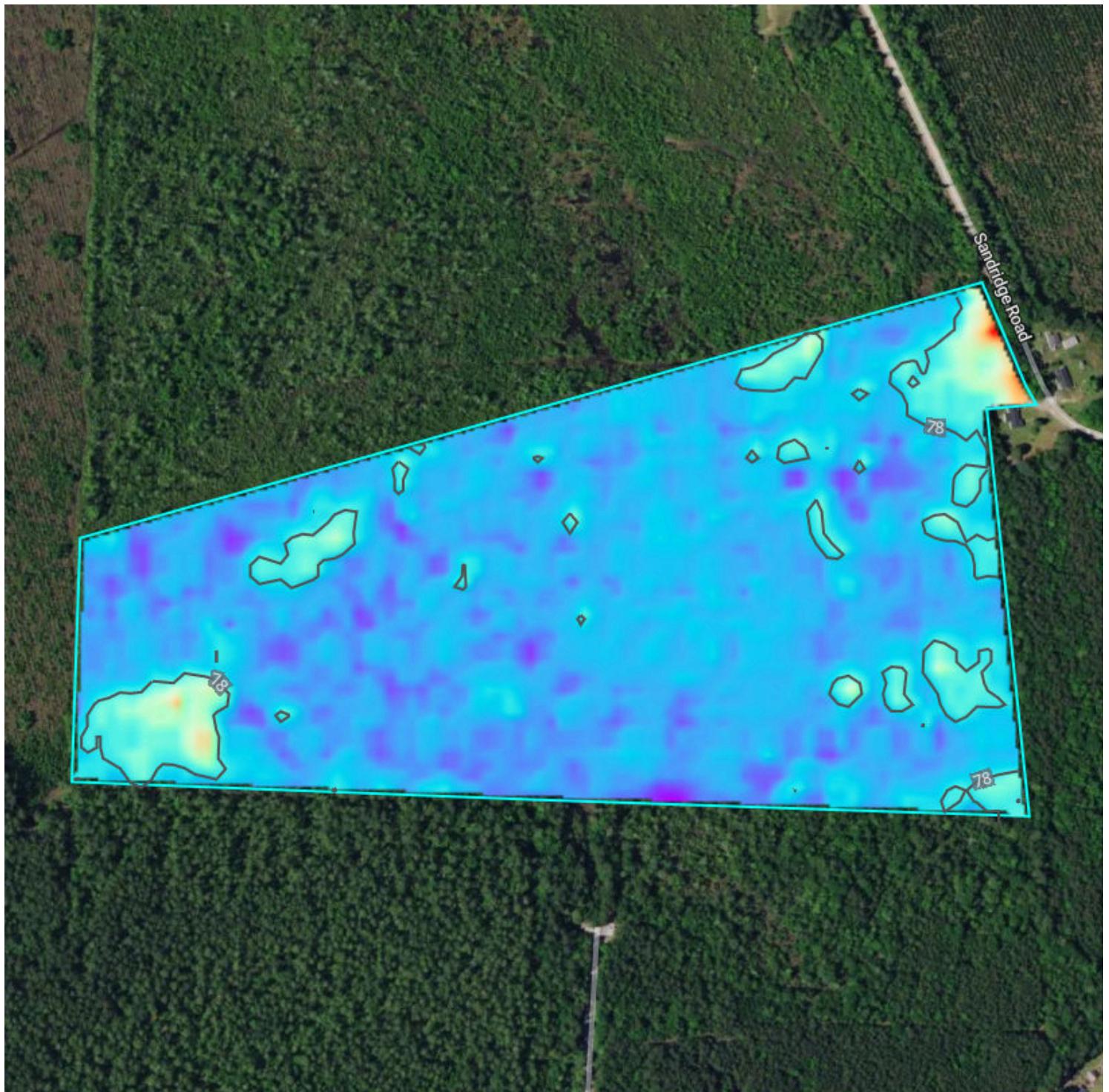
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	Cv	Coxville fine sandy loam	98.8%	62.5	3w	--	39.8
●	LkB	Lakeland sand, 0 to 6 percent slopes, Atlantic Coast Flatwoods	1.1%	0.7	4s	--	19.4
●	Mp	Mine pits and dumps	<0.1%	0	6e	--	48.7

Elevation



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77.1 feet

79.8 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 2.7 feet

Min: 77.1 feet

Max: 79.8 feet

Slope: 0.4%

Min: 0%

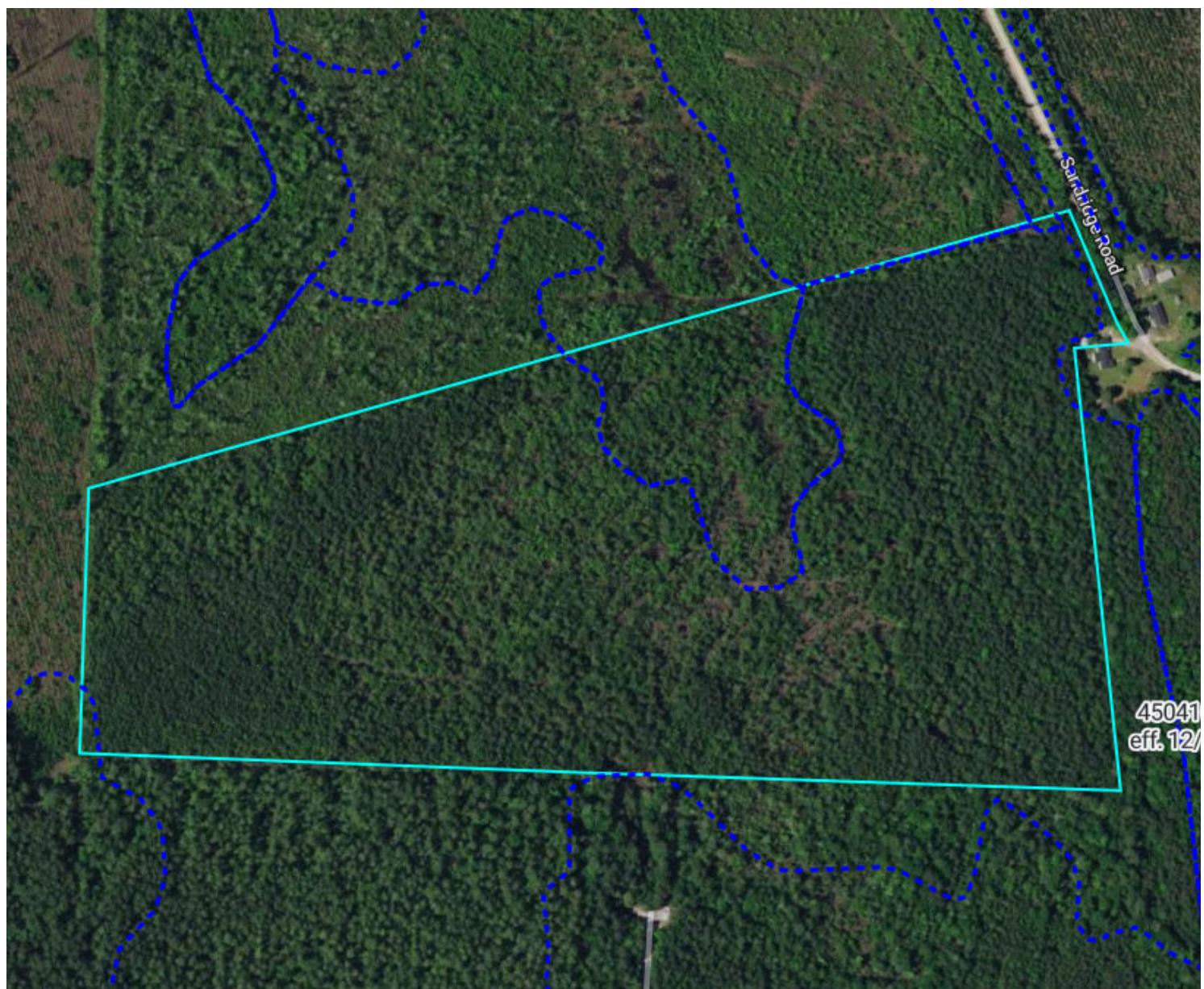
Max: 2%

Flood (FEMA Report)



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Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery



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2023



2021

