

FOR SALE

30 Acres on Dry Fork Rd Gaffney, SC 29340



Land | 30 Acres

- ± 30ac
- ± 700ft of road frontage on Dry Fork Rd
- ± 18ac of planted pines
- 12 min to Gaffney
- 35min to Spartanburg
- Cherokee County Tax Map #124-00-00-009.000

OFFERING SUMMARY

SALE PRICE	\$350,000
LOT SIZE	30 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	163	2,064	6,861
Average HH Income:	\$58,172	\$55,881	\$54,047

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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 **Huff Creek**
Properties



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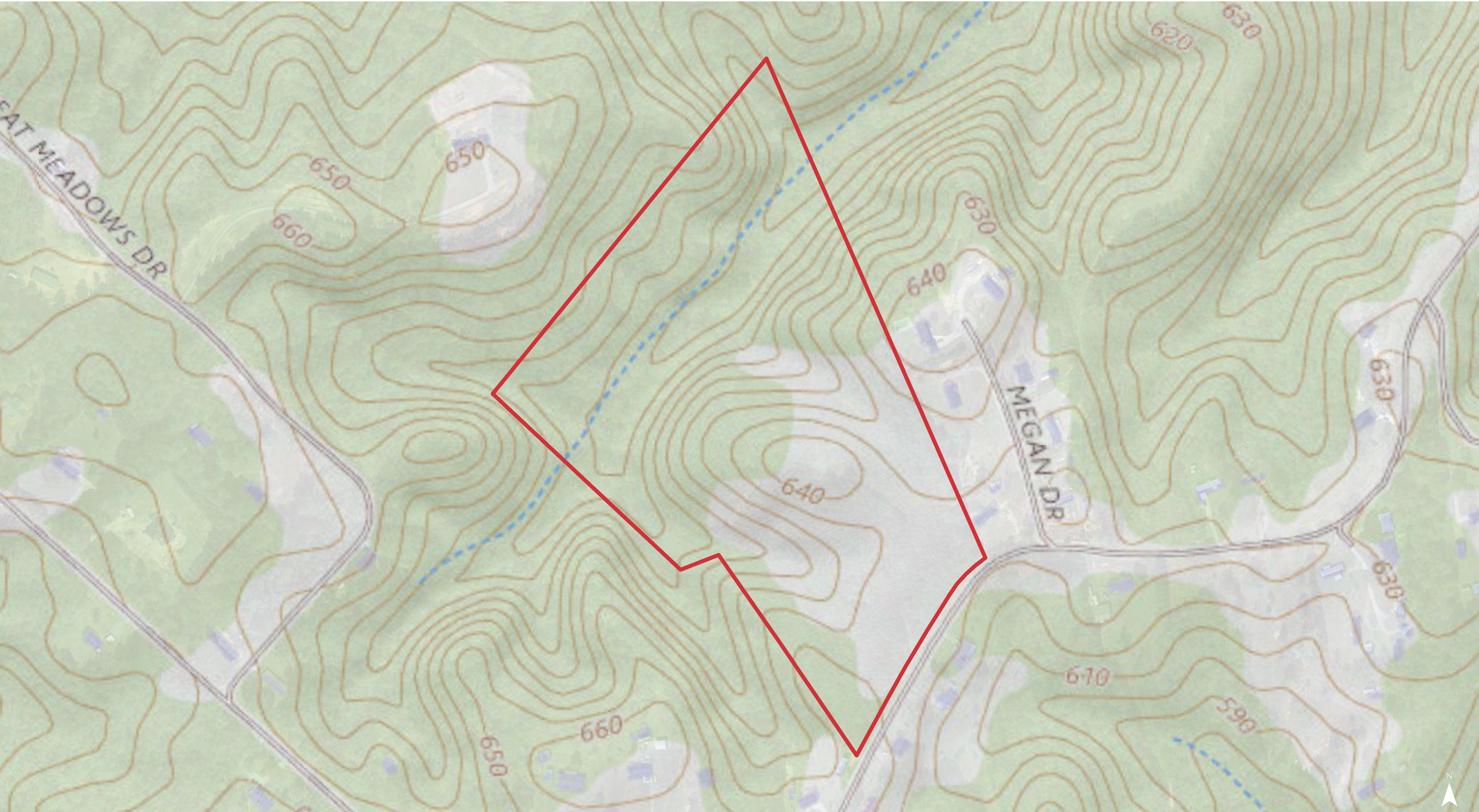


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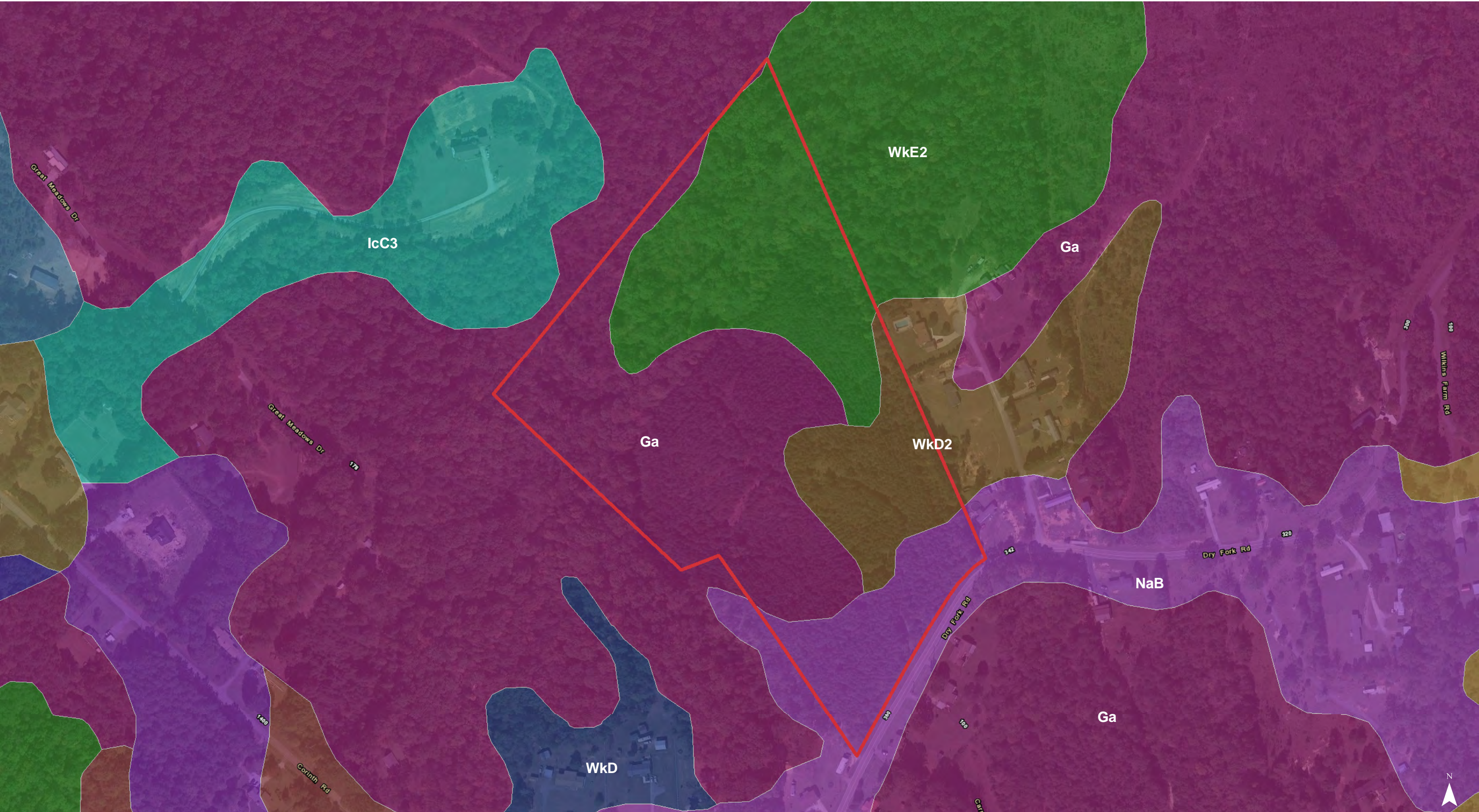


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Map Unit Description (Brief, Generated)

Cherokee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ga - Gullied land, firm materials

Component: Udorthents (100%)

The Udorthents component makes up 100 percent of the map unit. Slopes are 10 to 35 percent. This component is on interfluves on piedmonts. The parent material consists of clayey 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 low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. 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 7e.

Map unit: IcC3 - Iredell clay loam, 6 to 10 percent slopes, severely eroded

Component: Iredell, severely eroded (100%)

The Iredell, severely eroded component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on piedmonts. The parent material consists of clayey diabase. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, 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.

Map unit: NaB - Nason very fine sandy loam, 2 to 6 percent slopes

Component: Nason (100%)

The Nason component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of clayey sericite schist. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 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 moderate. 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 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: WkD2 - Wilkes sandy loam, 6 to 15 percent slopes, eroded

Component: Wilkes (100%)

The Wilkes component makes up 100 percent of the map unit. Slopes are 6 to 15 percent. This component is on interfluves on piedmonts. The parent material consists of clayey intermediate and mafic igneous rocks. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 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 very low. Shrink-swell potential is moderate. 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 6e. This soil does not meet hydric criteria.

Cherokee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: WkE2 - Wilkes sandy loam, 15 to 25 percent slopes, eroded

Component: Wilkes (100%)

The Wilkes component makes up 100 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on piedmonts. The parent material consists of clayey intermediate and mafic igneous rocks. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 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 very low. Shrink-swell potential is moderate. 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 7e. This soil does not meet hydric criteria.