



## CARVER ROAD FARM

BAMBERG COUNTY, SC

133.57 +/- ACRES

\$750,000



### PROPERTY DESCRIPTION

The Carver Road Farm is located in the Colston Community of Bamberg County, only 2.5 miles from Highway 301. This farm is rich in history and has been managed for row crop production since the early 1990s. Once you enter the property, you will find vast agriculture fields totaling 107.35 +/- acres; 96 +/- acres are under center pivot irrigation, 97.55 +/- acres are currently planted in soybeans, and 9.8 +/- acres will soon be planted with butterbeans. The property boasts 3 wells, two of which are currently being used for irrigation to ensure great annual crop yields. The property is ditched and cross-ditched to ensure well-drained soils. There are also 4.6 +/- acres of fallow fields, 3.1 +/- acres of fenced pastureland, and a small barn that could be converted into stables.

This is an excellent working farm, and the property could also be used for equestrian purposes and other outdoor recreational pursuits.

### PROPERTY FEATURES:

- Center Pivot Irrigation
- 3 Wells: 4 Inch, 6 Inch, & 10 Inch
- High Percentage of Tillable Acreage

### DIRECTIONS:

From Bamberg, head south onto Highway 301 for 7.2 miles, then turn left onto Ehrhardt Road. In 4 miles, turn right onto Colston Road, continue for 1.3 miles, and turn left onto Macedonia Church Road. Continue for .2 miles, then turn left onto Carver Road. The property will be on the right in .7 miles.

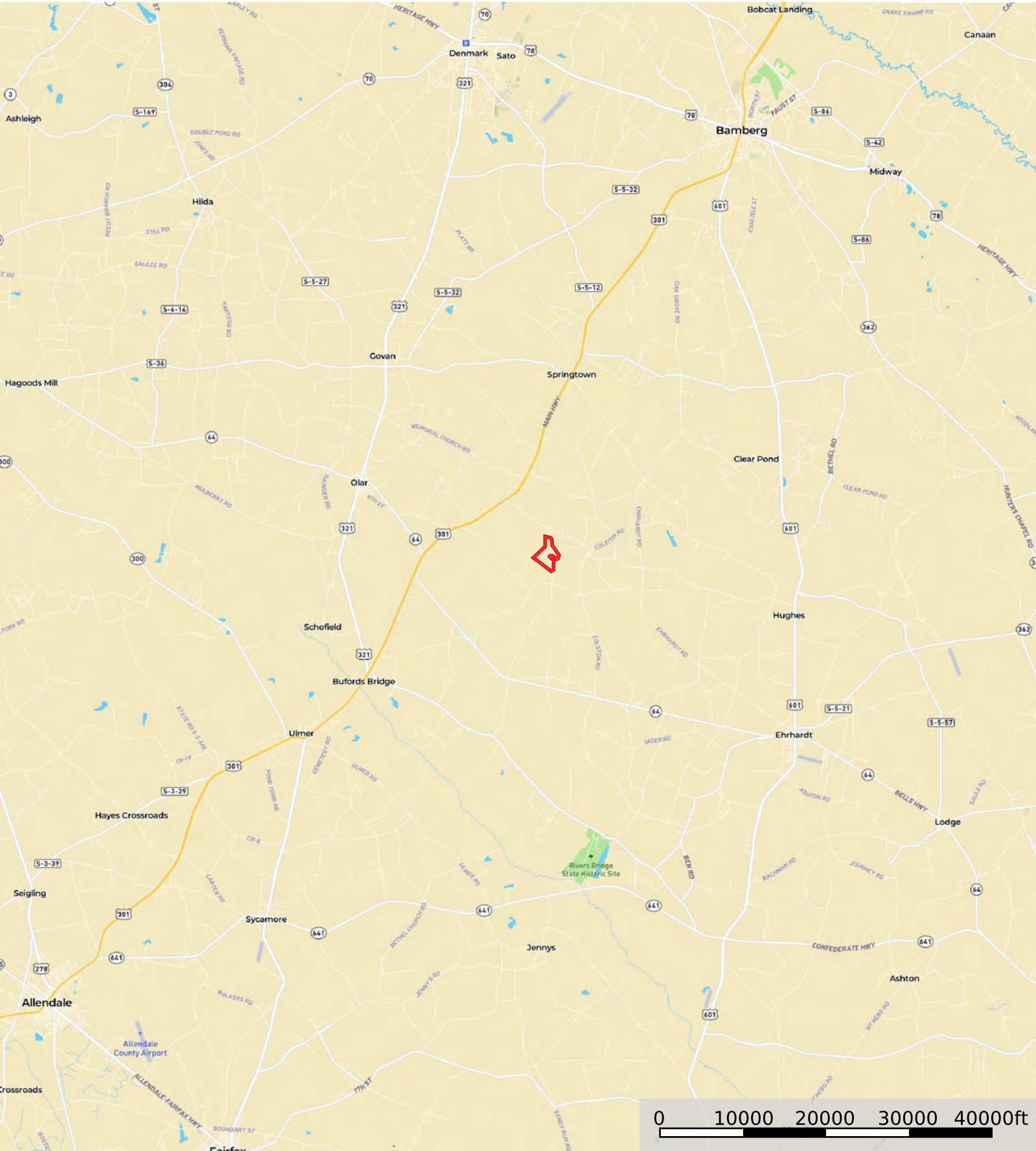
### CONTACT

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Boundary

**Disclaimer:** All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

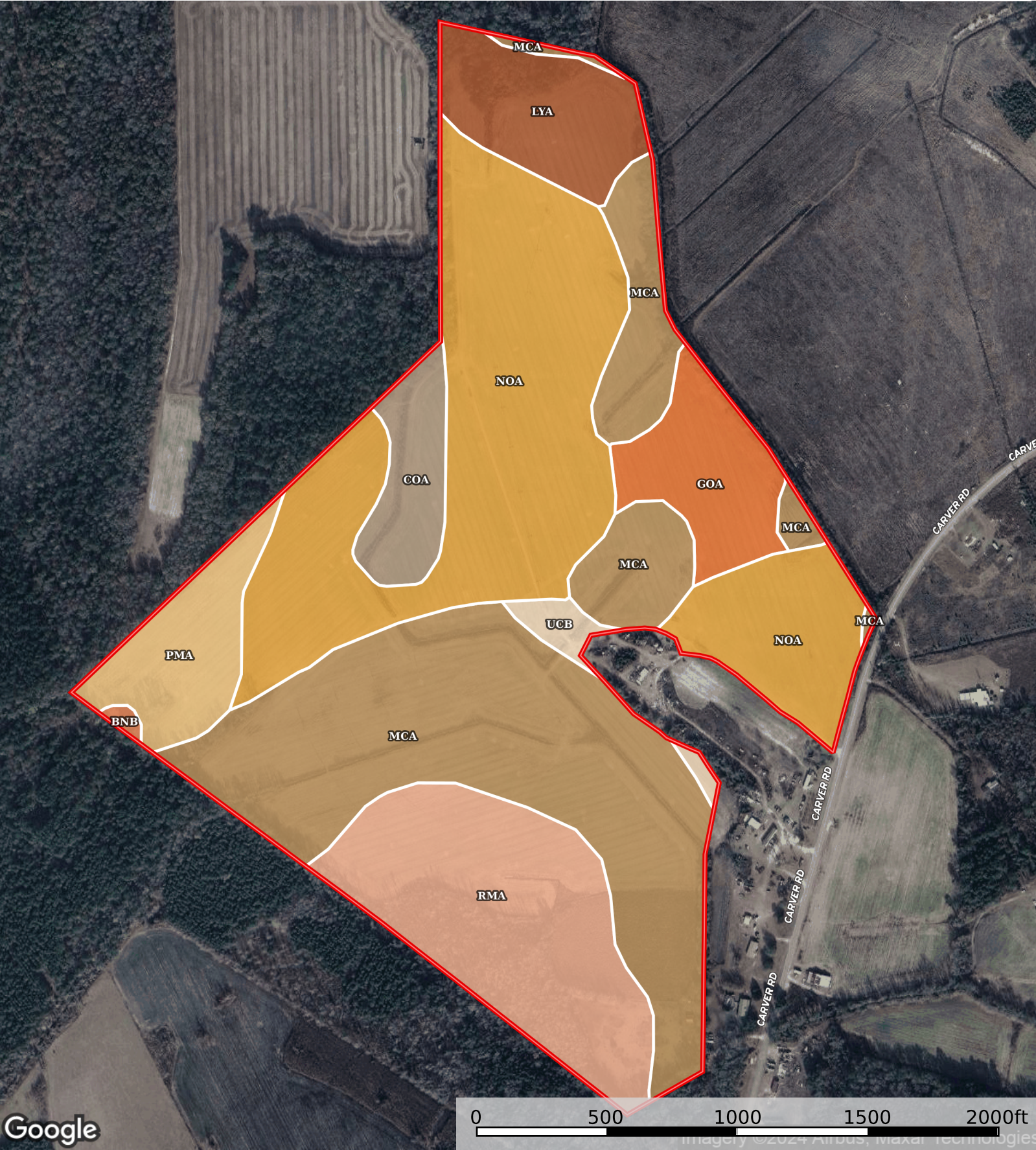


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Boundary

|  Boundary 133.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
McA	McColl loam, 0 to 2 percent slopes	43.1	32.35	0	31	3w
NoA	Noboco fine sand, 0 to 2 percent slopes	41.6	31.22	0	70	1
RmA	Rembert sandy loam, 0 to 2 percent slopes	19.51	14.64	0	47	3w
LyA	Lynchburg fine sandy loam, 0 to 2 percent slopes	7.96	5.97	0	37	2w
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	7.35	5.52	0	71	2w
PmA	Plummer loamy sand, 0 to 2 percent slopes	6.91	5.19	0	26	4w
CoA	Coxville fine sandy loam, 0 to 2 percent slopes	4.96	3.72	0	59	3w
UcB	Uchee sand, 2 to 6 percent slopes	1.56	1.17	0	58	2s
BnB	Blanton sand, 2 to 6 percent slopes	0.29	0.22	0	23	3s
TOTALS		133.24(*)	100%	-	49.17	2.3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.