



BLAKELY ROAD
LAURENS COUNTY, SC
241.53 +/- ACRES
\$905,727



PROPERTY DESCRIPTION

The Blakely Road tract is located SW of Laurens, SC near the community of Cross Hill. This quiet rural community is perfect for owning recreational property for weekend retreats or a permanent home site. The property has been under good management practices and offers a diverse landscape with ample roads for accessibility. The upland regions are well stocked with 7-year-old Loblolly Pine reaching 20 feet in height, now offering excellent cover for wildlife. For added diversity, the property offering includes 56+/- acres of hardwood bottom with "Cane Creek", providing ample mast-producing trees and an excellent travel corridor. This is an ideal-sized property for ease of management and is conveniently located.

PROPERTY FEATURES:

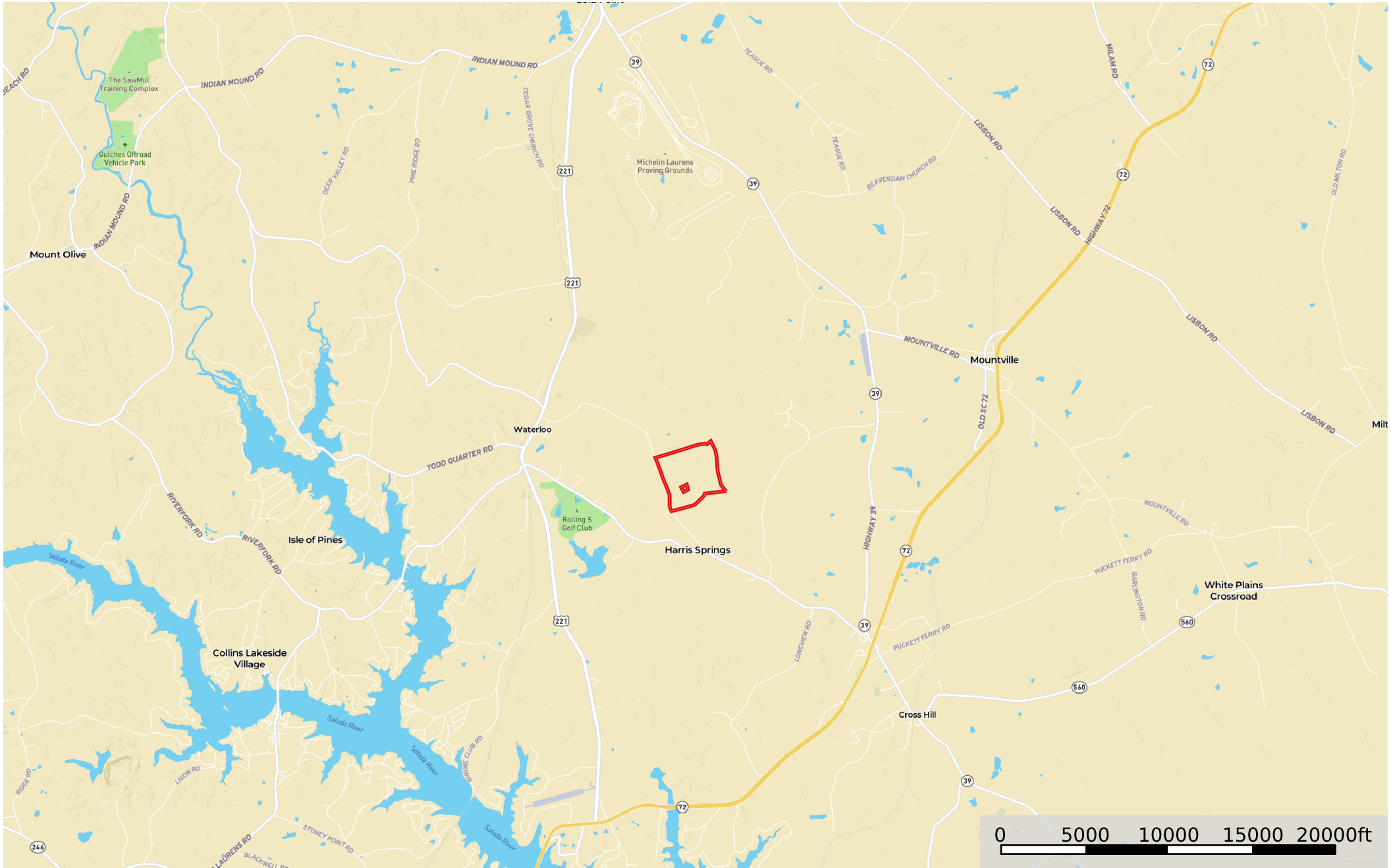
- Gated Entrance
- Cane Creek Frontage on Two Sides
- Mature Natural Forest
- Excellent Interior Road System
- Professionally Managed Pine Plantation


DIRECTIONS:

From Waterloo going north on Highway 221, take a right onto Blakely Road and continue for 1.8 miles. The property will be on the left.

CONTACT

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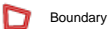


 Boundary

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.

Blakely Road

Laurens County, South Carolina, 241.53 AC +/-



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Todd Crosby
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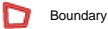
Toddrosby@crosbylandco.com

300 Carn St.



The information contained herein was obtained from sources deemed to be reliable.

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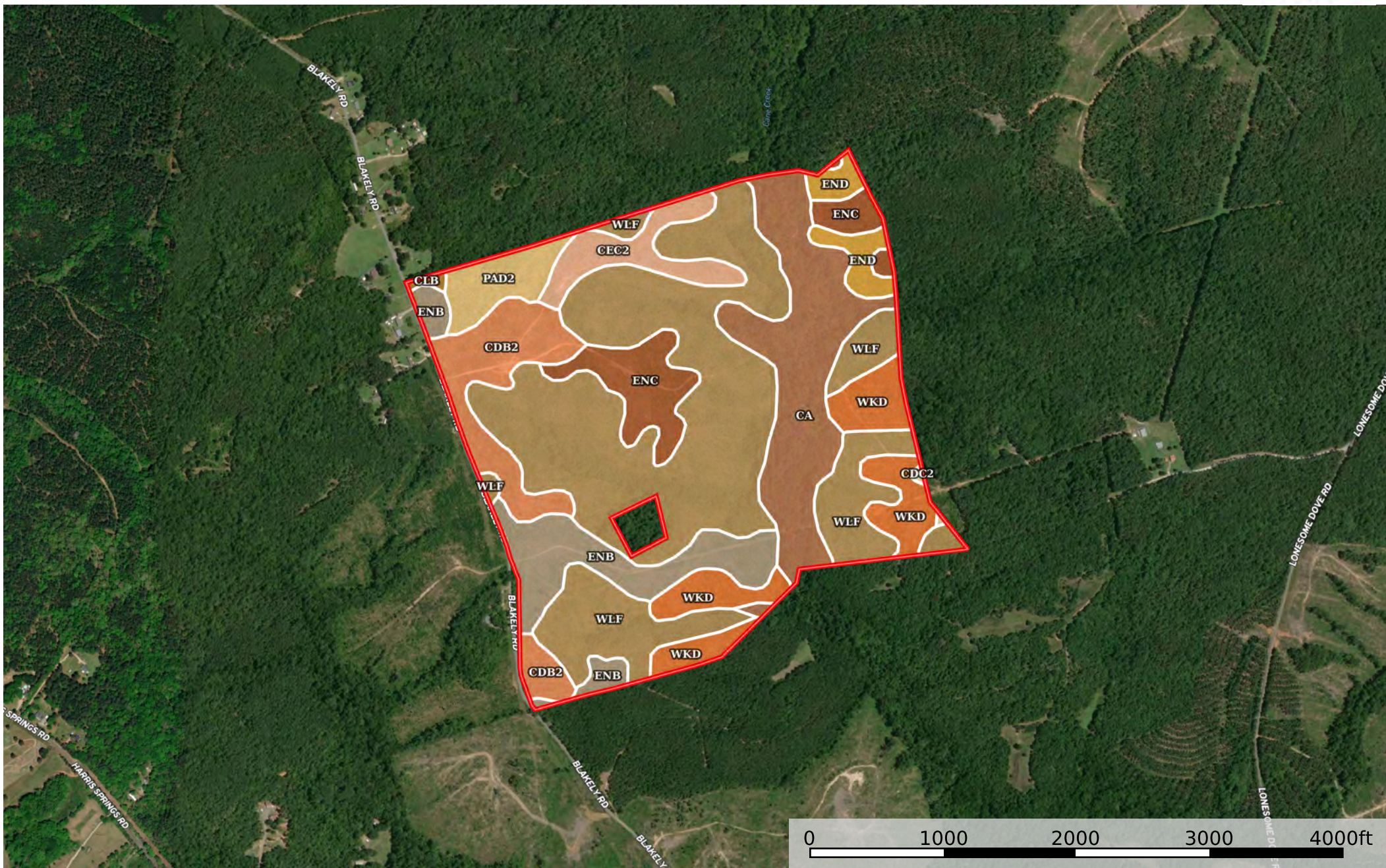


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|  Boundary 241.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WIF	Wilkes soils, 15 to 40 percent slopes	106.38	44.04	0	4	7e
Ca	Cartecay-Toccoa complex	34.58	14.31	0	62	3w
EnB	Enon sandy loam, 2 to 6 percent slopes	21.41	8.86	0	71	3e
WkD	Wilkes sandy loam, 6 to 15 percent slopes	20.01	8.28	0	20	6e
CdB2	Cataula sandy loam, 2 to 6 percent slopes, moderately eroded	19.98	8.27	0	24	3e
EnC	Enon sandy loam, 6 to 10 percent slopes	14.72	6.09	0	70	4e
CeC2	Cataula sandy clay loam, 6 to 10 percent slopes, eroded	9.81	4.06	0	49	6e
PaD2	Pacolet sandy clay loam, 10 to 15 percent slopes, eroded	7.79	3.22	0	65	6e
EnD	Enon sandy loam, 10 to 15 percent slopes	6.03	2.5	0	67	4e
CIB	Cecil sandy loam, 2 to 6 percent slopes	0.57	0.24	0	67	2e
CdC2	Cataula sandy loam, 6 to 10 percent slopes, eroded	0.32	0.13	0	48	4e
TOTALS		241.6(*)	100%	-	30.82	5.31









(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water