

Fort Motte Rd. (78 AC)
Fort Motte, SC

FOR SALE
\$535,000

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PROPERTY Overview

Fort Motte Road

Rare opportunity to own approximately 78± acres of beautiful recreational land in the heart of Fort Motte, South Carolina. Conveniently located just 45± minutes from Columbia and less than 30 minutes from Orangeburg, this property offers the perfect balance of privacy and accessibility—ideal for a weekend retreat or a rural homestead.

Large tracts in this area seldom come to market, making this a unique chance to invest in a highly desirable location. The property sits directly across from Congaree Bluffs Preserve and is just 20 miles from Congaree National Park, placing you near some of the region's most scenic natural landscapes.

The land features a diverse mix of timber, including 15–17-year-old pine with scattered hardwoods, as well as approximately 17± acres of mature bottomland hardwoods along the headwaters of a creek that feeds into True Blue Creek. Towering oaks throughout the property provide multiple attractive homesite options with natural beauty and privacy.

For outdoor enthusiasts, the property offers excellent hunting opportunities with abundant deer, turkey, and small game. An established internal road system provides easy access across the tract, along with three existing food plots and several additional areas suitable for expansion.

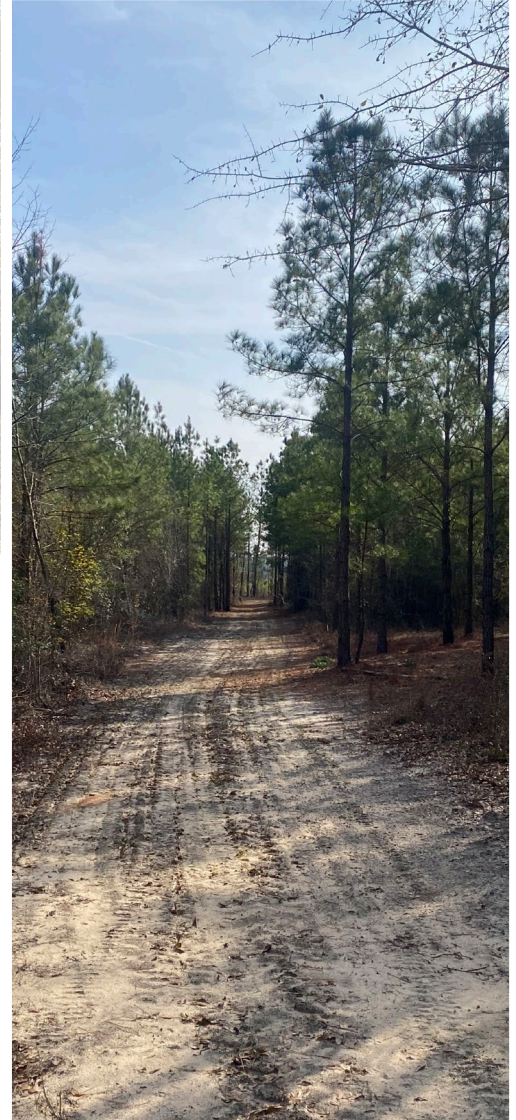
With approximately 440± feet of frontage along Fort Motte Road, this property combines accessibility, usability, and natural charm in one exceptional offering.

Sale Price: \$535,000



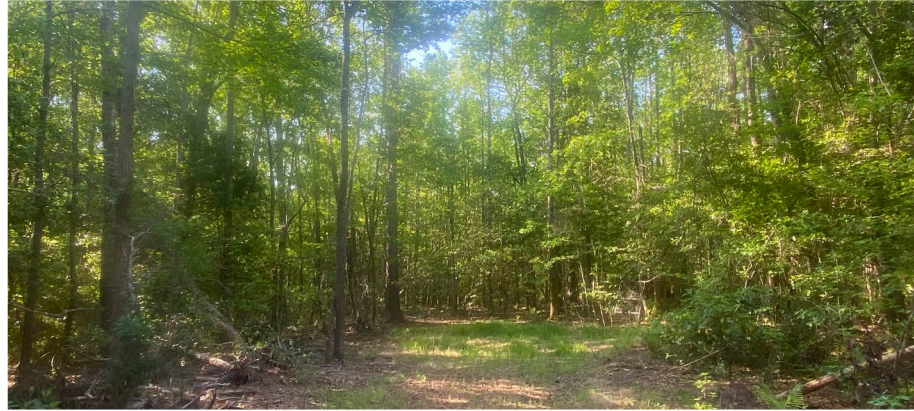
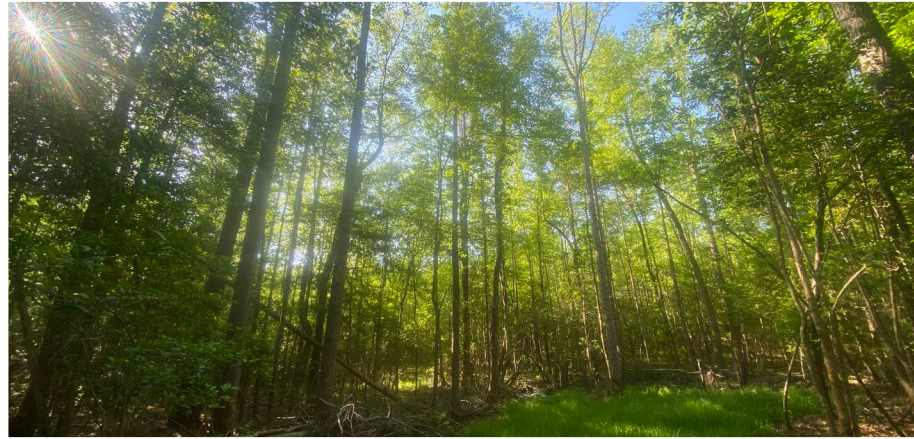
PROPERTY Overview

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LOCATION Map

Fort Motte Road



AERIAL Map

Fort Motte Road



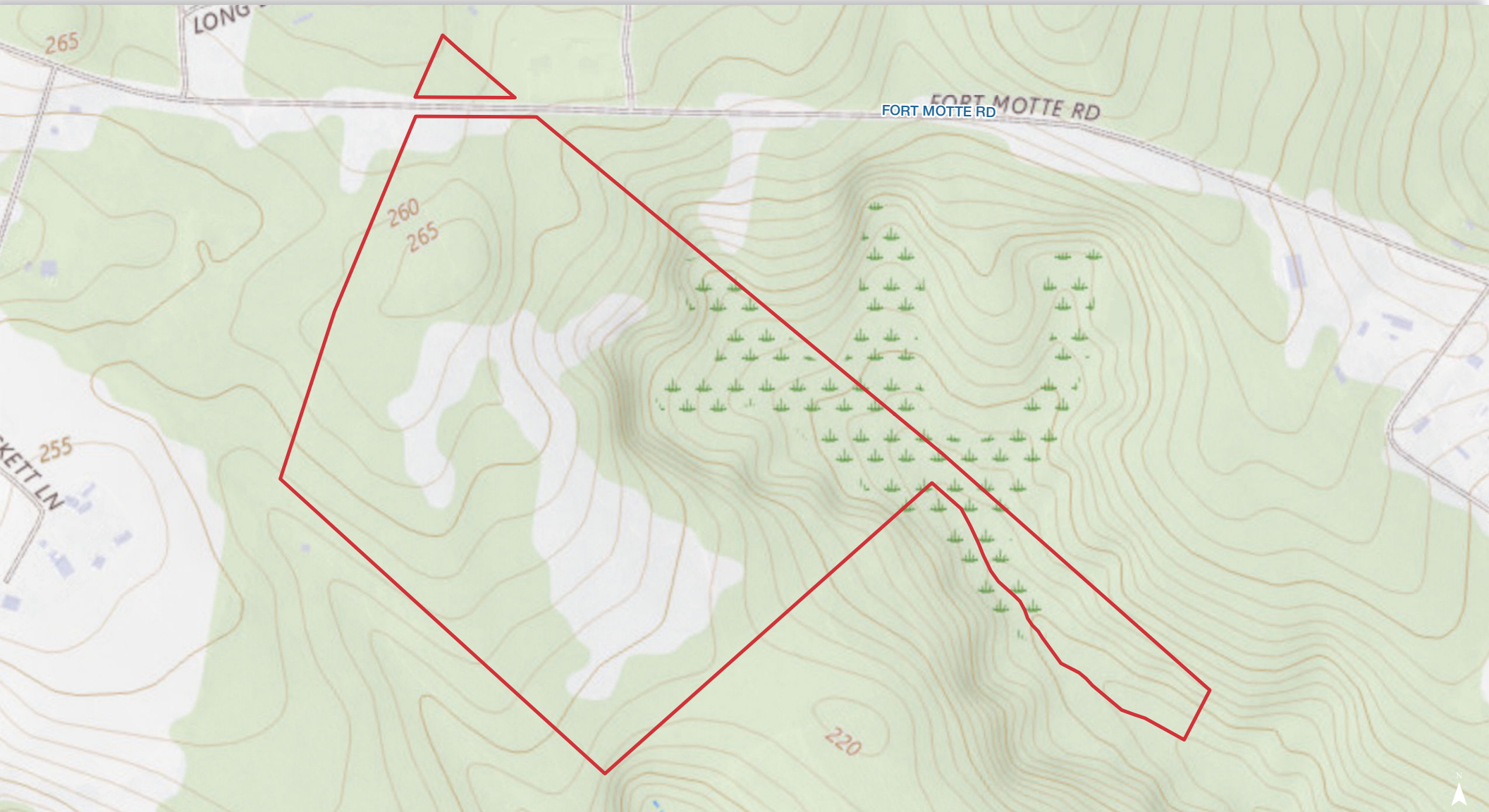
2020 INFRARED Map

Fort Motte Road



TOPOGRAPHICAL Map

Fort Motte Road



FLOOD ZONES Map

Fort Motte Road



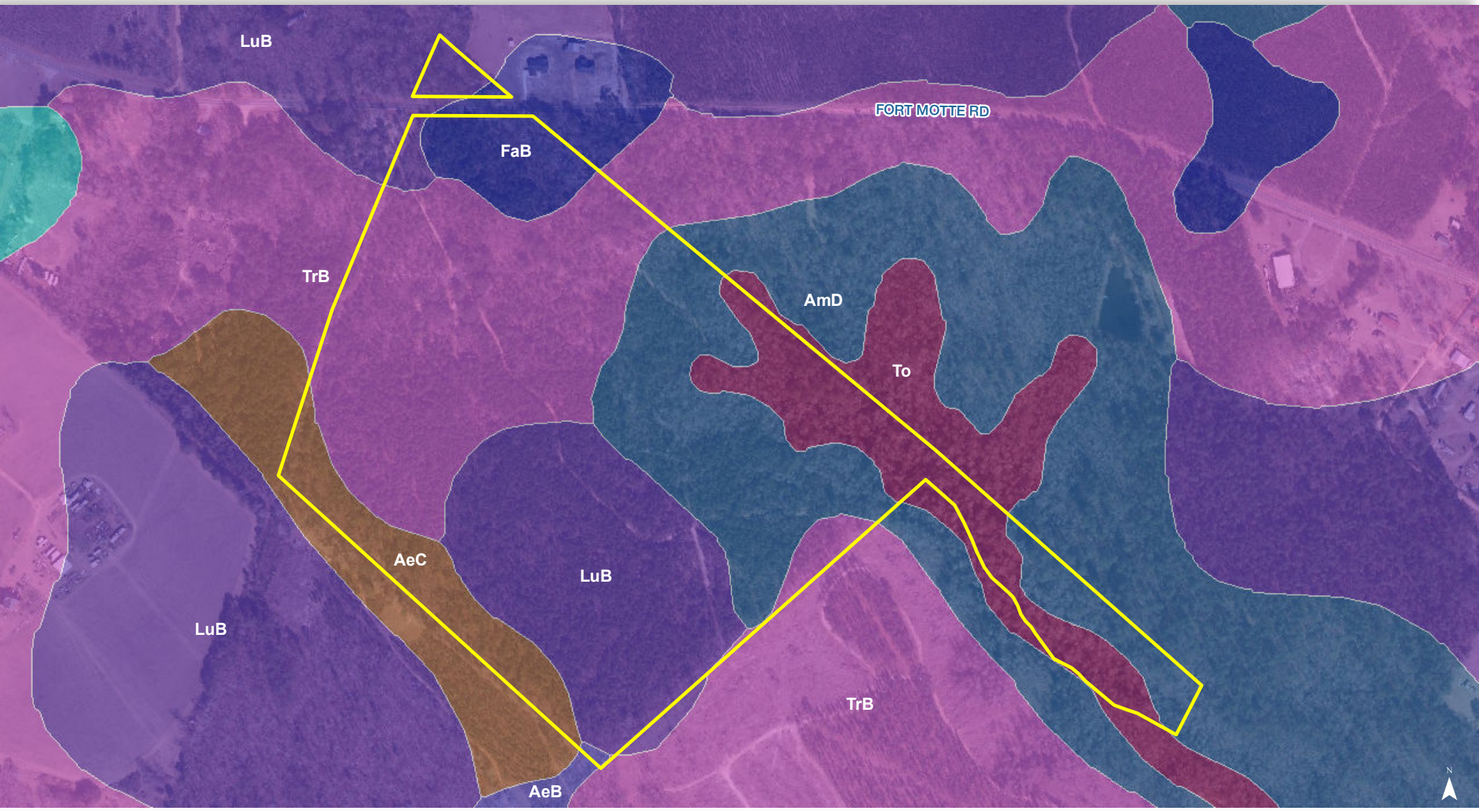
NATIONAL WETLANDS Inventory

Fort Motte Road



SOIL Survey

Fort Motte Road



SOIL Descriptions

Fort Motte Road

Map unit: AeB - Ailey sand, 0 to 6 percent slopes

Component: Ailey (80%)

The Ailey component makes up 80 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy and/or loamy marine deposits. 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 low. Available water to a depth of 60 inches (or restricted depth) is low. 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. This component is in the F137XY040SC Loamy Summit Woodland ecological site. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: AeC - Ailey sand, 6 to 10 percent slopes

Component: Ailey (80%)

The Ailey component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy and/or loamy marine deposits. 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 low. Available water to a depth of 60 inches (or restricted depth) is low. 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. This component is in the F137XY050GA Loamy Backslope Woodland ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map unit: AmD - Ailey-Vaucluse complex, 6 to 15 percent slopes

Component: Ailey (40%)

The Ailey component makes up 40 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy and/or loamy marine deposits. 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 low. Available water to a depth of 60 inches (or restricted depth) is low. 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 6s. This soil does not meet hydric criteria.

Component: Vaucluse (35%)

The Vaucluse component makes up 35 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of loamy marine deposits. 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 (or restricted depth) is low. 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 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: FaB - Faceville fine sandy loam, 2 to 6 percent slopes

Component: Faceville (85%)

The Faceville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, coastal plains. The parent material consists of clayey marine deposits. 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 (or restricted depth) 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: LuB - Lucy sand, 0 to 6 percent slopes

Component: Lucy (85%)

The Lucy component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. 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 high. Available water to a depth of 60 inches (or restricted depth) is low. 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: To - Totness loamy coarse sand, frequently flooded

Component: Totness (80%)

The Totness component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains, coastal plains. The parent material consists of sandy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Map unit: TrB - Troup coarse sand, 0 to 6 percent slopes

Component: Troup (80%)

The Troup component makes up 80 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. 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. This component is in the F137XY060GA Loamy Upland Woodland, Thick Sandy Surface, Upland Longleaf Pine Woodland Dry ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.