

For Sale

*Six Chicken Houses and ±30 Acres*

# Brigman Road - 30 Acres

Bennettsville, South Carolina 29512

## Property Highlights

- Bennettsville, Marlboro County, SC Property for sale Property ID: 408687623 | LandWatch
- The Brigman Road Poultry Farm consists of six (6) chicken houses and ±30 acres located in Bennettsville, South Carolina
- Currently, there is no grower contract in place
- The surrounding acreage gives plenty of buffer and opportunity for diversifying your agricultural production with good tillable land
- The property has six (6) broiler houses with two (2) built in 2006 that are 42 x 500 and four (4) built in 2005 that are 40 x 500 - attached to the houses are 10 x 12 control rooms - two (2) 12 x 24' services rooms - two (2) 2,592 SF and 3,200SF stacking sheds - a 342 SF equipment shed - two (2) wells on-site
- Chicken Houses are being sold "As-Is" Seller nor Agent make any representation regarding the condition of any buildings and Purchaser is advised to perform their own Inspection as part of their own Due Diligence

**Sales Price - \$650,000**

## For more Information:

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**Tom Milliken**

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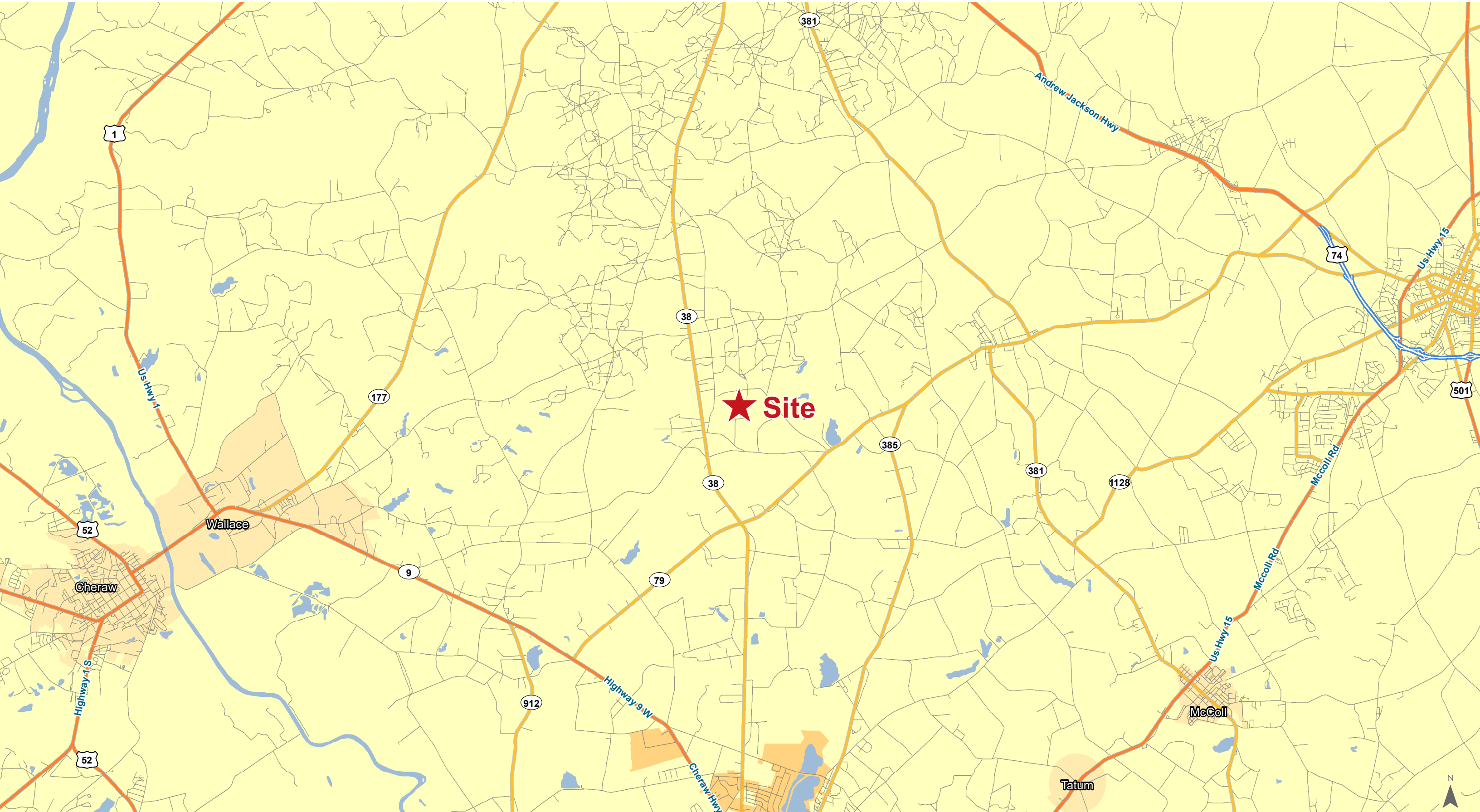
**Nelson Weston III**

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Location



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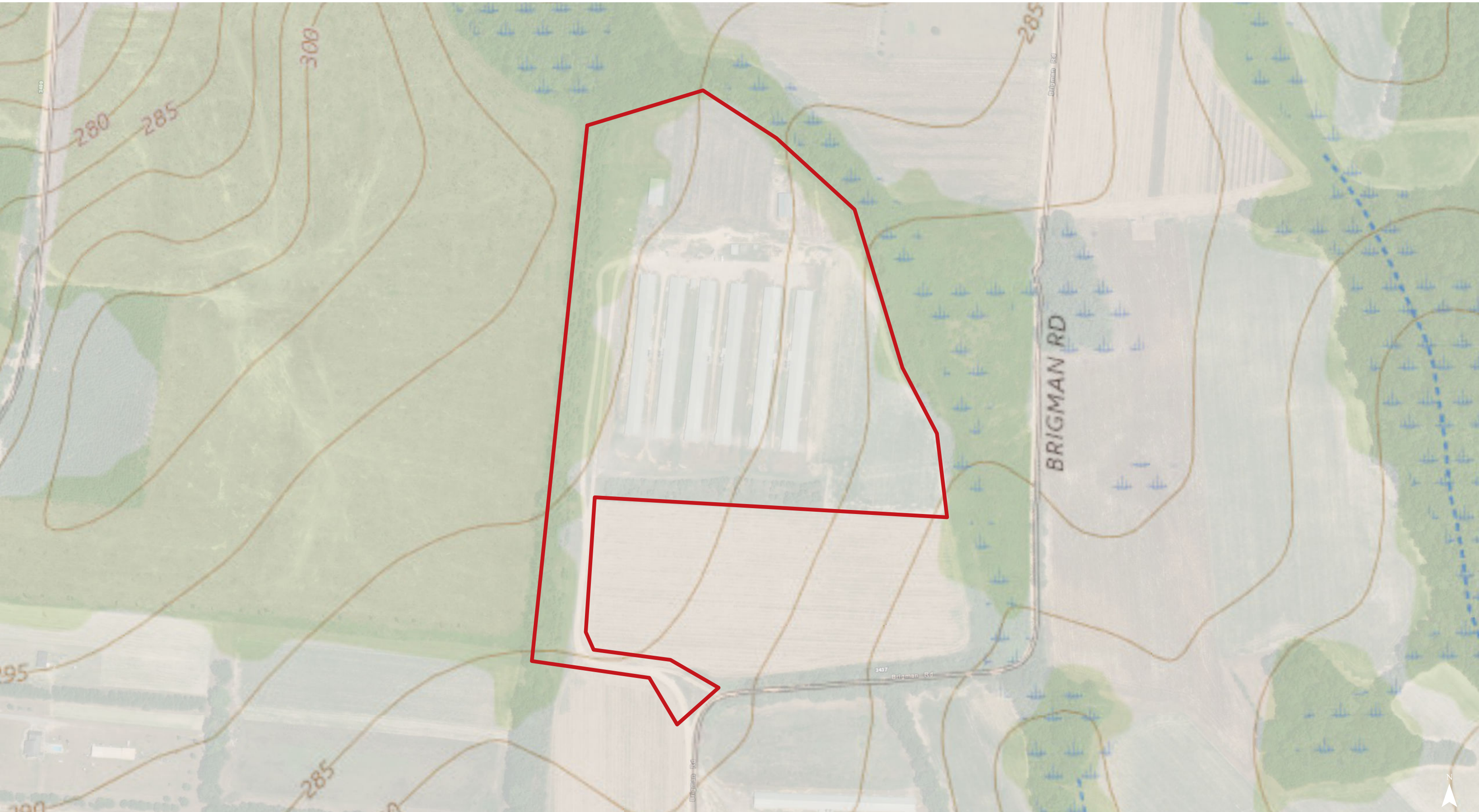


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# Topographical Map



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**SPECIAL FLOOD HAZARD AREAS**

- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, A O, AH, AR, X VE
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual  
Chance Flood Hazard Zone X
- Area with Reduced Flood Risk  
due to Levee Zone X
- Areas Outside the 0.2% Annual  
Chance Floodplain Zone X
- Areas of Undetermined Flood  
Hazard Zone D

**CROSS SECTIONS & BFES**

- 18.2 Cross Sections with 1% Annual  
Chance Water Surface Elevation
- 17.5 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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## Map Unit Description (Brief, Generated)

Marlboro County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** Cx - Coxville loam

**Component:** Coxville (95%)

*The Coxville component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, 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 poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not 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 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.*

**Map unit:** EmB2 - Emporia sandy loam, 2 to 6 percent slopes, eroded

**Component:** Emporia (90%)

*The Emporia component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on hills, 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 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. A seasonal zone of water saturation is at 36 inches during January, February, March, April, November, December. 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:** NoA - Norfolk loamy sand, 0 to 2 percent slopes

**Component:** Norfolk (90%)

*The Norfolk component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on hills, 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 moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

**Map unit:** NoB - Norfolk loamy sand, 2 to 6 percent slopes

**Component:** Norfolk (90%)

*The Norfolk component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on hills, 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 moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*