



**PARCEL REPORT FOR 6 PARCELS**  
**CHESTERFIELD COUNTY, SOUTH CAROLINA**



**PROPERTY**  
**REPORT**

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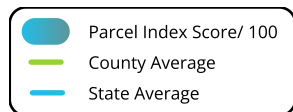
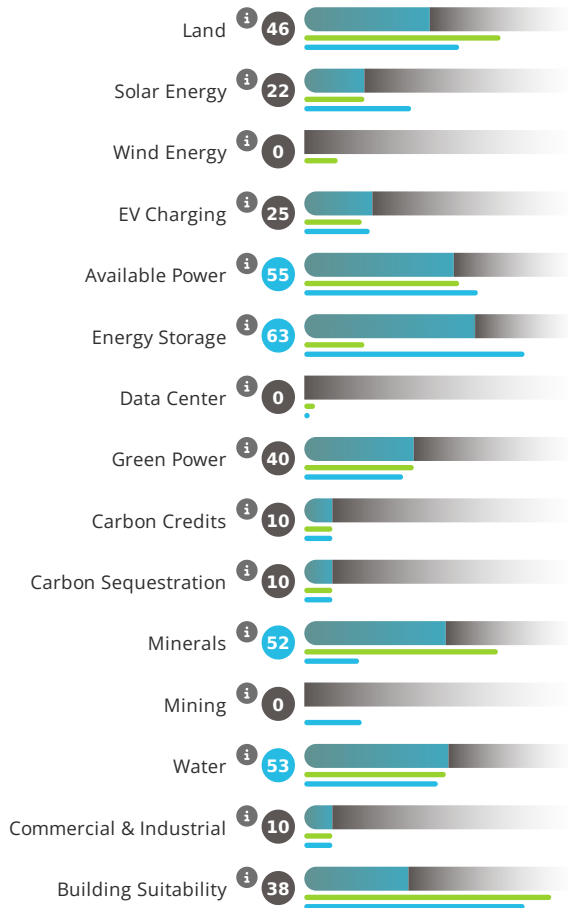
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

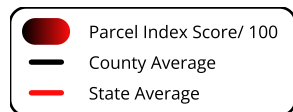
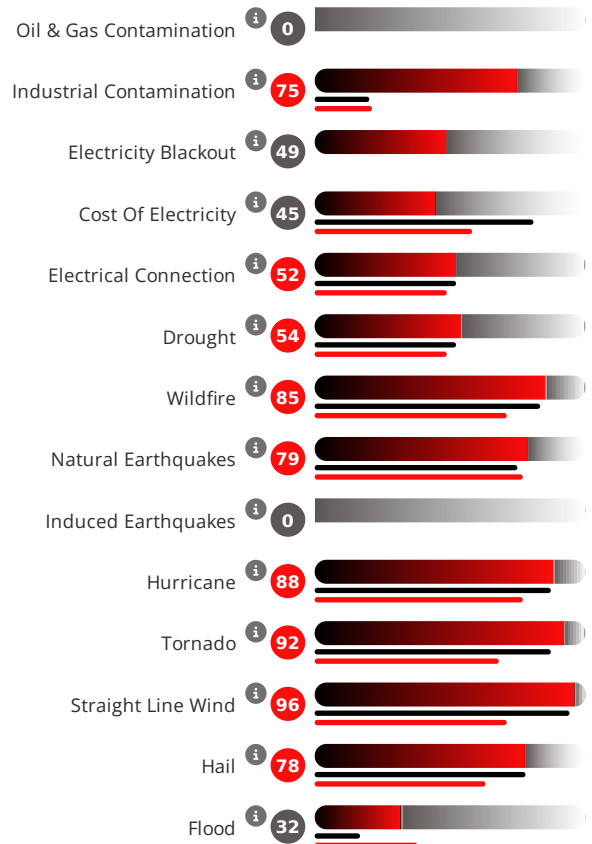
## Summary



### Value Index



### Risk Index



## Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$650/ac/yr
Wind Farm Lease:	\$0/ac/yr
Carbon (Carbon Credits):	\$1/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

## LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
258 011 003 017		0.355	\$2,086	\$626/ac/yr	\$0/ac/yr	63*	25*	\$1	\$1	\$20/ac	-	-
258 011 003 018		0.358	\$2,378	\$624/ac/yr	\$0/ac/yr	63*	25*	\$1	\$1	\$20/ac	-	-
258 011 003 005		0.392	\$3,032	\$636/ac/yr	\$0/ac/yr	63*	25*	\$1	\$1	\$20/ac	-	-
258 011 003 013		0.447	\$2,354	\$692/ac/yr	\$0/ac/yr	63*	25*	\$1	\$1	\$20/ac	-	-
258 011 003 034		0.487	\$1,019	\$671/ac/yr	\$0/ac/yr	66*	25*	\$1	\$1	\$20/ac	-	-
258 011 003 015		0.41	\$2,086	\$638/ac/yr	\$0/ac/yr	63*	25*	\$1	\$1	\$20/ac	-	-

## LandGate Indexes By Parcel

### Value Index

Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial
	0.4	7	13	26	25	55	63			3		53	0
	0.4	54	14	27	25	55	63			8		53	0
	0.4	61	19	27	25	55	63			18		53	0
	0.4	52	27	27	25	55	63			61		53	0
	0.5	50	31	27	25	55	66			99		53	0
	0.4	7	21	26	25	55	63			100		53	0

### Risk Index









Parcel Address	Parcel Acreage	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes	Induced Earthquakes	Hurricane	Tornado	Straight Line Wind	Hail	Flood
	0.4	0	75	49	45	52	54	85	79	0	88	92	96	78	32
	0.4	0	75	49	45	52	54	85	79	0	88	92	96	78	32
	0.4	0	74	49	45	52	54	85	79	0	88	92	96	78	32
	0.4	0	75	49	45	52	54	85	79	0	88	92	96	78	32
	0.5	0	76	49	45	52	54	85	79	0	88	92	96	78	32
	0.4	0	74	49	45	52	54	85	79	0	88	92	96	78	32

# Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	53.2 %
Annual Precipitation:	45 "
Average Annual Wind Speed:	13.4 mph
Average 3D Solar Irradiance:	210 W/m <sup>2</sup>
Average High Temp:	74.2 °F
Average Low Temp:	51.2 °F
Average Slope:	1.4 °
Maximum Slope:	2.9 °

Total Land Value: \$5,186 (\$2,117/ac)

	Woodland	\$3,719	(1.8 acres)
	Evergreen Forest	\$3,528	(1.7 acres)
	Mixed Forest	\$9	(0 acres)
	Woody Wetlands	\$182	(0.1 acres)
	Developed	\$1,467	(0.5 acres)
	Developed/Low Intensity	\$1,227	(0.4 acres)
	Developed/Med Intensity	\$239	(0.1 acres)
	null	\$0	(0.2 acres)
	Herbaceous Wetlands	\$0	(0.2 acres)

## Property Features



### Acreage Details:

		100-year Flood Zone:	0 ac
		Topography 5%:	0 ac
		Tree Canopy:	2 ac

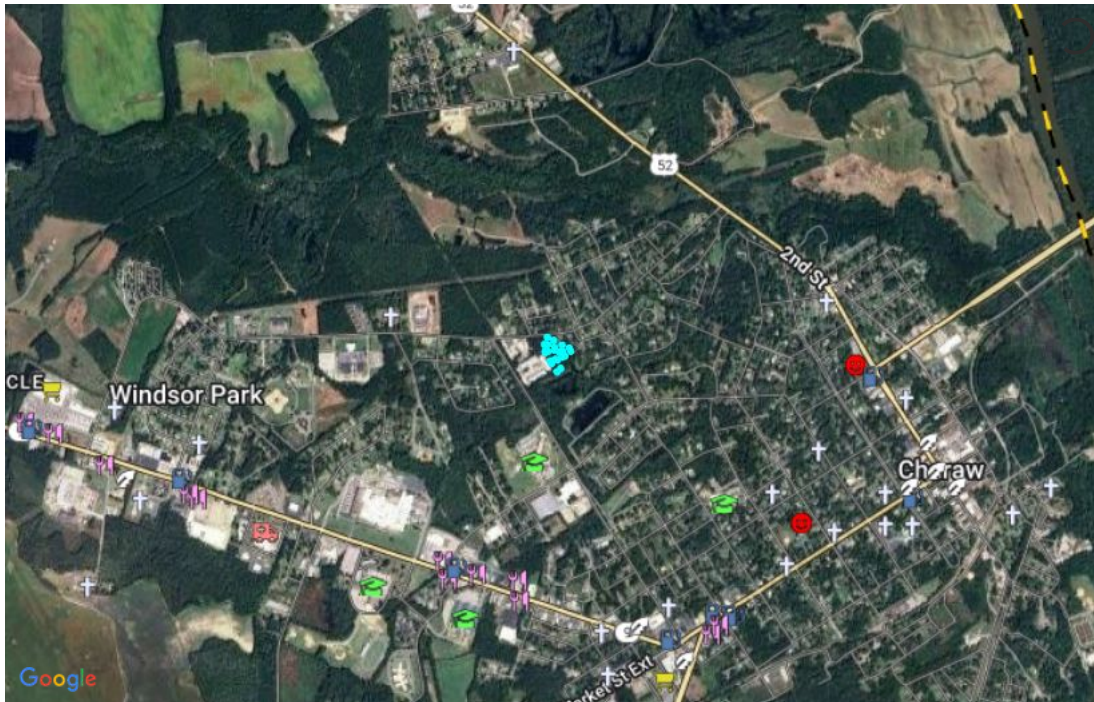
### Elevation

Average Elevation:	148 feet
Minimum Elevation:	140 feet
Maximum Elevation:	150 feet

### Slope

Average Slope:	1 °
Maximum Slope:	3 ° (No need for land grading)

### Nearest Amenities



- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

### Amenity Details

Number of Restaurants within 1.5 mi: 10  
 Number of Coffee shops within 1.5 mi: 0  
 Number of Shopping amenities within 1.5 mi: 1  
 Number of Hotels within 1.5 mi: 0  
 Number of Schools within 1.5 mi: 4  
 Number of Gas Stations within 1.5 mi: 7  
 Number of Churches within 1.5 mi: 18  
 Number of Entertainment options within 1.5 mi: 2

Distance to nearest Hospital: 1.01 mi  
 Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles  
 Distance to nearest EV Charger: No EV Charger within 1.5 miles

## Topo



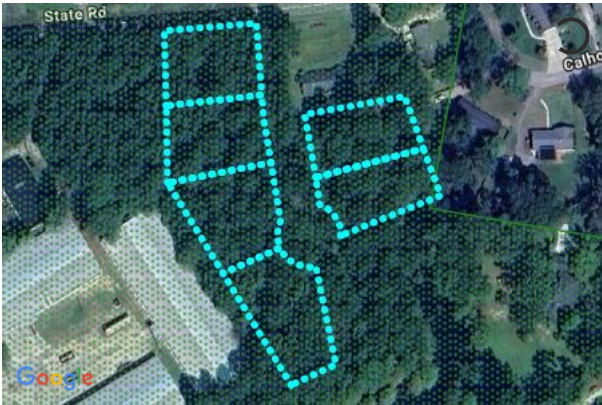
### Elevation

Average Elevation:	148 feet
Minimum Elevation:	140 feet
Maximum Elevation:	150 feet

### Slope

Average Slope:	1 °
Maximum Slope:	3 ° <i>(No need for land grading)</i>

# Trees



### Current Trees

Tree Acres (ac):	1.94
Tree Canopy Avg. Height (ft):	17.394
Tree Canopy Density (%) (ft):	40.16
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45

### Reforestation Potential

From Non-Tree Cover Acres (ac):	0.51
From Tree Cover Acres (ac):	0.12
Exclusion Zone for Non-Tree Area only (ac):	1.95
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	45.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	46.25

### Details by Tree Type

#### Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est Current Year (\$/ac/yr)	Carbon Credits Est Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

# Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
Sm	3	C/D	2.5	Smithboro loam	Farmland of Statewide Importance

# Building Suitability



Soil Suitability Table

Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
Sm	3	38	4	Somewhat poorly drained	15	1	> 6
Sm	3	38	4	Somewhat poorly drained	15	1	> 6
Sm	3	38	4	Somewhat poorly drained	15	1	> 6
Sm	3	38	4	Somewhat poorly drained	15	1	> 6
Sm	3	38	4	Somewhat poorly drained	15	1	> 6
Sm	3	38	4	Somewhat poorly drained	15	1	> 6

Depth to Bedrock



## Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	100-year Flood Zone:	0 ac
	Topography 5%:	0 ac
	Tree Canopy:	2 ac

Est. Solar Rent: \$650 / ac / yr

### Buildable Acreage For Solar

Gross Parcel Acreage:	2 ac
Total Buildable Acreage:	2 ac

\* Solar rent is based off of buildable acreage.

Solar projects may not use the entire potential buildable acreage.

Average acreage for community solar projects is 15-30 acres.

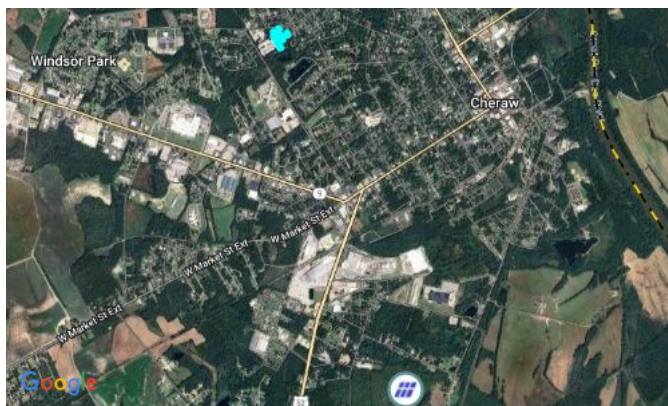
Average acreage for Utility Scale solar projects is 100+ acres.

### Potential Capacity/Output

Direct Solar Irradiance:	187 W/m <sup>2</sup>
Solar Irradiance - Topography and Panel Tilt Corrected:	210 W/m <sup>2</sup>

Possible Number of Solar Panels:	1,599
Parcel Max Capacity:	1 MW
Max Annual Output:	892 MWh

### Nearest Solar Farm



### Nearest Solar Farm

Operator	Cash Road Solar 1, LLC
Distance	2.033 miles
Operating Capacity	1.99

# Wind



Est. Wind Rent: \$0/ac/yr

## Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.03  
 Parcel Max. Capacity: 0.101 MW  
 Parcel Max. Annual Output: -

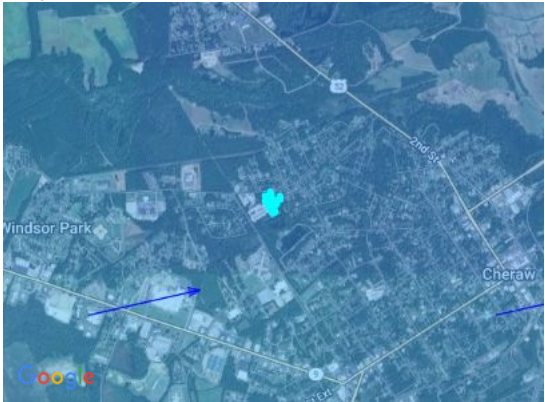
## Buildable Acreage For Wind

Gross Parcel Acreage: 2 ac  
 Total Buildable Acreage: 2 ac

## Acreage Details

	100-year Flood Zone	0 ac
	Topography 5%	0 ac
	Tree Canopy	2 ac

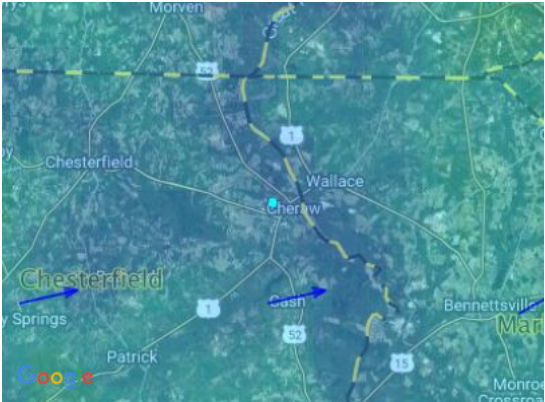
## Wind Speed and Direction



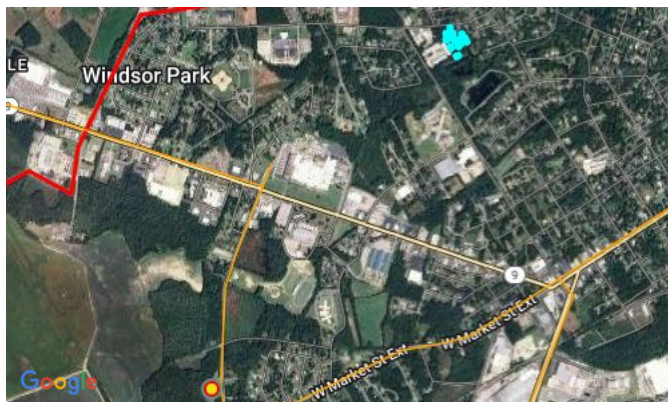
Wind Speed (meters/sec)

- ≥ 10
- 9.0 to 9.9
- 8.0 to 8.9
- 7.0 to 7.9
- 6.0 to 6.9
- 5.0 to 5.9
- 4.0 to 4.9
- 3.0 to 3.9
- < 3.0

Average Annual Wind Speed: 6 m/s



## Electrical Infrastructure



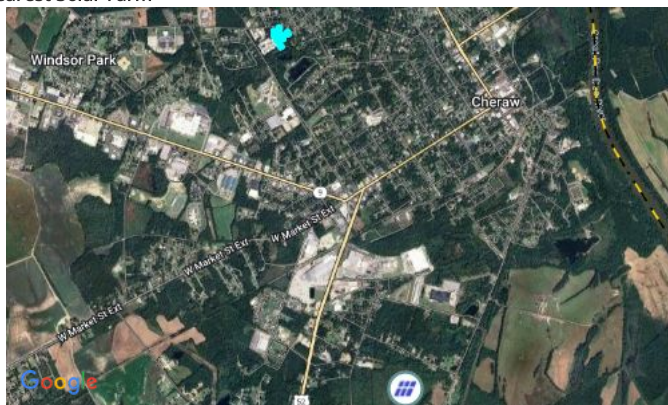
### Nearest Substation

Substation Name:	CHERAW REID PARK
Distance:	1.507 miles
Substation Hosting:	-
Capacity:	-

### Nearest Transmission Line

Owner:	PROGRESS ENERGY CAROLINAS INC
Distance:	0.202 miles
Max Capacity:	150 MW
Available Capacity:	-

### Nearest Solar Farm



### Nearest Wind Farm



### Nearest Solar Farm

Operator	Cash Road Solar 1, LLC
Distance	2.033 miles
Operating Capacity	1.99

### Commodity Pricing

Wholesale Market:	SE-index
Avg. Energy Price:	-
State/Local Incentives:	5 \$/MWh
Total Value of Solar Energy:	-

### Nearest Wind Farm

Name:	POPLAR CAMP WIND FARM
Distance:	157.979 miles
Operating Capacity:	-

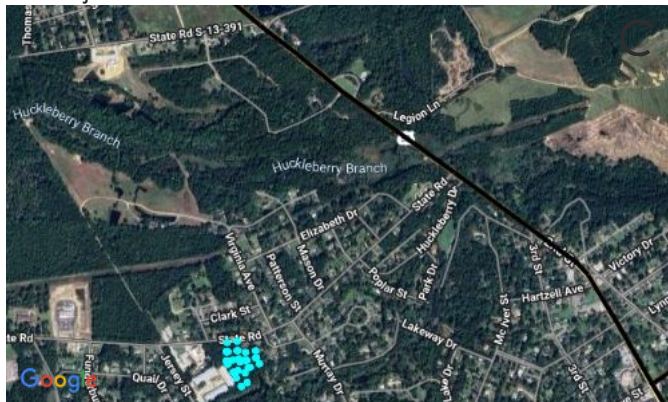
### Commodity Pricing

Wholesale Market:	SE-index
Avg. Energy Price:	-
State/Local Incentives:	5 \$/MWh
Total Value of Wind Energy:	-

Direct Solar Irradiance:	187 W/m <sup>2</sup>
Solar Irradiance - Topography and Panel Tilt Corrected:	210 W/m <sup>2</sup>

## EV Charging

### Nearest Major Road and Site Score

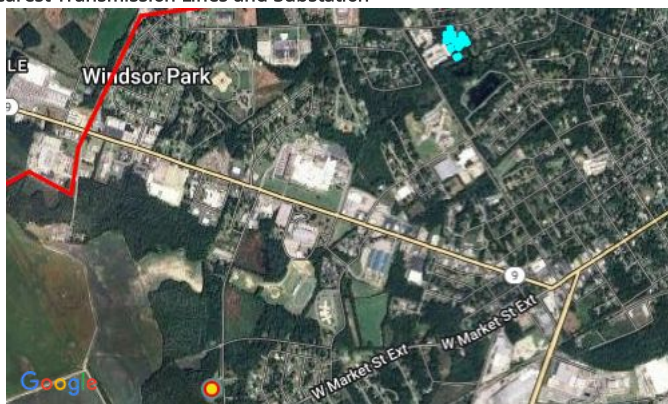


#### Nearest Major Road

Name	U2
Distance	0.6 miles

EV Site Score:	25
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	37.5
Transmission Line Index Score:	0
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

### Nearest Transmission Lines and Substation



### Nearest Amenity and Charging Station



### Nearest Transmission Line

Owner:	PROGRESS ENERGY CAROLINAS INC
Distance:	0.2 miles
Max Capacity:	150 MW
Available Capacity:	-

### Site Details

Nearest Amenity Name:	Faith Presbyterian Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	0.5 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	2.44555647 sq ft
Average Annual Energy Price:	145.61 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

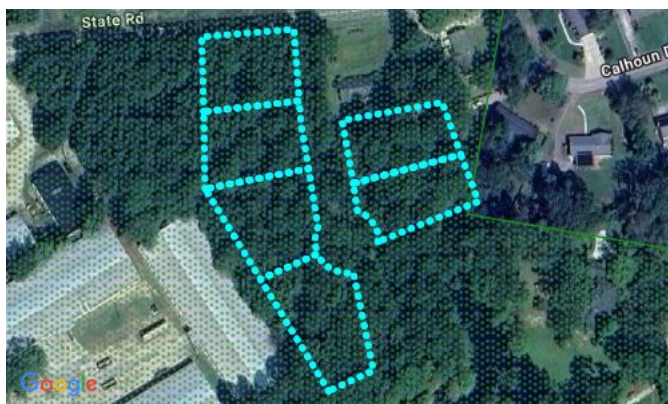
### Nearest Substation

Substation Name:	CHERAW REID PARK
Distance:	1.5 miles
Substation Max kV:	230 kV
Substation Min kV:	230 kV

### Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

## Carbon



### Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	2.45
Tree Cover Acres (ac):	1.94
Non-Tree Cover Acres (ac):	0.51
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.000
Current Year (ton/yr):	
Carbon Credits Est. Current	\$1
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$0.00
Year (\$/yr):	

### Tree Carbon Credits

Tree Acres (ac):	1.94
Tree Canopy Avg. Height (ft):	57
Tree Canopy Density (%):	40.16
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

### Soil Carbon Credits

Organic Carbon Stocks	0
(ton/ac):	
Organic Carbon Density	0
(kg/m <sup>3</sup> ):	
Soil Carbon Offset Est.	0.790
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	1.936
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.19
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$2.90
Current Year (\$/yr):	

### Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	0.51
(ac):	
From Tree Cover Acres (ac):	0.12
Exclusion Zone for Non-Tree	1.95
Area only (ac):	
Potential Area for	0
Reforestation Acres (ac):	
Water Precipitation (in/yr):	45.00
Maximum Tree Canopy	46.25
Density (%)	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/ac/yr):	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/yr):	
Reforestation Carbon Credits	\$0.000
Est. Current Year (\$/ac/yr):	
Reforestation Carbon Credits	\$0.00
Est. Current Year (\$/yr):	

Oil And Gas



- Producing

● Drilled

● Permitted

● Service

● Abandoned

● Upside

▲ Surface Hole
- Hydrocarbon Gas Liquid

Natural Gas Pipelines

Natural Gas Compressor

Natural Gas Processing Plants

CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.7/mcf)

NET VALUE  
\$52

FROM OIL PRODUCTION	FROM GAS PRODUCTION	FROM NGL PRODUCTION
\$0	\$52	\$0

Production (Nearby Wells)

First Production Date	
Last Production Date	
Oil (cumulative)	0 bbl
Gas (cumulative)	0 boe (0 Mcf)
Water (cumulative)	0 bbl

Graph Type: ☒ Rate ☐ Cumulative  
Graph Scale: ☒ Linear ☐ Log

Reset Zoom

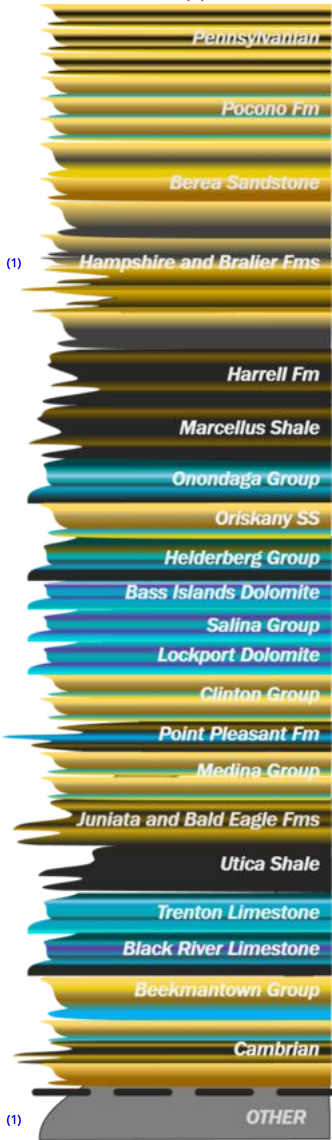
Geology (Nearby Wells)

● Marcellus Basin

Horizontal  
(0)

Vertical Non  
Commingled (2)

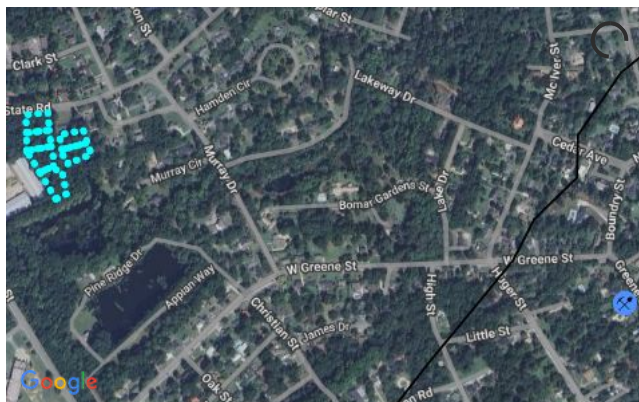
Vertical  
Commingled  
(0)



Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (172.817 mi)	INTERSTATE LUMBER CO. J-617	OPERATOR UNKNOWN	4700101691	Vertical	Hampshire and Brallier fms.	1983-09-30						
● Abandoned	No (168.131 mi)	KEGLEY WILLIAM M 1	TOMS CREEK ENERGY	4515500004	Vertical	Other							

## Mining



### Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	0.691 mi
Location Name	Cash Mine
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Construction,Sand and Gravel
Additional Commodity	
Operation Type	Surface
County	Chesterfield
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

#### Igneous Intrusive Sedimentary

Pegmatite	Sandstone
Granitic/Granite	Shale
Diorite	Banded Iron
Mafic	Carbonate
Alkalic	Clastic

#### Igneous Extrusive

Mafic Volcanic	Chert
Felsic Volcanic	Conglomerate
Alkalic	Undifferentiated
Andesite	
Rhyolite	
Tuff	
Undifferentiated	

#### Metamorphic

Greenstone	Schist
Amphibolite	Conglomerate
Granofels	Undifferentiated
Gneiss	

#### Evaporite

Gypsum	Unconsolidated
Salt	
Anhydrite	
Undifferentiated	

#### Unconsolidated

Alluvium	Water/Ice
Water	
Ice	

#### Mines

Rare Earth Elements
Precious Metals
Construction Materials
Energy
Industrial
Critical Minerals
Unknown

Rock Description	Rock Classification	Acres	Percent of Parcels
Cape Fear/Eutaw Formations	Unconsolidated Alluvium	0	

## Industrial Contamination



### Nearby EPA Superfund Site ⚠

Site Name: Burlington Industries Cheraw  
 Distance: 0.54 miles  
 Contaminant: Unspecified  
 Category: Unavailable  
 Status: NPL Site  
 LG Risk Score: 45.5 / 100

*(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)*

EPA Region: 4  
 City: Cheraw  
 County: Chesterfield  
 State: South Carolina  
 Latitude: 34.698689  
 Longitude: -79.912786  
 Date Proposed: 2018-01-18  
 Date Listed: 2018-05-17  
 Link: [Burlington Industries Cheraw](#)

# Nearest Underground Storage Tank Facility 📦

## Details

Facility Name:	NIDHI NILAY LLC DBA CORNER CUPBOARD 5
Address:	440 CHESTERFIELD HWY
City:	CHERAW
County:	
State:	South Carolina
Zip Code:	
Lat / Long:	34.6935 / -79.909
Open	5
Closed:	0
Out of Service:	0
Distance:	0.654 mi

## Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
SC13126_5	KN	Open	15,000			
SC13126_4	DL	Open	15,000			
SC13126_3	RUL	Open	15,000			
SC13126_2	RUL	Open	15,000			
SC13126_1	PREM	Open	15,000			