



SOLD! SOLD! SOLD!



Trace Copeland
Managing Broker
Trout Land, LLC
404.488.2084
tccopeland@troutlandco.com

692.27+/- Acres **FOR SALE** Saluda County, South Carolina

\$3,254,000: \$4,700/ Ac

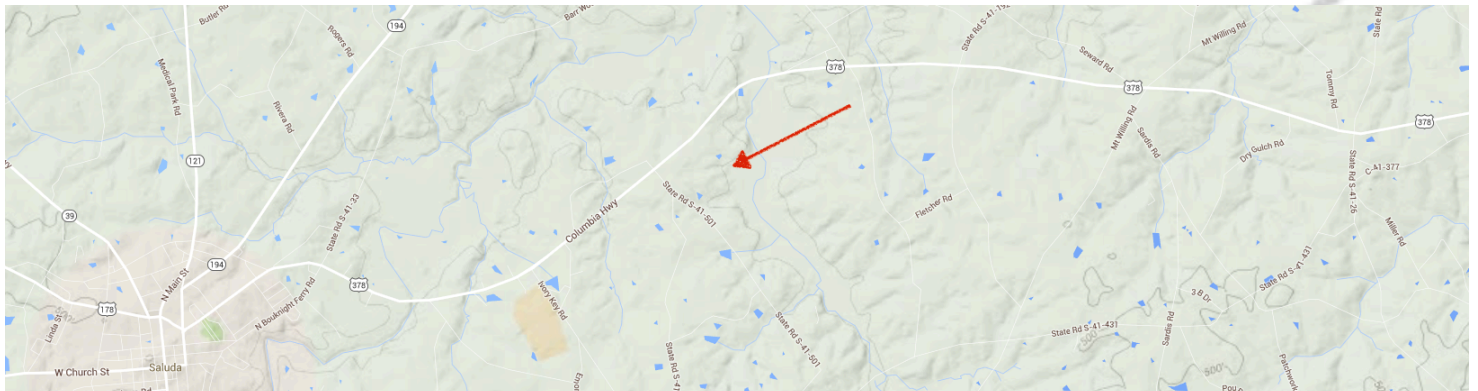
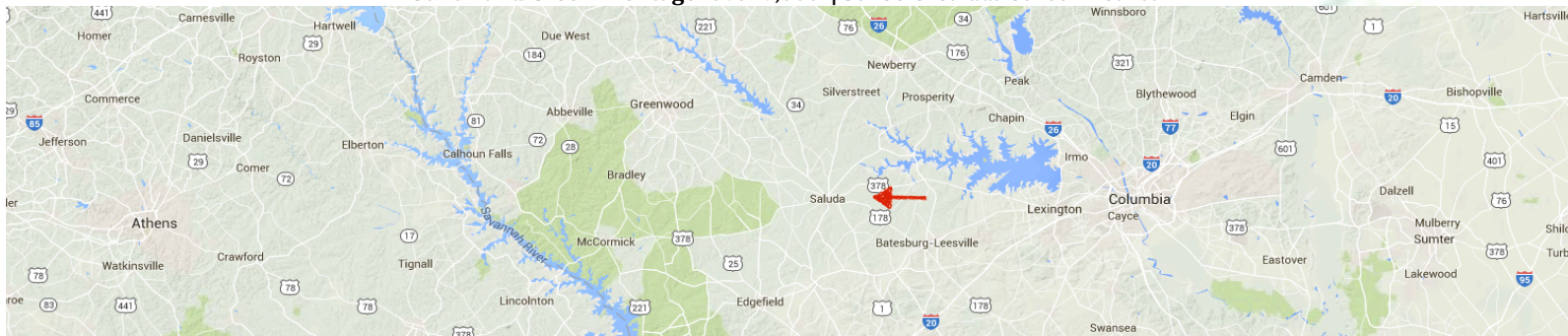
Address: 584 Boyd Branch Road - State Route S-41-501

Parcel ID's: 119-00-00-018 (434 AC), 120-00-00-016 (44 AC), 119-00-00-019 (153 AC), 119-00-00-041 (52 AC)

Current Zoning: AG | **Pasture:** 500 +/- AC | **2014 Planted Pine:** 65 +/- AC | **Hardwoods:** 83 +/- AC | **Flood Area:** 82 AC

Over 1,300' of Road Frontage on Columbia HWY & 6,500' Road Frontage on Boyd Branch

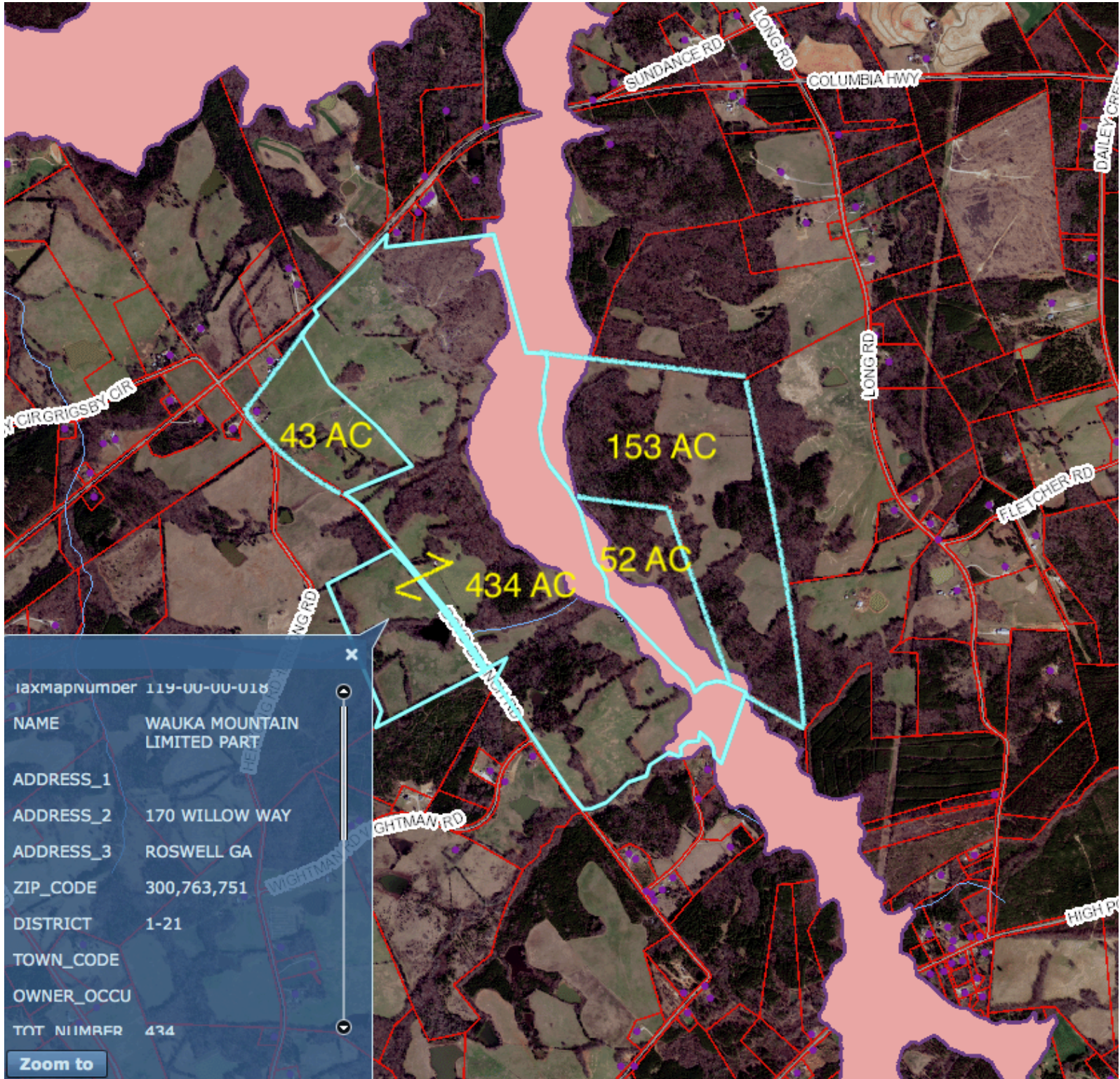
Strickland Creek Frontage :Over 9,000' | Schools: Saluda School District



The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



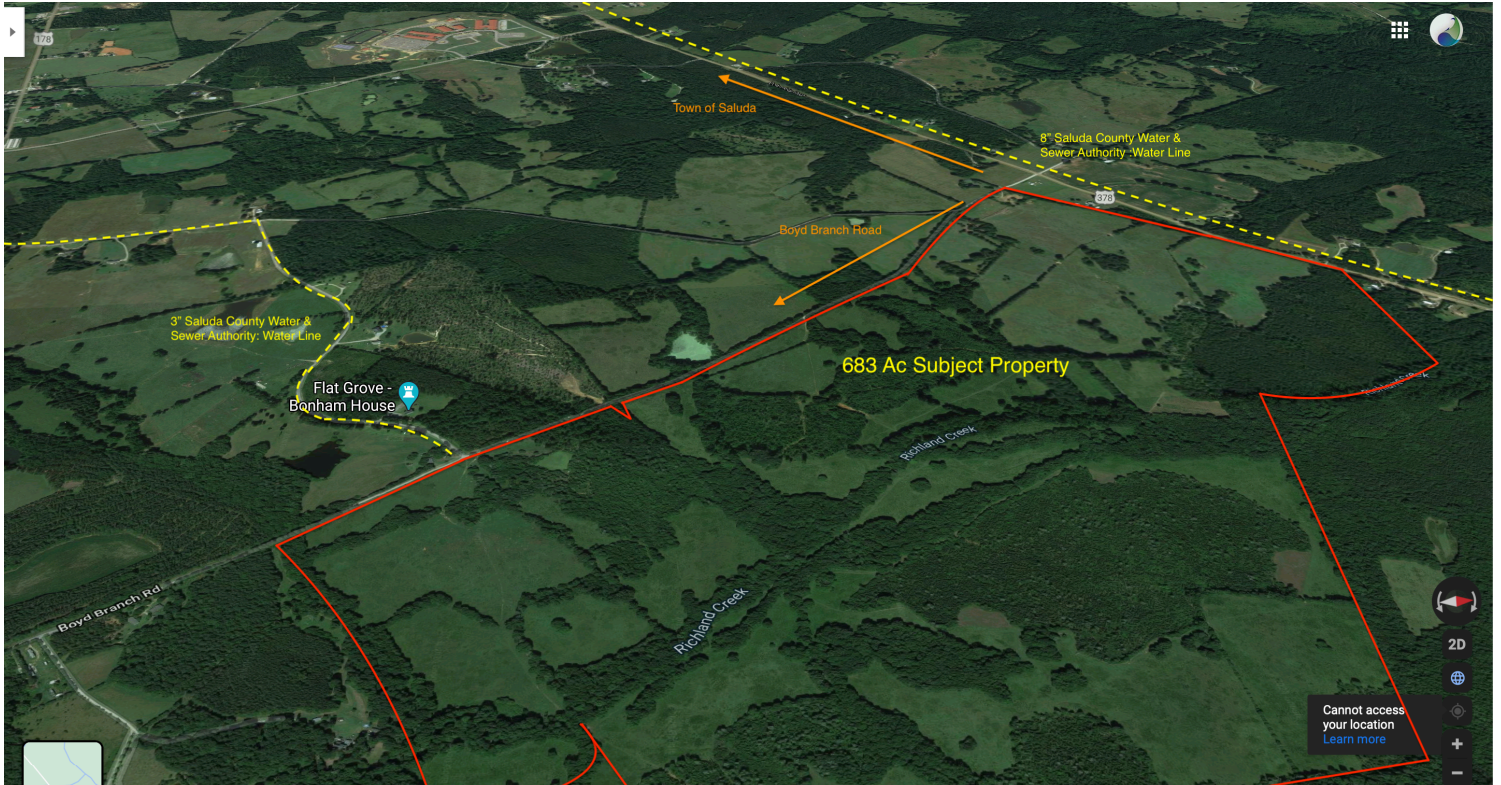
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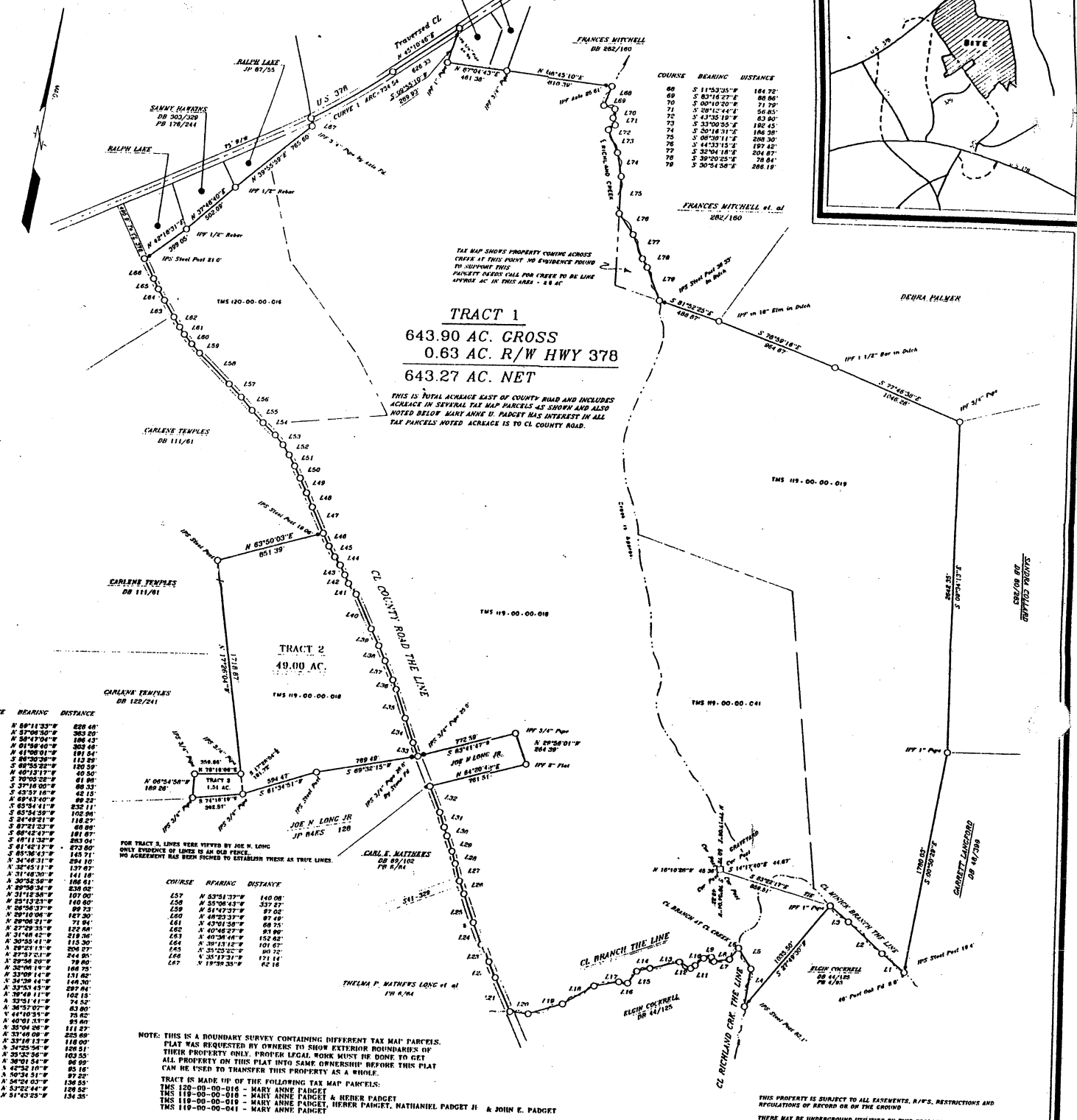
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AND
 & Co.

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CURVE RADII LENGTH BEARS DELTA BEARS CH BEARING
 Curve 1 6061.69' 567.74' 734.64' 703.33" 0°07'40" 734.00' N 46°27'34"E



TRACT 1
 643.90 AC. GROSS
 0.63 AC. R/W HWY 378
 643.27 AC. NET

THIS IS TOTAL ACREAGE EAST OF COUNTY ROAD AND INCLUDES ACREAGE IN SEVERAL TAX MAP PARCELS AS SHOWN AND ALSO NOTED BELOW. MARY ANNE U. PADGET HAS INTEREST IN ALL TAX PARCELS NOTED. ACREAGE IS TO CL COUNTY ROAD.

TRACT 2
 49.00 AC.

COURSE	BEARING	DISTANCE
11	N 69°14'33"W	826.68'
12	S 2°00'30"W	363.20'
13	N 56°47'04"E	136.32'
14	N 01°08'40"E	303.68'
15	N 41°00'31"E	181.54'
16	S 80°30'28"W	113.29'
17	S 08°53'23"W	120.59'
18	N 40°13'17"W	40.50'
19	S 70°03'32"W	81.96'
20	S 43°57'18"W	62.15'
21	N 69°43'07"E	89.22'
22	S 65°54'41"W	832.11'
23	S 65°54'41"W	102.96'
24	S 24°49'21"W	116.27'
25	S 87°41'32"W	69.80'
26	S 66°42'47"W	161.67'
27	S 69°11'32"W	293.04'
28	S 81°32'11"W	253.60'
29	S 85°36'43"W	145.71'
30	N 34°46'11"E	234.10'
31	N 38°45'11"W	137.67'
32	N 31°40'30"E	141.18'
33	N 30°52'30"W	166.81'
34	N 30°52'30"W	230.00'
35	N 31°12'34"W	107.00'
36	N 25°13'23"E	140.00'
37	N 38°58'37"E	89.75'
38	N 39°10'04"E	167.30'
39	N 39°00'21"E	71.94'
40	N 47°29'25"E	125.66'
41	N 31°48'42"E	218.36'
42	N 30°53'41"E	215.36'
43	N 29°21'11"E	206.07'
44	N 27°52'21"E	244.86'
45	N 29°56'20"E	78.40'
46	N 34°08'11"E	164.79'
47	N 33°09'14"E	151.60'
48	N 34°08'11"E	146.30'
49	N 32°53'43"E	287.04'
50	N 39°49'11"E	102.15'
51	N 37°51'41"E	74.52'
52	N 36°57'07"E	63.80'
53	N 44°10'31"E	70.82'
54	N 40°01'31"E	80.65'
55	N 35°04'26"E	111.27'
56	N 33°46'09"E	225.68'
57	N 37°16'13"E	118.00'
58	N 39°25'36"E	126.51'
59	N 39°32'36"E	103.55'
60	N 36°01'54"E	90.99'
61	N 42°52'10"W	95.16'
62	N 50°34'31"E	87.22'
63	N 54°24'03"E	136.93'
64	N 52°22'44"E	129.52'
65	N 51°43'25"W	134.35'

COURSE	BEARING	DISTANCE
257	N 57°51'37"W	140.00'
258	N 55°08'43"W	337.27'
259	N 31°47'37"E	97.02'
260	N 48°23'37"E	87.68'
261	N 43°01'58"E	68.75'
262	N 40°46'27"E	81.60'
263	N 40°38'48"E	152.82'
264	N 39°13'42"E	101.67'
265	N 35°23'42"E	90.22'
266	N 26°19'31"E	171.14'
267	N 18°08'33"W	62.16'

NOTE: THIS IS A BOUNDARY SURVEY CONTAINING DIFFERENT TAX MAP PARCELS. THIS PLAT WAS REQUESTED BY OWNERS TO SHOW EXTERIOR BOUNDARIES OF THEIR PROPERTY ONLY. PROPER LEGAL WORK MUST BE DONE TO GET ALL PROPERTY ON THIS PLAT INTO SAME OWNERSHIP BEFORE THIS PLAT CAN BE USED TO TRANSFER THIS PROPERTY AS A WHOLE.
 TRACT IS MADE UP OF THE FOLLOWING TAX MAP PARCELS:
 TMS 120-00-00-016 - MARY ANNE PADGET
 TMS 119-00-00-018 - MARY ANNE PADGET & HEBER PADGET
 TMS 119-00-00-019 - MARY ANNE PADGET, HEBER PADGET, NATHANIEL PADGET II & JOHN E. PADGET
 TMS 119-00-00-041 - MARY ANNE PADGET

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R.I.P.S., RESTRICTIONS AND REGULATIONS OF RECORD OR ON THE GROUND.
 THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

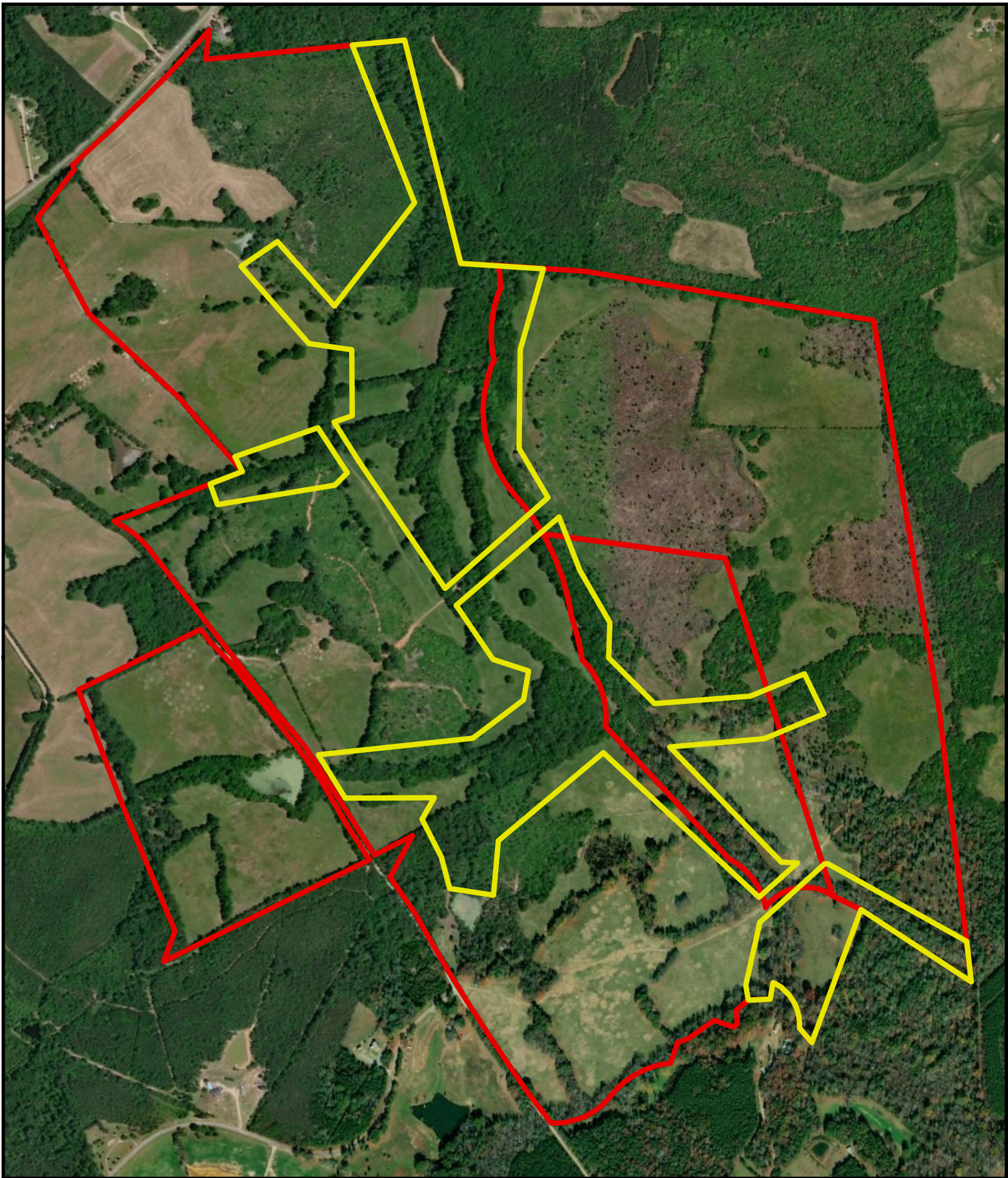
TODD SURVEYS INC.
 208 DENNY HWY.
 SALUDA, S.C. 29138
 864-445-7092

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN STANDARD MAPS FOR THE PRACTICE OF LAND SURVEYING IN SOUTHERN CALIFORNIA AND WERE OR EXCEPT THE AMBIGUITIES AND CLERICAL MISTAKES AS SPECIFIED

BOUNDARY SURVEY FOR
HEBER PADGET & MARY ANNE PADGET, ET. AL.

SALUDA COUNTY SOUTH CAROLINA
 OCT. 20, 1997 SCALE: 1"=400'






Wauka Mountain
South Carolina

0 550 1,100 Feet

Legend

 Potential Easement

 Wauka Mountain Parcels

Notes: