



PARCEL REPORT FOR 2 PARCELS
LANCASTER COUNTY, SOUTH CAROLINA



PROPERTY
REPORT

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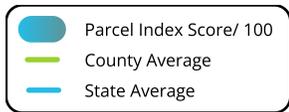
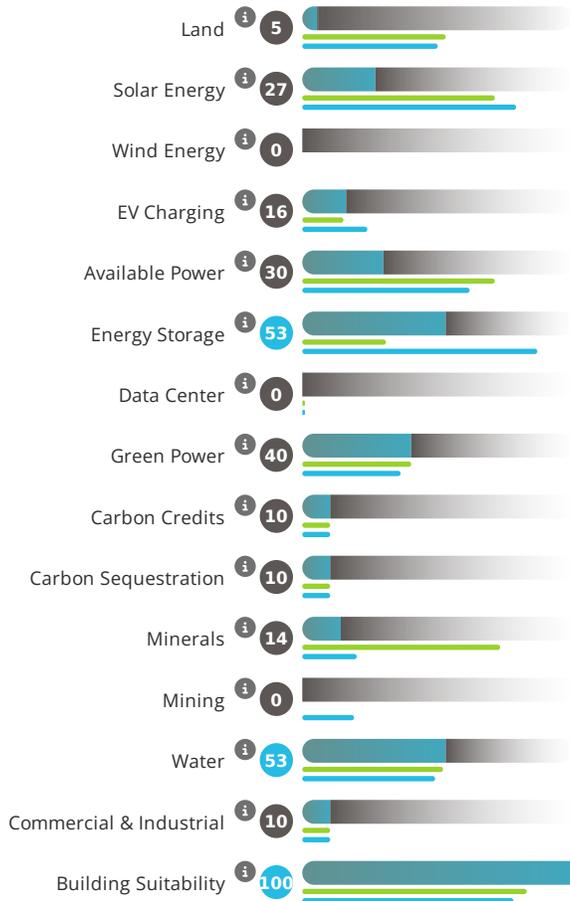
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

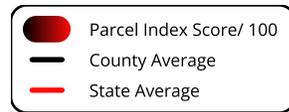
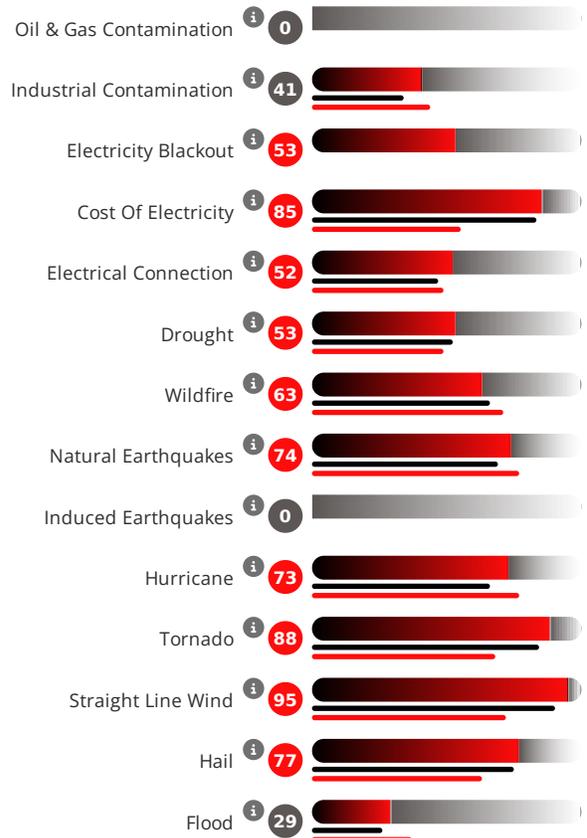
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$420/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
0060H-0B-004.00	JOHN EVERALL RD	0.513	\$272	\$420/ac/yr	\$0/ac/yr	53*	16*	\$1	\$1	\$20/ac	-	-
0060H-0B-003.00	JOHN EVERALL RD	0.549	\$432	\$420/ac/yr	\$0/ac/yr	53*	16*	\$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
JOHN EVERALL RD	0.5	5	25	0	16	30	53			12		53	0
JOHN EVERALL RD	0.5	5	29	0	16	30	53			16		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
JOHN EVERALL RD	0.5	0	41	53	85	52	53	63	74	0	73	88	95	77	29
JOHN EVERALL RD	0.5	0	41	53	85	52	53	63	74	0	73	88	95	77	29

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	52.8 %
Annual Precipitation:	44 "
Average Annual Wind Speed:	13.2 mph
Average 3D Solar Irradiance:	213 W/m ²
Average High Temp:	73 °F
Average Low Temp:	49.5 °F
Average Slope:	0.7 °
Maximum Slope:	1.1 °

Total Land Value: \$377 (\$355/ac)

- Developed \$377 (1.1 acres)
- Developed/Open Space \$274 (0.8 acres)
- Developed/Low Intensity \$87 (0.3 acres)
- Developed/Med Intensity \$15 (0 acres)

Property Features



Acreage Details:



 Tree Canopy: 1 ac

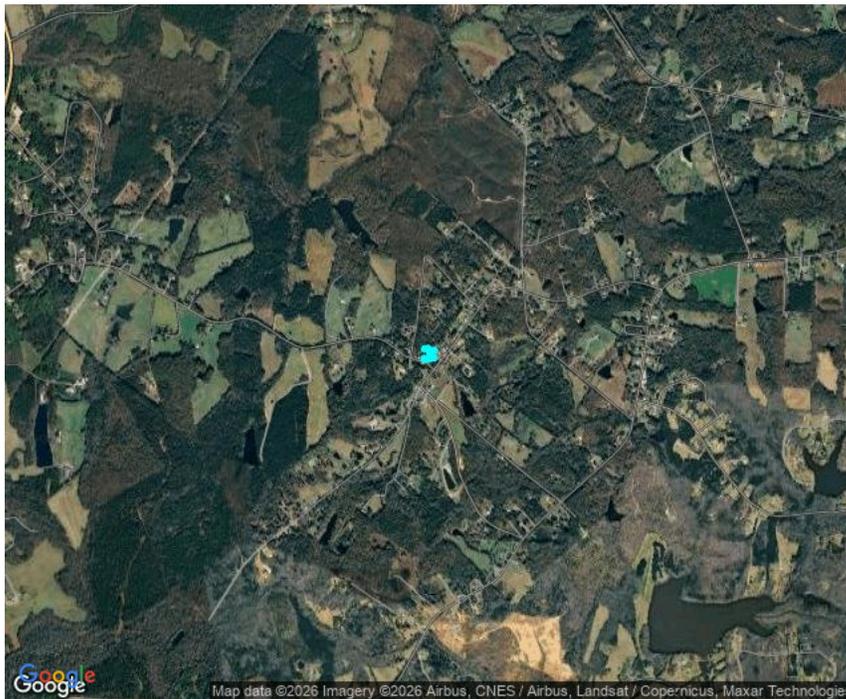
Elevation

Average Elevation: 550 feet
 Minimum Elevation: 550 feet
 Maximum Elevation: 550 feet

Slope

Average Slope: 1 °
 Maximum Slope: 1 ° (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: 0
 Number of Coffee shops within 1.5 mi: 0
 Number of Shopping amenities within 1.5 mi: 0
 Number of Hotels within 1.5 mi: 0
 Number of Schools within 1.5 mi: 0
 Number of Gas Stations within 1.5 mi: 0
 Number of Churches within 1.5 mi: 0
 Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: 3.81 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: 550 feet
Minimum Elevation: 550 feet
Maximum Elevation: 550 feet

Slope

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

Trees



Current Trees

Tree Acres (ac):	0.75
Tree Canopy Avg. Height (ft):	14
Tree Canopy Density (%) (ft):	47
Forest Age (yr):	34
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	46

Reforestation Potential

From Non-Tree Cover Acres (ac):	0.31
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.75
Potential Area for Reforestation Acres (ac):	0.00
Water Precipitation (in/yr):	46.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	47.30

Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (\$/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (\$/yr)
White Oak spp	9.60	5.453	6	0.008	0.079	0.054	0.395
Oak spp	9.60	5.453	5	0.006	0.054	0.050	0.333

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 (\$/yr)
Current Trees	0.133	0.141	\$0.20	\$0.21	0.728	0.772	\$2.58
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
HeC3	4	B	1	Herndon silty clay loam, 6 to 10 percent slopes, severely eroded	Not Prime Farmland
HdC2	3	B	0	Herndon silt loam, 6 to 10 percent slopes, eroded	Not Prime Farmland
HeB3	3	B	0	Herndon silty clay loam, 2 to 6 percent slopes, severely eroded	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)
HdC2	3	100	0	Well drained		8	> 6
HeB3	3	100	0	Well drained		4	> 6
HeC3	4	100	0	Well drained		8	> 6
HdC2	3	100	0	Well drained		8	> 6
HeC3	4	100	0	Well drained		8	> 6

Depth to Bedrock



Solar

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

 Tree Canopy: 1 ac

Est. Solar Rent: \$420 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage: 1 ac
 Total Buildable Acreage: 1 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 (kW/m²): 187 W/m²
 Solar Irradiance (kW/m²) - Topography and Panel Tilt Corrected: 213 W/m²

Possible Number of Solar Panels: 695
 Parcel Max Capacity: 0 MW
 Max Annual Output: 382 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator: SHEM SOLAR
 Distance: 4.505 miles
 Operating Capacity: 2

Wind



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

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.01
 Parcel Max. Capacity: 0.044 MW
 Parcel Max. Annual Output: -

Buildable Acreage For Wind

Gross Parcel Acreage: 1 ac
 Total Buildable Acreage: 1 ac

Acreage Details

Tree Canopy 1 ac

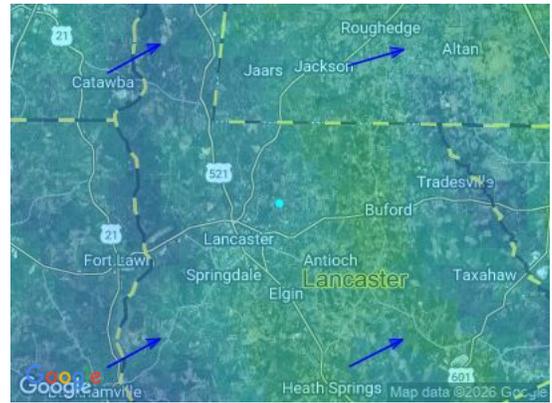
Wind Speed and Direction



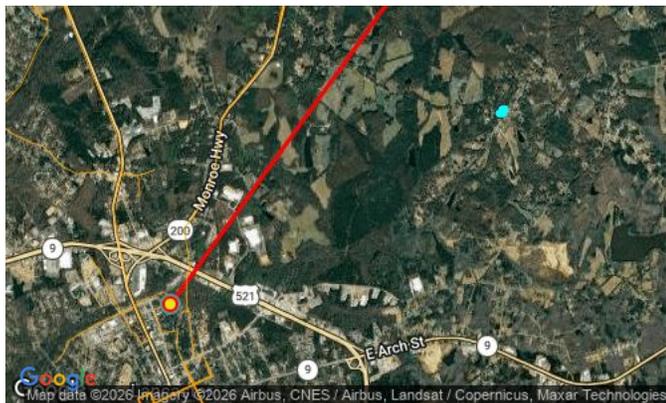
Wind Speed (meters/sec)

- ≥ 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: 5.9 m/s



Electrical Infrastructure



Nearest Substation

Substation Name: CEDAR TERRACE
 Distance: 2.781 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: DUKE ENERGY CAROLINAS, LLC
 Distance: 1.112 miles
 Max Capacity: 217.000 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Solar Farm

Operator: SHEM SOLAR
 Distance: 4.505 miles
 Operating Capacity: 2

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 5.00 \$/MWh
 Total Value of Solar Energy: -

Nearest Wind Farm



Nearest Wind Farm

Name: POPLAR CAMP WIND FARM
 Distance: 145.358 miles
 Operating Capacity: -

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 5.00 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance (kW/m2): 187 W/m²
 Solar Irradiance (kW/m2) - Topography and Panel Tilt Corrected: 213 W/m²

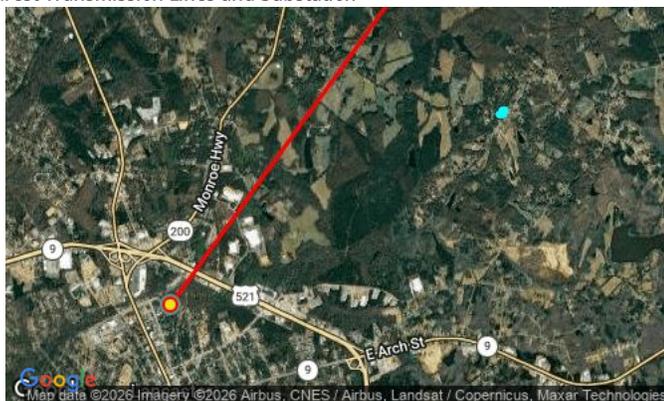
EV Charging

Nearest Major Road and Site Score

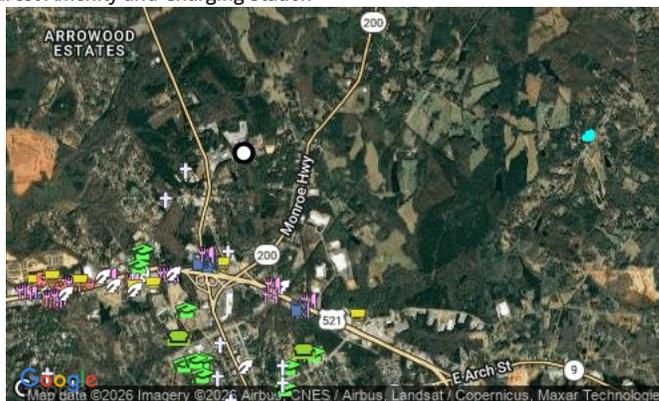


Nearest Major Road	
Name	S9
Distance	1.7 miles
EV Site Score:	16
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	17.5
Transmission Line Index Score:	0
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	DUKE ENERGY CAROLINAS, LLC
Distance:	1.1 miles
Max Capacity:	217,000 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	MDFirst Primary & Urgent Care
Nearest Amenity Type:	Hospital/Clinic
Nearest Amenity Distance:	3.8 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	1.0621304999999999 sq ft
Average Annual Energy Price:	145.61 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	CEDAR TERRACE
Distance:	2.8 miles
Substation Max kV:	-
Substation Min 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):	1.06
Tree Cover Acres (ac):	0.75
Non-Tree Cover Acres (ac):	0.31
Carbon Credits Offset Est.	0.133
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.141
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$1
Carbon Credits Est. Current Year (\$/yr):	\$0.21

Tree Carbon Credits

Tree Acres (ac):	0.75
Tree Canopy Avg. Height (ft):	46
Tree Canopy Density (%):	47
Forest Age (yr):	34
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	46.00
Tree Carbon Offset Est.	0.133
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.141
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.20
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.21
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	15.783
Organic Carbon Density (kg/m ³):	136.000
Soil Carbon Offset Est.	0.767
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	0.813
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.15
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$1.22
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	0.31
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.75
Potential Area for Reforestation Acres (ac):	0.00
Water Precipitation (in/yr):	46.00
Maximum Tree Canopy Density (%)	47.30
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

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 (\$61/bbl; \$3.4/mcf)

NET VALUE

\$518

FROM OIL PRODUCTION

\$0

FROM GAS PRODUCTION

\$489

FROM NGL PRODUCTION

\$29

Production (Nearby Wells)

[Purchase PowerVal](#)



First Production Date

Last Production Date

Oil (cumulative)

0 bbl

Gas (cumulative)

0 boe (0 Mcf)

Water (cumulative)

0 bbl

Reset Zoom

Graph Type: Rate Cumulative

Graph Scale: Linear Log

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)
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● Producing	No (159.022 mi)		OPERATOR UNKNOWN	4708580309	Vertical	Other	1970-01-01							
● Abandoned	No (157.493 mi)	KEGLEY WILLIAM M 1	TOMS CREEK ENERGY	4515500004	Vertical	Other								

Mining



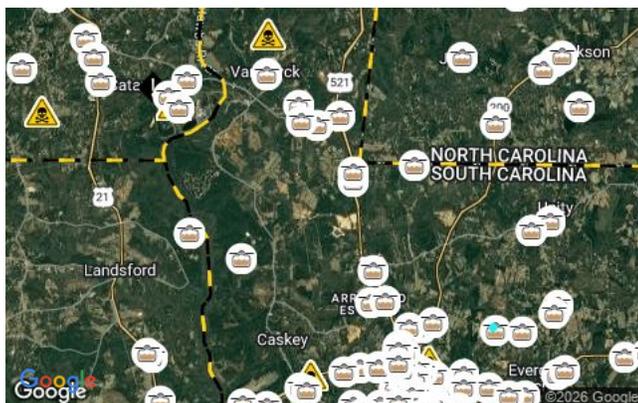
Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Precious Metals
Distance from Parcel	4.3 mi
Location Name	Stevens Mine
Discovery Year	
Commodity Type	Metal
Resource Size	Small
Main Commodity	Gold
Additional Commodity	
Operation Type	Unknown
County	Lancaster
Rock Formation	
Rock Type	
Deposit Type	Vein
Ore	Gold
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Unknown
Year First Produced	
Year Last Produced	

Igneous Intrusive Pegmatite Granitic/Granite Diorite Mafic Alkalic Igneous Extrusive Mafic Volcanic Felsic Volcanic Alkalic Andesite Rhyolite Tuff Undifferentiated	Sedimentary Sandstone Shale Banded Iron Carbonate Clastic Chert Conglomerate Conglomerate Undifferentiated	Metamorphic Greenstone Amphibolite Granofels Gneiss Schist Conglomerate Undifferentiated	Evaporite Gypsum Salt Anhydrite Undifferentiated Unconsolidated Alluvium Water/Ice Water Ice	Mines Rare Earth Elements Precious Metals Construction Materials Energy Industrial Critical Minerals Unknown
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Rock Description	Rock Classification	Acres	Percent of Parcels
Persimmon Fork Formation	Metamorphic Undifferentiated	2	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Leonard Chemical Co., Inc.
Distance: 12.18 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: Rock Hill
County: York
State: South Carolina
Latitude: 34.851669
Longitude: -80.904169
Date Proposed: 1983-09-08
Date Listed: 1984-09-21
Link: [Leonard Chemical Co., Inc.](#)

Near by Toxic Spill Sites

Distance (miles)	Facility Name	Operating Company	Federal Facility	Industry Sector	Contaminant Name	Chemical Properties	Clean Air Act	Metal Contaminate	Metal Category	Carcinogen	PBT	Forever Chemical	On-site Release Total
1.54	SUPREME CORES HOLDINGS LLC	NA	NO	Machinery	Diisocyanates	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
1.56	SUPREME CORES HOLDINGS LLC	NA	NO	Machinery	Diisocyanates	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
2.08	COOLEY INC	COOLEY INC	NO	Textiles	Antimony compounds	TRI	YES	YES	Metal compound categories	NO	NO	NO	0 lbs
2.10	COOLEY INC	COOLEY INC	NO	Textiles	Antimony compounds	TRI	YES	YES	Metal compound categories	NO	NO	NO	0 lbs

Nearest Underground Storage Tank Facility 📄

Details

Facility Name: EVERALL RD GROCERY
Address: 1962 JOHN EVERALL RD
City: LANCASTER
County:
State: South Carolina
Zip Code:
Lat / Long: 34.74951171875 / -80.72821044921875
Open: 0
Closed: 4
Out of Service: 0
Distance: 0.021 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
SC5491_1	GN	Closed	4,000			
SC5491_2	GN	Closed	2,000			
SC5491_3	MP	Closed	10,000			
SC5491_4	HO	Closed	550			