

**PARCEL REPORT FOR 1 PARCELS**  
**GREENWOOD COUNTY, SOUTH CAROLINA**



**PROPERTY**  
**REPORT**

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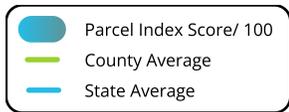
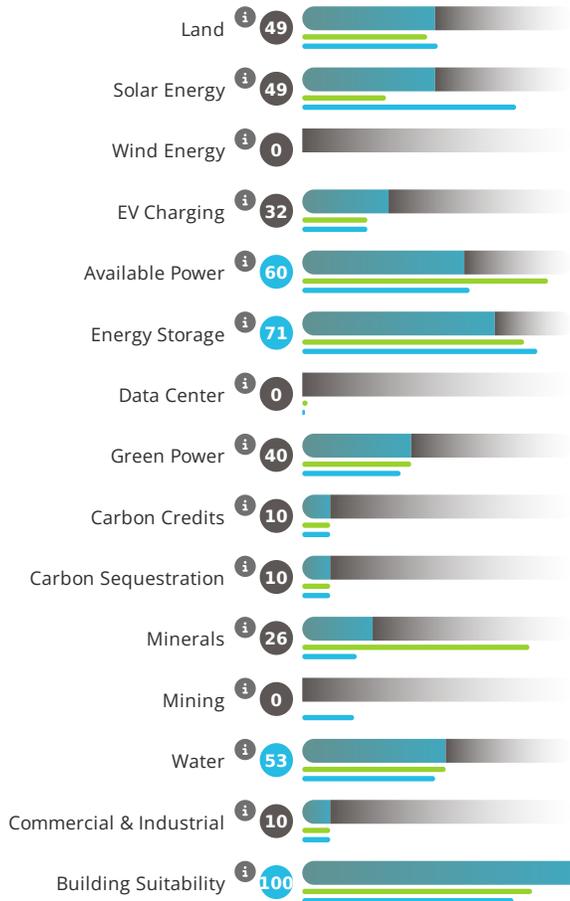
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

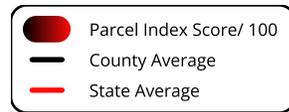
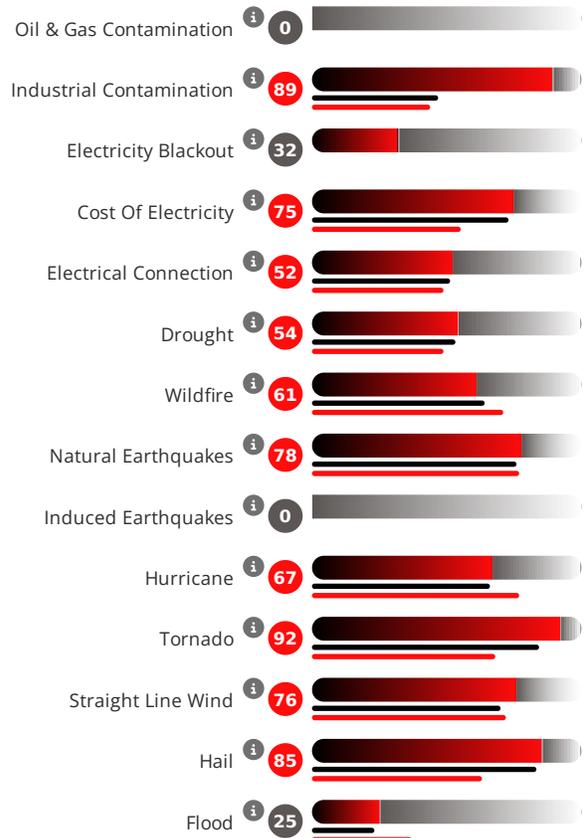
# Summary



## Value Index



## Risk Index



**Potential Dividends (Estimated Lease Value)**

Solar Farm Lease:	\$585/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
6856-376-163	844 CAMBRIDGE AVE E	0.945	\$3,755	\$585/ac/yr	\$0/ac/yr	71*	32*	\$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
844 CAMBRIDGE AVE E	0.9	49	49	0	32	60	71			26		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
844 CAMBRIDGE AVE E	0.9	0	89	32	75	52	54	61	78	0	67	92	76	85	25

# Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	53.4 %
Annual Precipitation:	44.3 "
Average Annual Wind Speed:	13.5 mph
Average 3D Solar Irradiance:	208 W/m <sup>2</sup>
Average High Temp:	73.7 °F
Average Low Temp:	51.2 °F
Average Slope:	1.4 °
Maximum Slope:	1.7 °

**Total Land Value:** \$3,548 (\$3,755/ac)

- Developed \$3,548 (0.9 acres)
- Developed/Open Space \$2,365 (0.7 acres)
- Developed/Low Intensity \$1,183 (0.3 acres)

## Property Features



### Acreage Details:



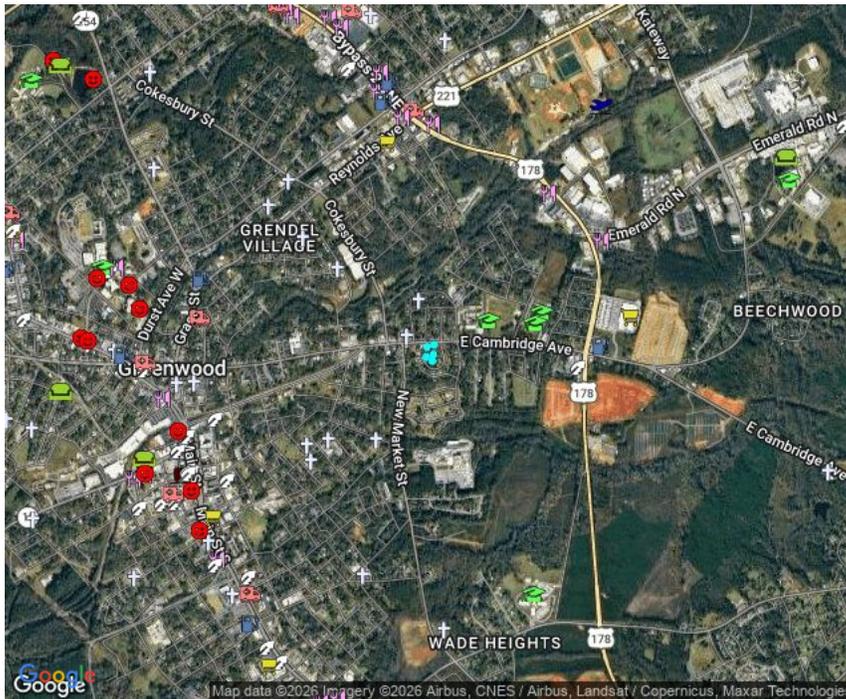
### Elevation

Average Elevation: 620 feet  
 Minimum Elevation: 620 feet  
 Maximum Elevation: 620 feet

### Slope

Average Slope: 1 °  
 Maximum Slope: 2 ° (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: 20  
 Number of Coffee shops within 1.5 mi: 1  
 Number of Shopping amenities within 1.5 mi: 8  
 Number of Hotels within 1.5 mi: 0  
 Number of Schools within 1.5 mi: 6  
 Number of Gas Stations within 1.5 mi: 8  
 Number of Churches within 1.5 mi: 24  
 Number of Entertainment options within 1.5 mi: 10

Distance to nearest Hospital: 0.84 mi  
 Distance to nearest Port/Terminal: 1.08 mi  
 Distance to nearest EV Charger: No EV Charger within 1.5 miles

# Topo



### Elevation

Average Elevation: 620 feet  
Minimum Elevation: 620 feet  
Maximum Elevation: 620 feet

### Slope

Average Slope: 1 °  
Maximum Slope: 2 ° (No need for land grading)

# Trees



### Current Trees

Tree Acres (ac):	0.2
Tree Canopy Avg. Height (ft):	11
Tree Canopy Density (%):	53
Forest Age (yr):	34
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	46

### Reforestation Potential

From Non-Tree Cover Acres (ac):	0.75
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.20
Potential Area for Reforestation Acres (ac):	0.26
Water Precipitation (in/yr):	46.00
Suggested Tree Type for Reforestation:	Southern Pines All spp
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 Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/ac/yr)
Elm Spp	12.00	4.718	6	0.005	0.059	0.040	0.330

### Carbon Credits

	Carbon Offset 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	0.059	0.056	\$0.09	\$0.08	0.330	0.312	\$1.16
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.770	\$3.20

# Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
CmB	2	B	1	Cecil-Urban land complex, 2 to 6 percent slopes	Not Prime Farmland

# 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)
CmB	2	100	0	Well drained		4	> 6

Depth to Bedrock



# Solar

## Solar Farm - Buildable Acreage and Exclusion Zones



### Acreage Details:

 Tree Canopy: 0 ac

Est. Solar Rent: \$585 / 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/m<sup>2</sup>): 188 W/m<sup>2</sup>  
 Solar Irradiance (kW/m<sup>2</sup>) - Topography and Panel Tilt Corrected: 208 W/m<sup>2</sup>

Possible Number of Solar Panels: 619  
 Parcel Max Capacity: 0 MW  
 Max Annual Output: 350 MWh

## Nearest Solar Farm



### Nearest Solar Farm

Operator: WOODFIELDS SOLAR, LLC  
 Distance: 0.847 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: 0.039 MW  
 Parcel Max. Annual Output: -

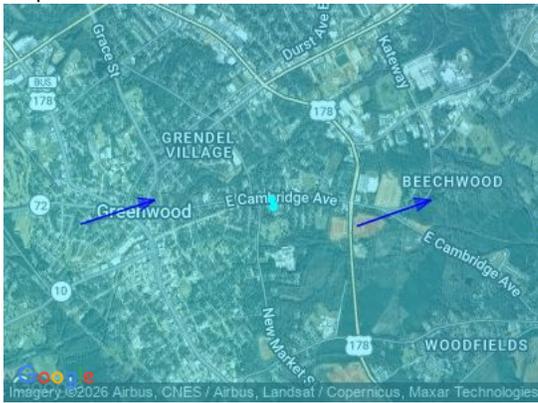
### Buildable Acreage For Wind

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

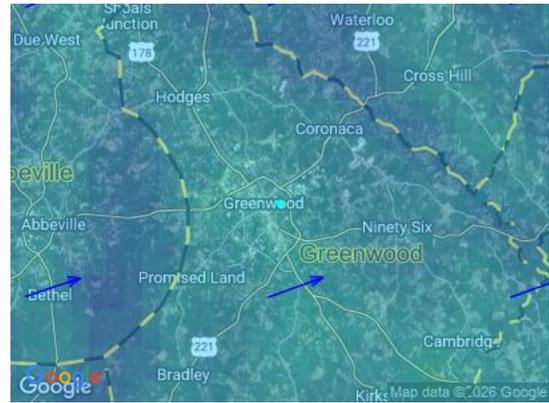
### Acreage Details

  Tree Canopy 0 ac

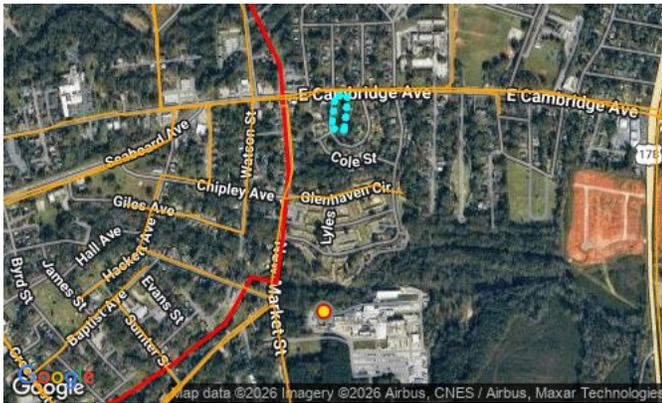
### Wind Speed and Direction



Average Annual Wind Speed: 6 m/s



# Electrical Infrastructure



### Nearest Substation

Substation Name: Carolina Pride  
 Distance: 0.337 miles  
 Substation Hosting: -  
 Capacity: -

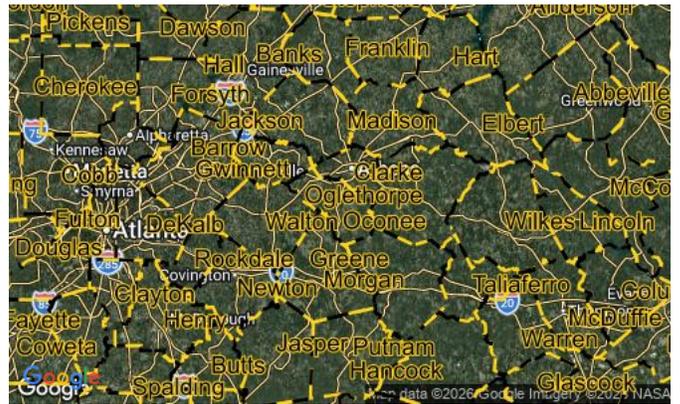
### Nearest Transmission Line

Owner: DUKE ENERGY CAROLINAS, LLC  
 Distance: 0.085 miles  
 Max Capacity: 250.000 MW  
 Available Capacity: -

### Nearest Solar Farm



### Nearest Wind Farm



### Nearest Solar Farm

Operator: WOODFIELDS SOLAR, LLC  
 Distance: 0.847 miles  
 Operating Capacity: 2

### Nearest Wind Farm

Name: -  
 Distance: 153.883 miles  
 Operating Capacity: -

### Commodity Pricing

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

### 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): 188 W/m<sup>2</sup>  
 Solar Irradiance (kW/m2) - Topography and Panel Tilt Corrected: 208 W/m<sup>2</sup>

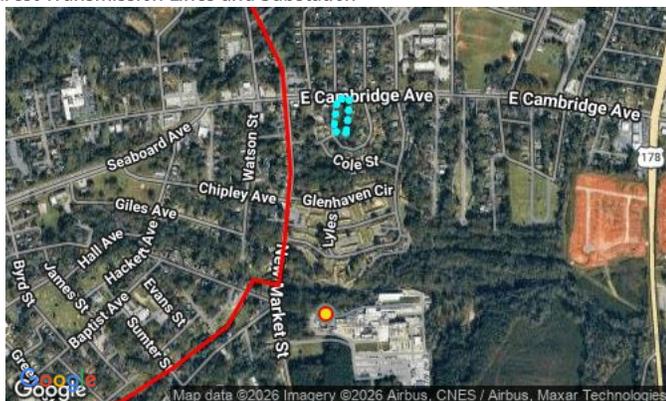
# EV Charging

## Nearest Major Road and Site Score

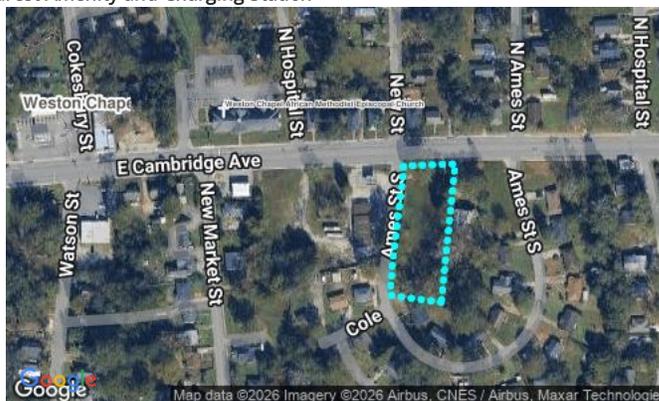


<b>Nearest Major Road</b>	
Name	U25
Distance	0.6 miles
EV Site Score:	32
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	46.25
Transmission Line Index Score:	0
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

## Nearest Transmission Lines and Substation



## Nearest Amenity and Charging Station



## Nearest Transmission Line

Owner:	DUKE ENERGY CAROLINAS, LLC
Distance:	0.1 miles
Max Capacity:	250.000 MW
Available Capacity:	-

## Site Details

Nearest Amenity Name:	Weston Chapel African Methodist Episcopal Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	0.1 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	0.9450624 sq ft
Average Annual Energy Price:	146.99 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

## Nearest Substation

Substation Name:	Carolina Pride
Distance:	0.3 miles
Substation Max kV:	44.000 kV
Substation Min kV:	44.000 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):	0.95
Tree Cover Acres (ac):	0.20
Non-Tree Cover Acres (ac):	0.75
Carbon Credits Offset Est.	0.059
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.056
Current Year (ton/yr):	
Carbon Credits Est. Current	\$1
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$0.08
Year (\$/yr):	

## Tree Carbon Credits

Tree Acres (ac):	0.20
Tree Canopy Avg. Height (ft):	36
Tree Canopy Density (%):	53
Forest Age (yr):	34
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	46.00
Tree Carbon Offset Est.	0.059
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.056
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.09
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.08
Current Year (\$/yr):	

## Soil Carbon Credits

Organic Carbon Stocks	15.378
(ton/ac):	
Organic Carbon Density	133.000
(kg/m <sup>3</sup> ):	
Soil Carbon Offset Est.	0.767
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	0.728
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.15
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$1.09
Current Year (\$/yr):	

## Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	0.75
(ac):	
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree	0.20
Area only (ac):	
Potential Area for	0.26
Reforestation Acres (ac):	
Water Precipitation (in/yr):	46.00
Maximum Tree Canopy	47.30
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

Geology (Nearby Wells)

South Mid Continent

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

Stratigraphic data is not supported for the selected basin

Reset Zoom

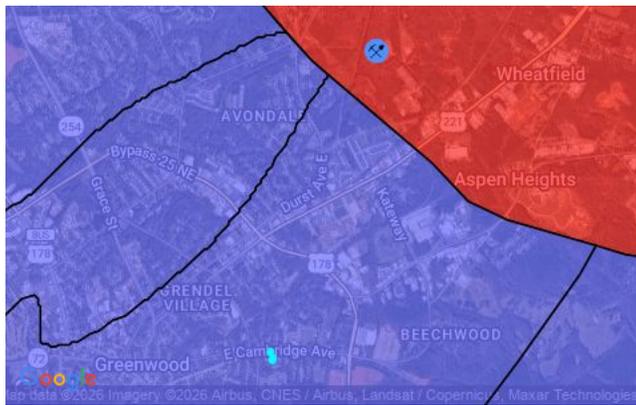
Graph Type:  Rate  Cumulative

Graph Scale:  Linear  Log

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)
<span style="color: green;">●</span> Producing	No (145.306 mi)	YARBERRY PEARL #1	YARBERRY, PEARL	4115520002	Vertical	Other							
<span style="color: brown;">●</span> Abandoned	No (140.314 mi)	EVANS G R #1	HOFFMAN, GEORGE A	4105920001	Vertical	Other							

# Mining



## Nearest Mining Location

Associated Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	2.35 mi
Location Name	Benjamin Granite Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	Medium
Main Commodity	Dimension,Stone
Additional Commodity	
Operation Type	Unknown
County	Greenwood
Rock Formation	
Rock Type	
Deposit Type	Igneous
Ore	Granite
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Unknown
Year First Produced	
Year Last Produced	

<b>Igneous Intrusive Sedimentary</b> Pegmatite Granitic/Granite Diorite Mafic Alkalic <b>Igneous Extrusive</b> Mafic Volcanic Felsic Volcanic Alkalic Andesite Rhyolite Tuff Undifferentiated	<b>Sandstone</b> Sandstone Shale Banded Iron Carbonate Clastic Chert Conglomerate Conglomerate Undifferentiated	<b>Metamorphic</b> Greenstone Amphibolite Granofels Gneiss Schist Conglomerate Undifferentiated	<b>Evaporite</b> Gypsum Salt Anhydrite Undifferentiated <b>Unconsolidated</b> Alluvium <b>Water/Ice</b> Water Ice	<b>Mines</b> Rare Earth Elements Precious Metals Construction Materials Energy Industrial Critical Minerals Unknown
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Rock Description	Rock Classification	Acres	Percent of Parcels
Metamorphosed granitoid rocks, undivided	Metamorphic Gneiss	1	100

# Industrial Contamination



## Nearby EPA Superfund Site

**Site Name:** Barite Hill/Nevada Goldfields  
**Distance:** 23.96 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:** McCormick  
**County:** McCormick  
**State:** South Carolina  
**Latitude:** 33.87309  
**Longitude:** -82.30067  
**Date Proposed:** 2008-09-03  
**Date Listed:** 2009-04-09  
**Link:** [Barite Hill/Nevada Goldfields](#)

## 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
0.69	STOCKMAN OIL GREENWOOD BULK LUBE	STOCKMAN OIL TWO INC.	NO	Petroleum Bulk Terminals	Zinc compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	0 lbs
0.69	STOCKMAN OIL GREENWOOD BULK LUBE	STOCKMAN OIL TWO INC.	NO	Petroleum Bulk Terminals	Toluene	TRI	YES	NO	Non_Metal	NO	NO	NO	0 lbs
0.69	STOCKMAN OIL GREENWOOD BULK LUBE	STOCKMAN OIL TWO INC.	NO	Petroleum Bulk Terminals	Xylene (mixed isomers)	TRI	YES	NO	Non_Metal	NO	NO	NO	0 lbs
0.69	STOCKMAN OIL GREENWOOD BULK LUBE	STOCKMAN OIL TWO INC.	NO	Petroleum Bulk Terminals	Ethylbenzene	TRI	YES	NO	Non_Metal	YES	NO	NO	0 lbs
0.69	STOCKMAN OIL GREENWOOD BULK LUBE	STOCKMAN OIL TWO INC.	NO	Petroleum Bulk Terminals	1,2,4-Trimethylbenzene	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
0.76	EATON ELECTRICAL INC	EATON CORP	NO	Electrical Equipment	Copper	TRI	NO	YES	Elemental metals	NO	NO	NO	0 lbs
1.19	GREENWOOD FABRICATING & PLATING	NA	NO	Fabricated Metals	Nitrate compounds (water dissociable; reportable only when in aqueous solution)	TRI	NO	NO	May contain metal	NO	NO	NO	0 lbs
1.19	GREENWOOD FABRICATING & PLATING	NA	NO	Fabricated Metals	Copper	TRI	NO	YES	Elemental metals	NO	NO	NO	0 lbs
1.19	GREENWOOD FABRICATING & PLATING	NA	NO	Fabricated Metals	Nitric acid	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
1.19	GREENWOOD FABRICATING & PLATING	NA	NO	Fabricated Metals	Cyanide compounds	TRI	YES	NO	May contain metal	NO	NO	NO	0 lbs
1.20	EATON CORP - MAXWELL	EATON CORP	NO	Electrical Equipment	Copper	TRI	NO	YES	Elemental metals	NO	NO	NO	0 lbs

# Nearest Underground Storage Tank Facility 📄

## Details

Facility Name: BOLES ENTERPRISES  
Address: 826 E CAMBRIDGE  
City: GREENWOOD  
County:  
State: South Carolina  
Zip Code:  
Lat / Long: 34.196598052978516 / -82.14558410644531  
Open: 0  
Closed: 6  
Out of Service: 0  
Distance: 0.015 mi

## Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
SC4768_1	GN	Closed	10,000			
SC4768_2	GN	Closed	10,000			
SC4768_3	GN	Closed	10,000			
SC4768_4	DL	Closed	3,000			
SC4768_5	KN	Closed	1,500			
SC4768_6	WO	Closed	550			