



Beulah Farms

839 +/- Acres (\$5,364/acre) | Aiken County, SC | \$4,500,000



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PROPERTY SUMMARY

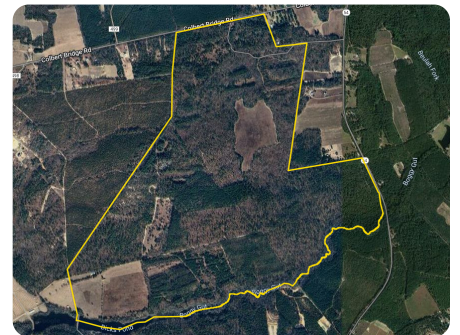
National Land Realty is proud to present Beulah Farms! This exceptional tract of land offers endless possibilities for equestrian development, recreational timber investment, or even potential commercial or industrial use.

Located near vibrant Aiken, renowned for its equestrian culture and southern charm, and within easy reach of Augusta, GA, and Columbia, SC, as well as several submarkets, this property is truly one of a kind.

Featuring a spacious 4-bedroom, 3.5-bath house overlooking an expansive 13+ acre pond. The home has an open floor plan with a great room, laundry room, and a 2-car garage. There's also a 6,000 sq ft equipment shed that is perfect for housing tractors and other farming implements.

The farm is connected to an 8-mile system of riding trails that interlinks other neighboring equestrian developments. With miles of well-maintained roads and trails, exploring the expansive landscape is a delight. The sandy soils lend themselves perfectly to equestrian activities and offer potential for various agricultural ventures.

The farm has over 120 acres of open farmland, over 200 acres



ACREAGE BREAKDOWN

125 +/- acres Open, Tillable
Farmland

100 +/- acres of 30 y.o. Planted
Pines

30 +/- acres of 20 y.o. Planted
Pines

50 +/- acres of Mature
Hardwoods

500 +/- acres of Planted Pines
(around 22-25 years old w/
varying classes)

ADDRESS

229 Colbert Bridge Road
Windsor, SC 29856

TAXES

\$4,851/year (2022)

PROPERTY HIGHLIGHTS

- 125 +/- acres Open, Tillable Farmland 100 +/- acres of 30 y.o. Planted Pines 30 +/- acres of 20 y.o. Planted Pines 50 +/- acres of Mature Hardwoods 500 +/- acres of Planted Pines (around 22-25 years old w/ varying classes) Over 100 acres of Mature Hardwoods
- 4-Bedroom, 3.5-Bathroom House with a great room, modern kitchen, primary bedroom & bathroom, a Jack & Jill bathroom, large, covered porch and a two-car garage. Approximately 2,500 heated square feet. Well and Septic System. Aiken Electric Power. High-Speed Internet available to be installed.
- A pristine 13.5 pond, shared with a single neighboring landowner. Over 1800 feet of shoreline. A well structurally sounds, well maintained dam and spillway. Fed by Boggy Gut Creek.
- Miles of Interconnected Interior Roads run throughout the property, into the timber, around the edges of the fields, and along Boggy Gut Creek. The property is set up perfectly for equestrian use and the trail riding potential is excellent.
- Abundant wildlife habitat with bountiful deer and turkey populations. The open land would make for a top-notch dove field.
- A 6,000 square foot metal equipment building with 3 large roll-up doors. Perfect for storage several large piece of equipment.
- Appx 2350 feet of Frontage on Colbert Bridge Road Appx 1,000 feet of Frontage on Mt. Beulah Road
- 15 +/- miles from Downtown Aiken 30 +/- miles from Augusta & N Augusta Appx 1 hour from Columbia Appx 2.5 hours from Charleston
- An Equestrian Easement offers a 20ft right-of-way along the western border that is connected to a series of riding trails that spans roughly 8 miles!



nationalland.com/listing/beulah-farms



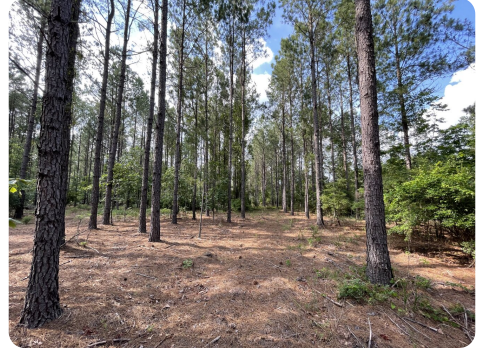
COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
RUD

Listing ID#
2423514

Future Land Use
RUD





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SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following *client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care*. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm’s representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients’ interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm’s agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It’s Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

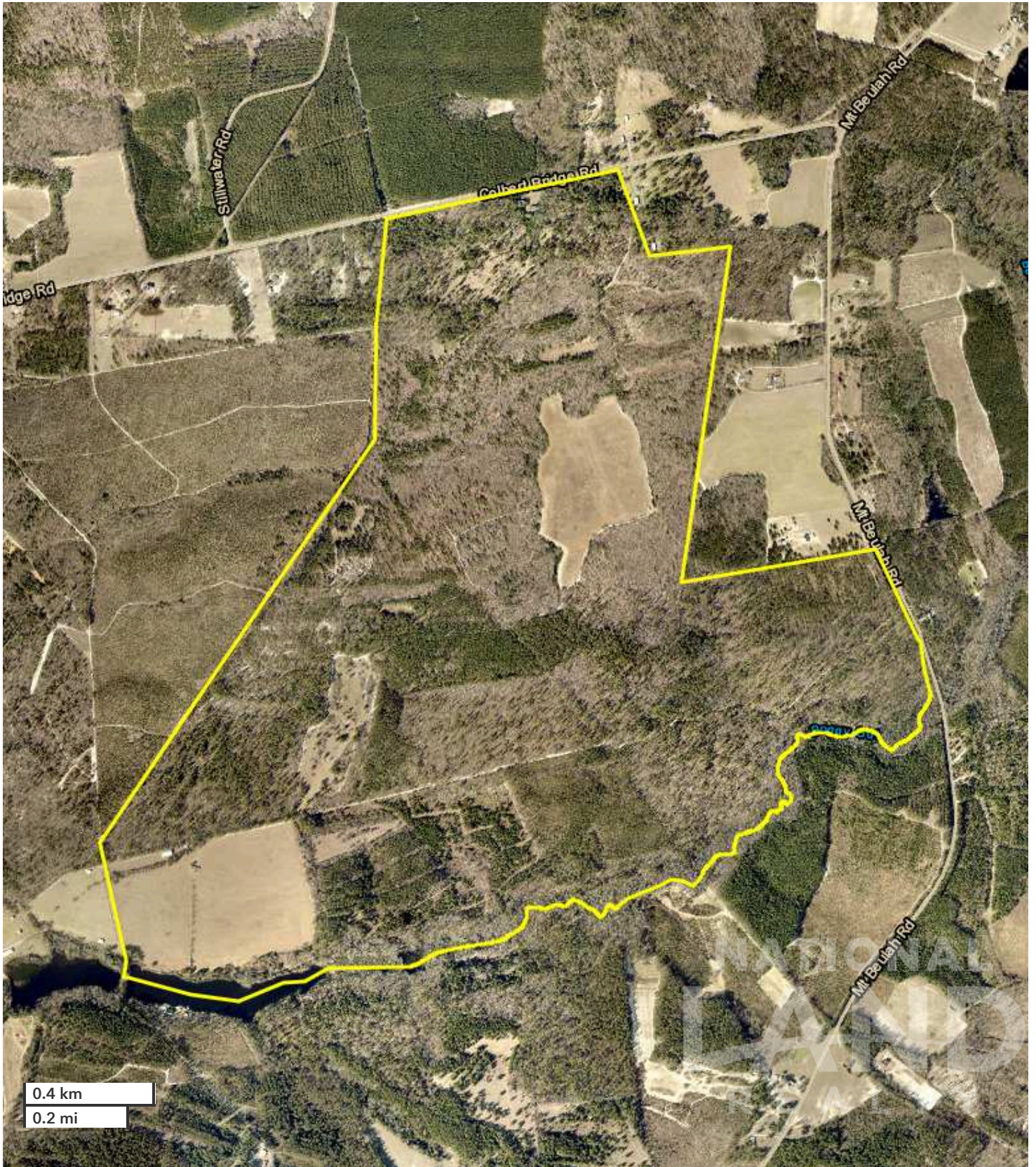
The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

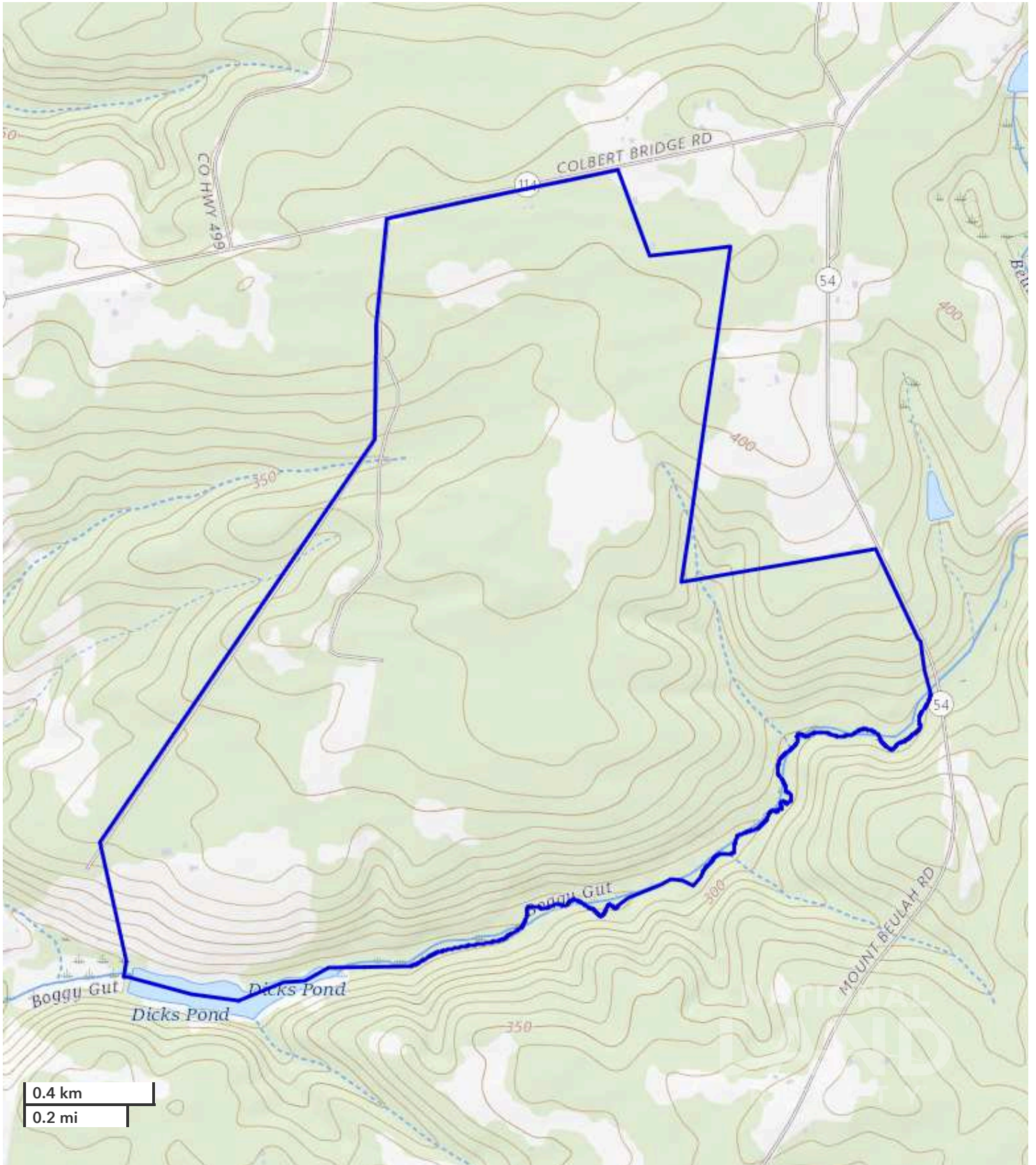
Signature _____ Date _____

Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

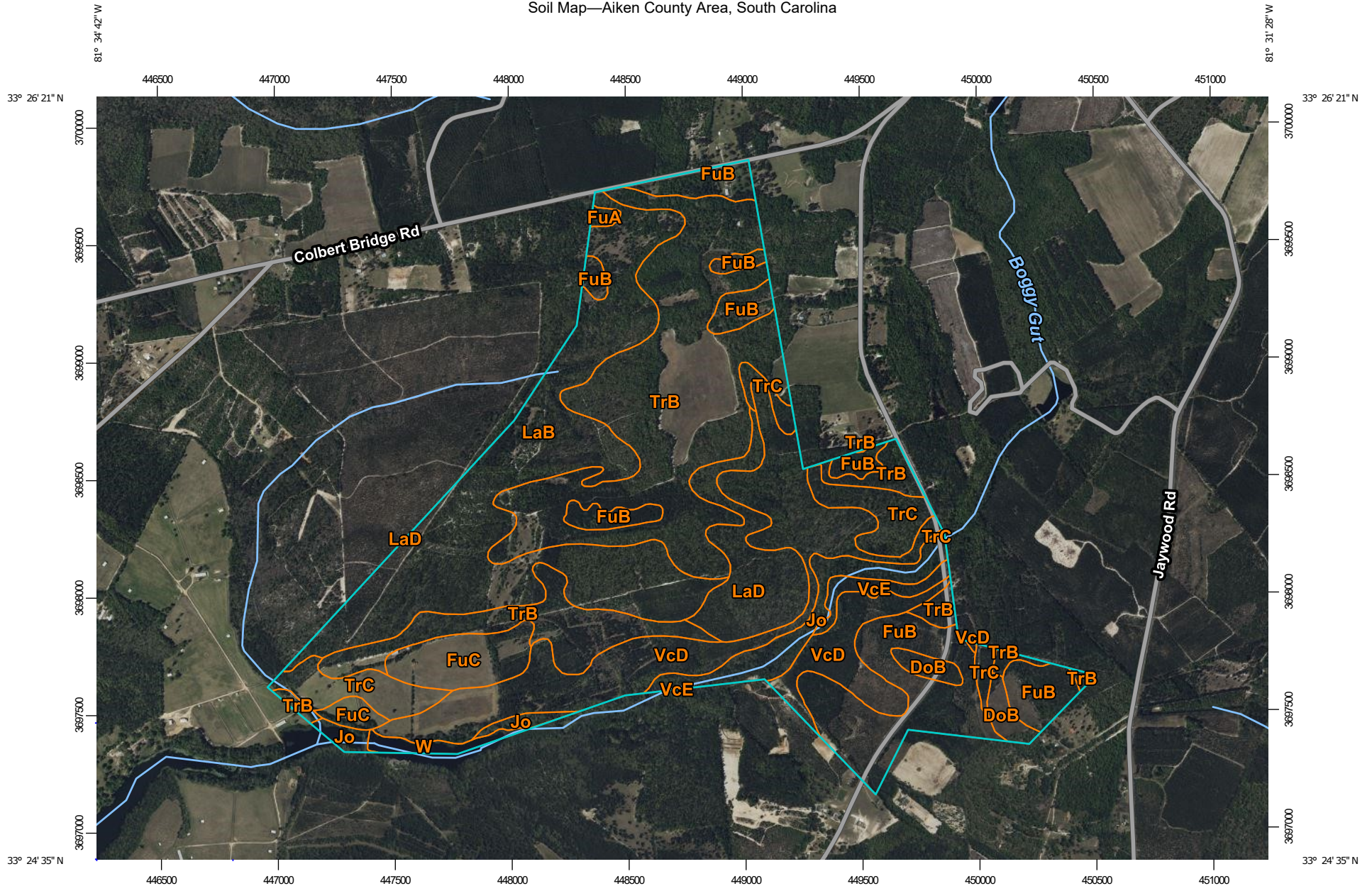


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

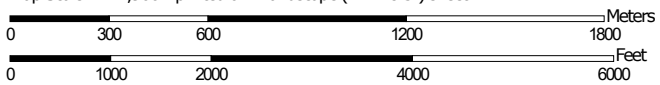


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Soil Map—Aiken County Area, South Carolina



Map Scale: 1:22,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aiken County Area, South Carolina
 Survey Area Data: Version 26, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2022—May 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoB	Dothan loamy sand, 2 to 6 percent slopes	13.8	1.3%
FuA	Fuquay sand, 0 to 2 percent slopes	2.1	0.2%
FuB	Fuquay sand, 2 to 6 percent slopes	132.6	12.9%
FuC	Fuquay sand, 6 to 10 percent slopes	37.5	3.6%
Jo	Johnston mucky loam	42.4	4.1%
LaB	Lakeland sand, 0 to 6 percent slopes	222.6	21.6%
LaD	Lakeland sand, 6 to 15 percent slopes	51.5	5.0%
TrB	Troup sand, 0 to 6 percent slopes, Carolina and Georgia Sand Hills	292.5	28.4%
TrC	Troup sand, 6 to 10 percent slopes, Carolina and Georgia Sand Hills	55.9	5.4%
VcD	Vaocluse-Ailey complex, 6 to 15 percent slopes	160.0	15.5%
VcE	Vaocluse-Ailey complex, 15 to 25 percent slopes	10.0	1.0%
W	Water	7.9	0.8%
Totals for Area of Interest		1,028.7	100.0%