



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
November 19, 2019

9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - September 17, 2019 Meeting
3. Treasurer's Report *[handouts provided]*
Community First Bank
 - September 2019
 - October 2019
Local Government Investment Pool [State Pool]
 - September 2019
 - October 2019
4. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Continued discussion regarding Alternate Funding Sources
 - Discussion and/or action regarding Presentation to Oconee County Council
5. New Business
 - Statement of Interest and Full Application from Estate of William C. Lyles
TMS: 080-00-02-001
6. Old Business
7. Adjourn

[This agenda is not inclusive of all issues which the board may bring up for discussion at this meeting.]

There will not be any Public Comment session at this meeting.



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 30, 2019

DEPOSITS

Month Opening Balance \$14,980.00

EXPENDITURES

Expenditures \$0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$14,980.00

Report Submitted by:

Vice Chair, Frank Ables, for Mr. Coles

Frank Ables

Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: October 31, 2019

DEPOSITS

Month Opening Balance		\$14,980.00
Deposit	10/17/2019	\$200.00
TOTAL DEPOSITS		\$200.00

EXPENDITURES

Expenditures		\$0.00
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BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE		\$15,180.00
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Report Submitted by:

Frank Rundlett, Vice Chair, for Mr. Ables

Frank Ables

Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: September 30, 2019

DEPOSITS

Month Opening Balance \$593,148.42

EXPENDITURES

Expenditures \$0
Reinvestments [Interest] \$1,061.07

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE

\$594,209.49

Report Submitted by:

Vice Chairman Randall, for Mr. Ables
Frank Ables

Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: October 31, 2019

DEPOSITS

Month Opening Balance \$594,209.49

EXPENDITURES

Expenditures \$0
Reinvestments [Interest] \$1,049.05

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$595,258.54**

Report Submitted by:

Vice Chair
Frank Ables
Frank Ables
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name

Estate of William C. Lyles

Property Owner Address

118 Massey Road, Piedmont, SC 29673

Eligible OCCB Recipient
Name and Address

Upstate Forever
507 Pettigru Street
Greenville, SC. 29601

Property Owner Telephone Numbers

Home: N/A

Cell: (864) 650 - 0316

Work: N/A

Description & Size of Your Property in Acres: The Lyles Farm is consists of approximately 155 acres with the majority of the site in timber management. A portion of the property is currently being leased as pasture and cropland, predominantly hay. It sits among other working farms and forestlands in a rural area of the County with over 40% of the soils on the property classified as prime or of statewide significance.

General Location of Your Property: The Lyles Farm is situated in the Whetstone community of Oconee County in the northwestern area of the County near the SC-GA border with approximate coordinates of 34.855175, -83.193883. It is approximately three miles from Mountain Rest, and only two miles from the Chattooga Wild and Scenic River.

Oconee County Tax Map Number[s] *[required]* 080 - 00 - 02 - 001

Your Property's Unique Characteristics: The Lyles Farm is nestled among other working farms adjacent to the Sumter National Forest providing key wildlife habitat and migration corridors while enhancing water quality in nearby streams. The scenic property contains over 60-acres of prime soils and will protect over one-mile of headwater streams, including 4,000 linear feet of Whetstone Creek. The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek.

THIS STATEMENT OF INTEREST, AS PRESENTED, REPRESENTS A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION. IN ADDITION, I HAVE RECEIVED AND READ BOTH THE "KNOW WHAT TO EXPECT" AND "PROCESS" FORMS ATTACHED TO THIS DOCUMENT.

10/31/19
Date

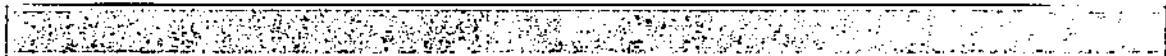

Signature of Landowner

Your signature acknowledges receipt of and a full understanding of the "Know What to Expect" (pg. 3) and the "Process" (pgs. 4-5) Forms.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or
via email to: ksmith@oconee-sc.com





Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name Estate of William C. Lyles

Mailing Address: 118 Massey Road

Piedmont, SC 29673

Daytime Telephones (864) 650 - 0316

Eligible OCCB Recipient Seeking Funding *(See Oconee County Ordinance 2011-16, Section II,G)*

Name of Organization Upstate Forever

Authorized Agent Name: Chris Starker

Mailing Address: 507 Pettigru Street

Greenville, SC 29601

Daytime Telephones (864) 2500-0500 (ext 15)

II. Property Information

Legal Description County: Oconee

Tax Map # 080 - 00 - 02 - 001

Assessor's Plat & Lot Numbers: MapPlatB A20 and MapPlatP 9

Deed Reference [Book & Page] 1979/272

Current Zoning Classification Unzoned/Control Free

Location on County Map (attach copy as **EXHIBIT A**)

Brief description of property including:

- | | |
|-------------------------|---|
| a. Total Acres | <u>155.56 acres</u> |
| b. Total Forested | <u>~108 acres</u> |
| c. Total Cleared / Open | <u>~48 acres</u> |
| d. Total Wetlands | <u>n/a</u> |
| e. Creeks and/or Rivers | <u>Approximately 1 mile of Whetstone Creek plus an additional 2,000 linear feet of headwater streams.</u> |

Please include any surveys, USGS maps, directions, county locator map, or any other pertinent information.

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust

Address: PO Box 728, Greenville, SC 29602

Telephone Number (864) 387 - 6079

Who is responsible for enforcing any conservation easements or other restrictions on this property?

Name Upstate Forever

Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number (864) 250 - 0500

IV. Adjoining landowners.

Adjoining landowners must be notified of this grant request by Oconee County ordinance. Please attach an affidavit that all adjoining landowners have been notified.



Signature of Eligible OCCB Recipient (Applicant)

October 30, 2019
Date

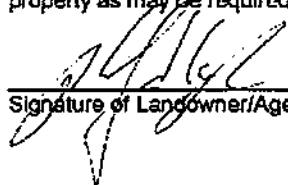
Section II

To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing.
(See Orange County Ordinance 2011-16, Section VII)
- a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.
 yes no
- b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.
 yes no
2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?
 yes no If yes, please explain below:

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I Philip D. Lyles as the landowner or landowner's agent agree to allow inspection, or appraisal if necessary, of the property being presented to the OCCB Board for consideration. I agree to allow authorized or designated agent or staff to inspect this property as may be required. Reasonable notice of inspection will be given.



Signature of Landowner/Agent

10/21/19
Date

Section III
To be filled out by the Eligible OCCB Recipient seeking funding (Applicant)

Organization Name Upstate Forever

Address 507 Pettigru Street, Greenville, SC 29601

Daytime Telephones (864) 250 - 0500

Contact Person Chris Starker

Organization EIN Number: 57 - 10070433

NOTE: You are required to attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under Oconee County Ordinance 2011-16, Section II and Section VII.

How will you be able to complete the project and acquire the interests in the proposed lands?

Upstate Forever is working with Naturaland Trust, the SC Conservation Bank, and the Natural Resources Conservation Service to purchase the property in fee simple prior to placing it into a conservation easement.

How many total acres of lands or projects have you preserved in this State? In this County?

Upstate Forever currently holds 120 conservation easements in the Upstate totaling over 23,000 acres. 23 of those easements are in Oconee County and total almost 5,000 acres.

Briefly describe the lands your organization has preserved in this State, and then County, including their size, location and method of preservation. Note: this section need not be complied with for specific preserved lands if the privacy or proprietary interests of the owners of such preserved lands would be violated.)

Most of the protected properties are private lands managed for hunting or timber, but several are working farms, public recreation areas, or important habitat areas providing critical migration corridors or protecting rare, threatened, or endangered species, including over 100 miles of rivers and streams.

Has the Eligible OCCB Recipient notified the owner of the land that is the subject of the potential OCCB grant of the following in writing? (See Oconee County Ordinance 2011-16, Section VII)

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or its assignees.

Yes

b. That it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.

Note: Applications not having affirmation that the notice requirement of this section has been met will not be considered for funding requests.

Does the Eligible OCCB Recipient or the landowner have a general summarized land management plan for this proposal? If so, please attach.

_____ yes X no

Explain how the Eligible OCCB Recipient intends to enforce the easement restrictions on this proposal, if a conservation easement is proposed. Attach additional sheet if necessary.

Upstate Forever is a nationally accredited land trust under the national Land Trust Alliance. We steward our inventory of easements on an annual basis according to LTA standards. If there are unpermitted uses of the property either by the landowner or by outside parties, then corrective action is pursued as stated in the easement language and according to LTA guidelines. Further, Upstate Forever can apply to TerraFirma for legal remedy if litigation is required.

Does the Eligible OCCB Recipient agree that OCCB funds may only be used for the acquisition of interests in land including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands?

yes no

Does the Eligible OCCB Recipient have reasonable documentation to support this request?
Please attach.

The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

(See Oconee County Ordinance 2011-16, Section VII, B, f)

yes no

What is the amount of support sought for this proposal?

\$ 66,100.00

Explain how this proposal will satisfy the Criteria listed in Sections Four and Five of the ensuing pages. (Please attach a narrative of what your intended plans are and how you plan to accomplish them.)

Chris Starker

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Katherine P. Hotel

Notary Signature

My commission expires: 10/29/2025



Section IV
Conservation Criteria
Oconee County Ordinance 2011-16, Section VI
Information to be considered in filling out the application

1. Does the property contain or adjoin wetlands? Yes No

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake?
 Yes, approximately 1 mile of Whetstone Creek and 2,600 linear feet of a tributary stream. See map.
 If yes, please provide USGS topographic map showing such stream or lake in relation to property.

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.

Yes, Whetstone Creek is classified by SCDHEC as Trout Natural. See DHEC Watershed description.
 If yes, please provide evidence of such classification by SC DHEC.

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species?

If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability. Property does not currently contain any documented RTE species but possesses habitat suitable for reoccupation of species. See USFWS IPaC Resource List.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? Yes, native plant and animal species typical of mixed pine-hardwood forests, riparian buffer zones, and agrarian pastures and fields found in this area.

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.

6. Does the property currently contain special or concentrated biodiversity? No.

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such biodiversity on the property.

7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature? No.

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.

(a) If yes, what percentage of a boundary is shared with such Protected Land?

1%-25%

26%-50%

Greater than 50%

(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property.

Property shares approximately 1,000 linear feet of boundary with the Sumter National Forest. See map.

9. Does the property contain any of the following pre-historic or historic features or designations?

(a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.

(b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.

(c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.

(d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

10. The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina?

Approximately 40% of the soils on the property are classified as Prime or important by the State of SC.

(a) If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina?

50%-60%

61%-75%

Greater than 75 %

(b) If yes, please provide a legible soil overlay map showing such Prime or Important soil types upon the property.

11. Has the property been Actively Farmed as defined under one of the following qualifications?

Landowner has farm records established with USDA Service Center Agencies, but may not have filed Schedule F.

- (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;
- (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing: There is not an established pull-out or viewing station but views to the south and east are available from Rocky Gap Road. See map and photos.

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.

13. Does the property provide a Scenic View to the public or help maintain the Scenic Nature of an area in the County? For purposes of this question, a Scenic View includes mountain, river, lake, forest, pasture, agricultural and other pastoral views which are viewable by the public from a public roadway or other publically accessible area.

The property preserves scenic view along Rocky Gap Road. See map and photos.

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View.

14. Does the proposal for the conservation project on the Property allow...

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s). There is potential for public outdoor recreation including hiking, cycling, horseback riding, and inclusion in WMA program.

If yes, please provide documentation supporting such Limited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public.

- (b) ... Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public.

If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

15. Is the property located in any one or more of the following locations? If yes, for each such location please provide an aerial map and supporting documentation which demonstrates such location in relation to the relevant municipality or other land.

The Property is adjacent to and shares a border with the Sumter national Forest.

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?
- (b) Is the property located within 1 mile of a municipality?
- (c) Is the property located from 2-5 miles of a municipality?
- (d) Is the property located greater than 5 miles from a municipality?

The Property is at least 14 miles from Walhalla.

16. What is the approximate size (in acres) of the property? Please provide¹ documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation.

According to oconee County online property records, the Property is 155.56 acres.

Section V - Financial Criteria
Oconee County Ordinance 2011-16 Section VI
Information to be considered in filling out the application

1. (a) What is the Total Market Value of the proposed conservation project? \$661,000
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

(b) What is the amount of the grant requested from the OCCB? \$66,100

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. (Divide Sum (b) by Sum (a) to Find Percentage)? 10%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
Upstate Forever will contribute \$170,000 through the NRCS Agricultural Conservation Easement Program plus \$20,000 through the Pete & Sally Smith Foundation to cover due diligence fees. Naturaland Trust will provide an additional \$85,000 through the SC Conservation Bank.

For any listed grant, contribution or gift, please provide evidence or a written pledge of such support from the relevant non-governmental party.

3. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost? Parcel:

 is available at a low cost per acre

 X is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources? Funding from the OCCB will provide needed matching funds required for other grant programs, including the NRCS ACEP program and the SCCB, a combined \$275,000 value. Have matching funds of any kind or services-in-kind been applied for or received?

Please explain and described the in-kind services or amount of financial support applied for or r received. Please also provide written documentation to support such application or receipt of such support.

5. Please describe any other financial advantage of the proposed conservation project which helps ensure that the project represents a good use of limited OCCB funds and/or provides a good return on investment for the citizens of Oconee County?

Please explain any other such financial advantage and provide documentation to support your answer to this question.

At a ratio of 1:4, the \$661,000 contribution from the OCCB for this project not only protects 155 acres of prime farmland and forest, but also helps ensure better water quality in the Chattooga River Watershed.



Protecting Land & Water | Advocacy | Balanced Growth

Whetstone Creek Preserve The Estate of William C. Lyles

Upstate Forever and Naturaland Trust are working with the Estate of William C. Lyles to protect 155.56 acres of farm and forest land on Whetstone Creek, a tributary of the Chattooga National Wild and Scenic River and a key parcel in the agricultural community with approximately 40% prime soils. While the property is currently on the market, the Estate includes conservation-minded members who are willing to work with the conservation community while we work to secure funding to purchase the property. With the support of the SC Conservation Bank, the Oconee County Conservation Bank, and additional assistance through NRCS's Agricultural Conservation Easement Program, and the Pete and Sally Smith Foundation, this this multi-pronged partnership will leverage several funding sources to sufficiently secure a fee-simple purchase.

The resulting protected property will accomplish many goals. First, the Whetstone Creek Preserve was recently designated a conservation priority by the US Forest Service in the Sumter National Forest, which will provide future access to the Chattooga River Corridor while facilitating better forest management practices. Second, protection of this tract will help eliminate a major source of pollution into the Chattooga River Watershed by reducing sediment, turbidity, bacteria, and nutrients from entering the Creek from overland storm water runoff. Third, approximately 40% of the property possesses prime soils or soils of statewide importance, thereby protecting the potential to continue agricultural production and its contribution to the local agricultural community. Finally, the Ecochee settlement of the Eastern Band of the Cherokee was likely once located on the property near Whetstone Creek. Although no archaeological surveys have been conducted yet, protecting this property will allow for future exploration of the Cherokee relationship to the area.

The Whetstone Creek Preserve is located in the Mountain Rest community of Oconee County near the County/State boundary and within the Chattooga River Watershed. The Preserve contains or abuts approximately one mile of Whetstone Creek and an additional 2,000 linear feet of headwater streams, all of which drain to the Chattooga River. About 2/3 of the property is forested with the remaining cleared and used for pasture or cropland.

The Whetstone Creek sub-watershed produces the largest amount of input to the Chattooga River, both in terms of flow and pollution. For nearly 20 years Whetstone Creek has been listed on the State's 303d list of impaired waters due to aquatic life and biological impairments. This



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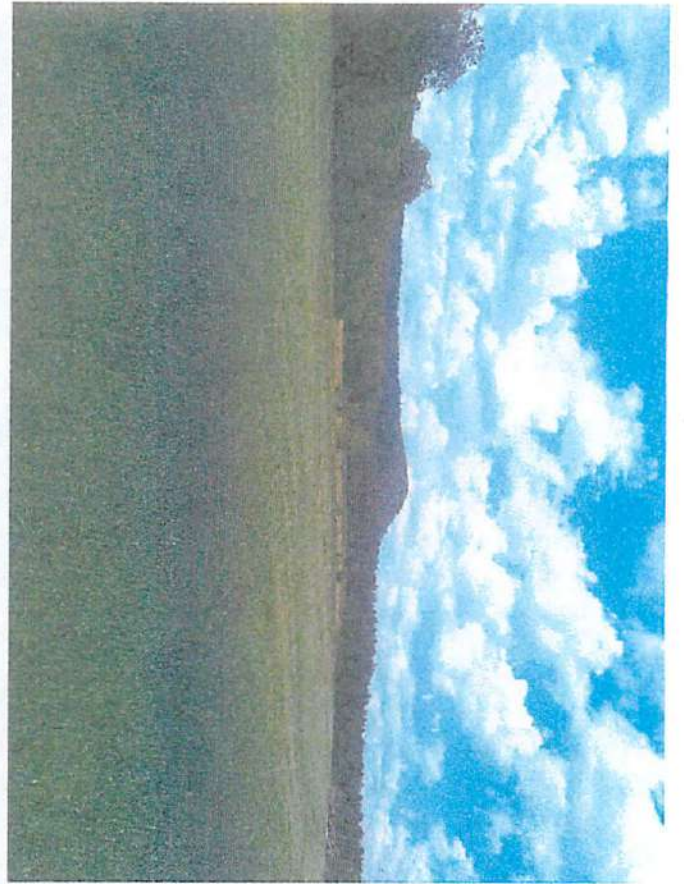
project will help alleviate some of the pressures to watershed health stemming from land management practices by removing cattle from the streams and re-establishing healthy riparian buffers.

In addition, the Whetstone Creek Preserve is adjacent to the Sumter National Forest, sharing about 1,000 linear feet of property boundary. In a recent inventory of land prioritized for conservation, the USFS identified several parcels for protection based on many criteria. These identified lands all improve water quality, benefit both native species and some rare, threatened, or endangered species, improve recreational opportunities, and help the USFS better manage their lands by removing key inholdings.

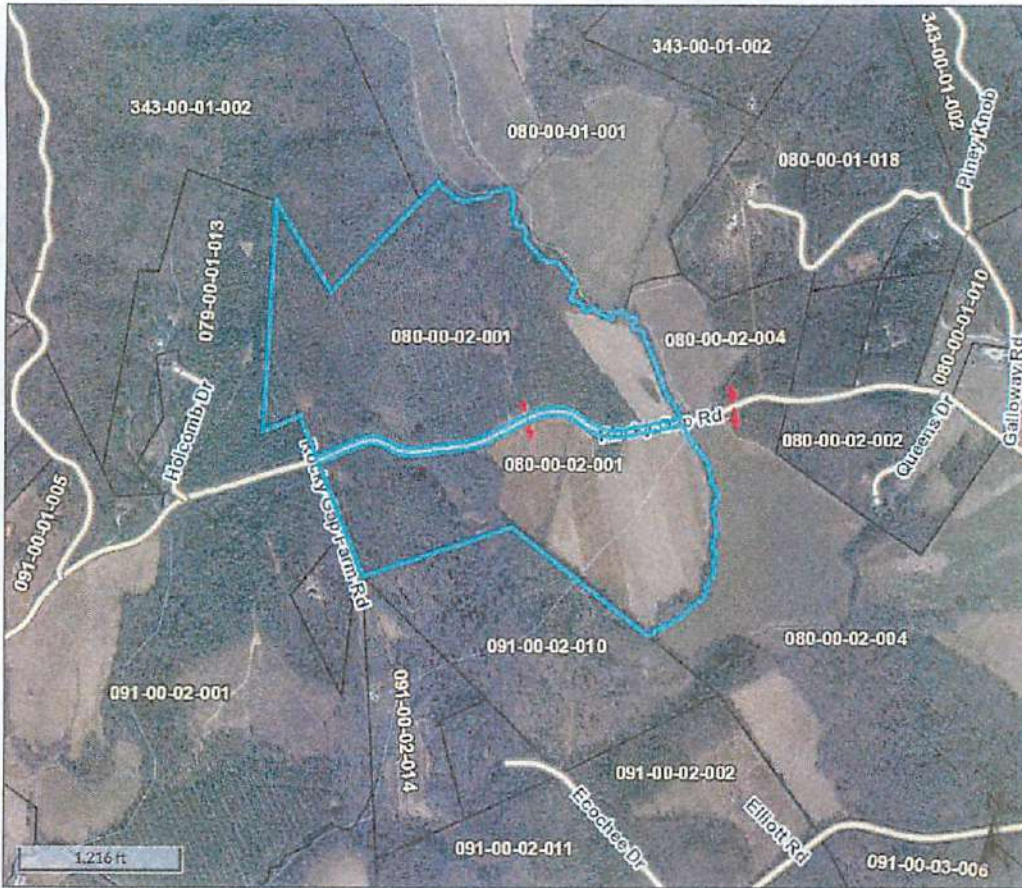
Funding from the Oconee County Conservation Bank will be placed in escrow with funds provided by the SC Conservation Bank and the USDA's Agricultural Conservation Easement program (ACEP), which will be used by Naturaland Trust to purchase the property and place it into a conservation easement held by Upstate Forever. At a ratio of 1:4, the contribution from the OCCB represents a significant opportunity to leverage available funding to protecting important land resources in Oconee County.

While the full market value of the property was appraised at \$661,000, the value of the conservation easement is estimated at \$340,000. Upstate Forever is currently the only non-profit organization in SC enrolled in the Natural Resources Conservation Service's Regional Conservation Partnership Program, which allows us to provide supplemental funding to qualified projects through the Agricultural Conservation Easement Program, and would support the acquisition with 50% of the *easement* value only, or \$170,000. Naturaland Trust has applied to and been approved for a grant from the SC Conservation Bank, which will contribute additional funding. However, we need the OCCB to help cover the shortfall by contributing 10% of the conservation value for this project, which is \$66,100. In addition, Upstate Forever has secured an additional \$20,000 of funding to help cover the cost of due diligence and the stewardship endowment for the conservation easement.

Once the easement is in place and ownership is transferred to Naturaland Trust, the Trust will remove any access for animals getting into Whetstone, increase riparian buffers, and continue leasing the farmland for hay production or a sustainable low impact farmer. Eventually, they will also make the forested section available to hikers who visit Sumter National Forest.







Overview



Legend

- Parcels
- Parcel Numbers
- Landhook
- Roads
- Lakes
- Streams and River

Parcel ID	080-00-02-001	Alternate ID	4239	Owner Address	LYLES WILLIAM C 118 MASSEY RD PIEDMONT, SC 29673	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Unclassified			Date	Price	Reason	Qual
Property Address	RD	Acreage	155.56			8/9/2013	0	Other Not Valid	U
District	004					7/9/1988	0	Valid Arms-length sale tran	U
Brief	MapPlatB A20 MapPlatP 9								
Tax Description	LYLES EST (Note: Not to be used on legal documents)								

Date created: 4/8/2019
Last Data Uploaded: 4/8/2019 1:07:08 AM

Developed by Schneider GEOSPATIAL



Parcel Information

Parcel ID 080-00-02-001
 Tax ID 4239
 Neighborhood CHATTOOGA TWP
 Property Address Rocky Gap Rd
 Legal Description MapPlatB A20 MapPlatP 9 LYLES EST
 (Note: Not to be used on legal documents)
 Acreage 155.56
 Class Unclassified Farm
 Tax District/Area 004
 Legal Residence No

[View Map](#)

Owner Information

Primary Owner
 Lyles William C
 118 Massey Rd
 Piedmont, SC 29673

Land Information

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
75 AG LAND 20.0001 AND UP AC			154.560			1.00	1.00	6,732,634
71 AGRICULTURAL HOMESITE			1.000			1.00	1.00	43,560

Valuation Record

Assessment Year		12/31/2016	12/31/2013	12/31/2010	12/31/2010	12/31/2010
Reason for Change		2015 REVAL	AG APPROVED	Reval	Reval	Reval
VALUATION	Land	\$473,680	\$488,680	\$488,680	\$488,680	\$488,680
(Taxable Market Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$473,680	\$488,680	\$488,680	\$488,680	\$488,680

Sales Information

Sale Date	Sale Price	Deed Book / Page	Grantor	Grantee
8/9/2013	\$0	1979 / 272	LYLES WILLIAM C & ELIZABETH S	LYLES WILLIAM C
7/9/1988	\$0	542 / 233	LYLES WILLIAM C & ELIZABETH S	LYLES WILLIAM C & ELIZABETH S

Recent Sales In Area

From:

04/08/2016

To:

04/08/2019

1500

Feet ▼

Generate Owner List by Radius

Distance:

100
Feet ▼

Show address of: Owner Property

Download format:

Address labels (5 160) ▼

Additional mailing label options:

Show parcel id on label

Skip labels:

0

No data available for the following modules: Residential Dwellings, Improvements, Sketches.



Last Data Upload: 4/8/2019, 1:07:08 AM

Version 2.2.10

079-00-01-013
HOLCOMB FRED E
175 HOLCOMBE DR
MOUNTAIN REST, SC 29664

080-00-01-001
BRYSON FAMILY OF HIGHLANDS LLC
555 N 5TH ST
HIGHLANDS, NC 28741

080-00-02-001
LYLES WILLIAM C
118 MASSEY RD
PIEDMONT, SC 29673

080-00-02-004
BRYSON FAMILY OF HIGHLANDS LLC
555 N 5TH ST
HIGHLANDS, NC 28741

091-00-02-001
MOXLEY CHARLES A
10200 HIGHLANDS HIGHWAY
MOUNTAIN REST, SC 29664

091-00-02-010
RAMEY ROBERT L JR & BETTY RAMEY F
107 JAMLETTE DR
WALHALLA, SC 29691

091-00-02-014
MASSEY RONALD
891 ROCKY GAP FARM RD
MOUNTAIN REST, SC 29664

091-00-02-018
NULL CHRISTIANE & MATTHEW B COCHF
850 ROCKY GAP FARM RD
MOUNTAIN REST, SC 29664

343-00-01-002
U S A % DEPT OF AGRICULTURE
1371 PEACHTREE NE SUITE 600
ATLANTA, GA 30319

Affidavit

I hereby attest and affirm as follows:

1. I am the Land Conservation Manager of Upstate Forever, the eligible recipient and applicant for a grant for the Oconee County Conservation Bank to acquire a conservation easement on the tracts described in the application submitted herewith.
2. I have delivered written notification of the application to the owners of all properties that adjoin the tracts that are the subject to the application.
3. I have delivered written notification of the application to the owner of the property subject to the application and notified the landowner:
 - a. that interests in land purchased with trust funds results in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or its assignees, and
 - b. it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.

Chris Starker
Chris Starker

Sworn to before me this 31 day of October, 2019

Notary Signature: Katherine P. Hottel
Notary Public for South Carolina

My commission expires: 10/29/2025



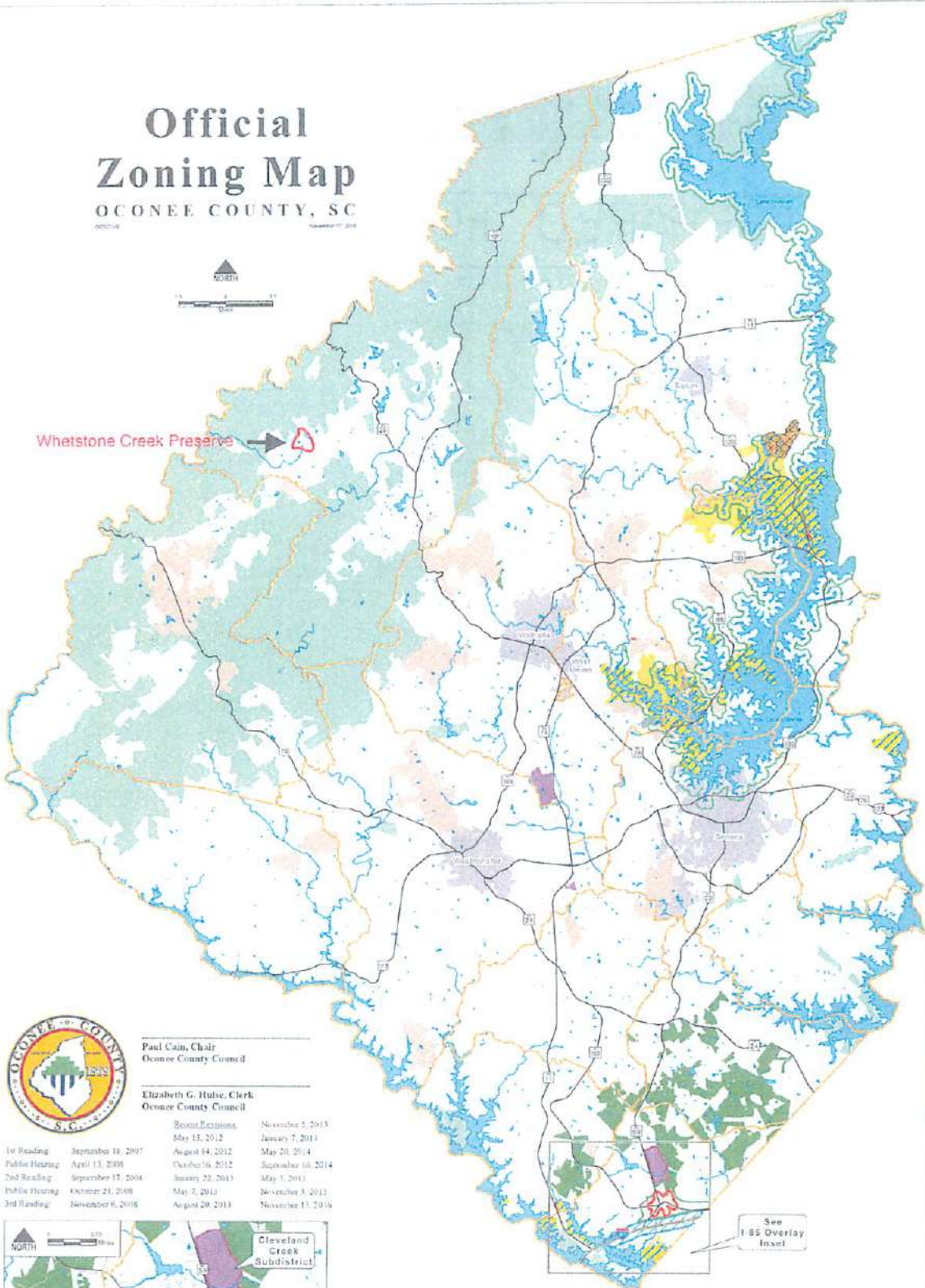
Official Zoning Map

OCONEE COUNTY, SC

2013



Whetstone Creek Preserve →



Paul Cain, Chair
Oconee County Council

Elizabeth G. Hulse, Clerk
Oconee County Council

1st Reading	September 18, 2007	Report Recession	November 5, 2013
Public Hearing	April 15, 2008	May 13, 2012	January 7, 2014
2nd Reading	September 17, 2008	August 14, 2012	May 20, 2014
Public Hearing	October 21, 2008	October 16, 2012	September 16, 2014
3rd Reading	November 6, 2008	January 22, 2013	May 1, 2015
		May 7, 2013	November 3, 2015
		August 20, 2013	November 15, 2016

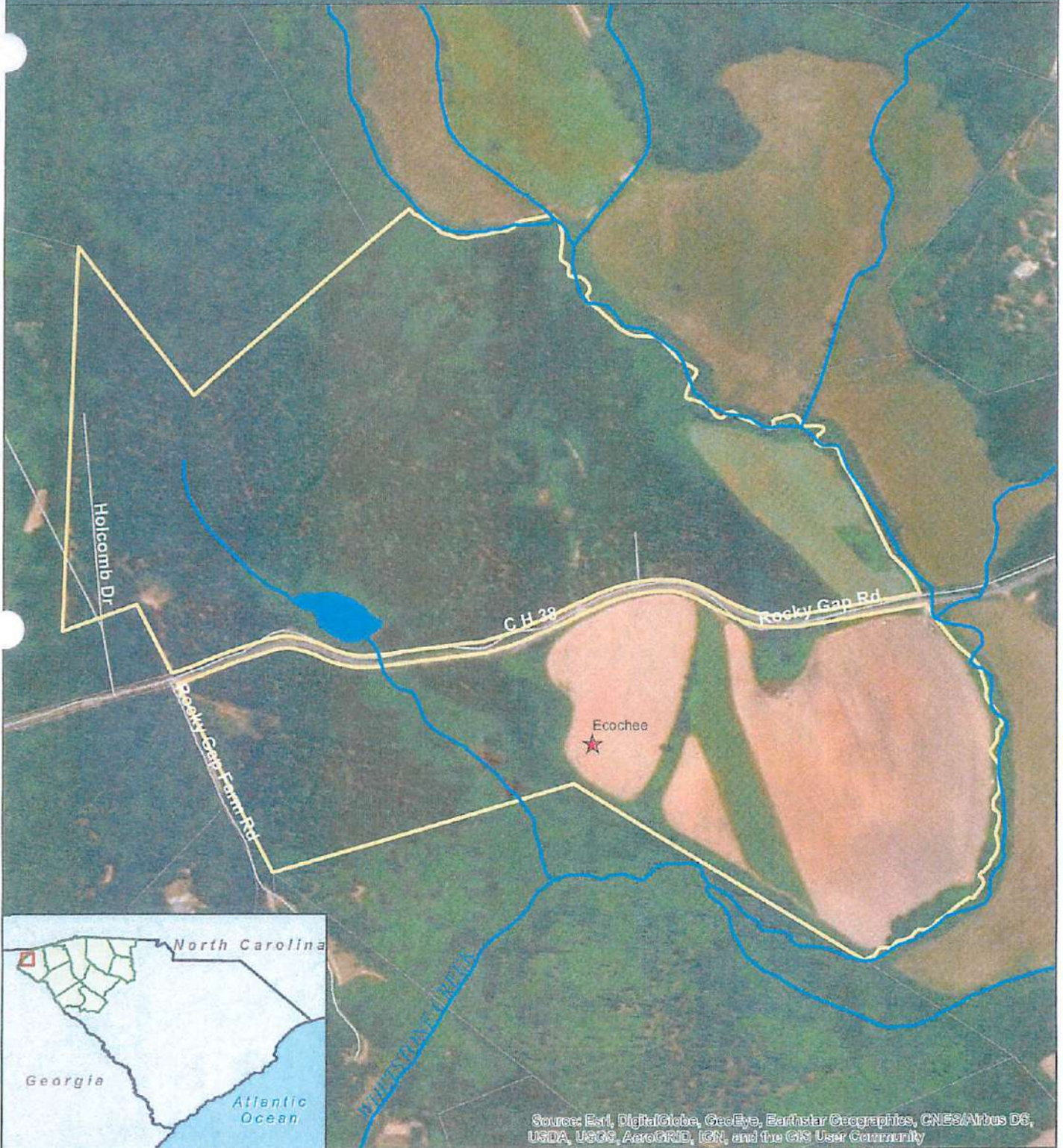


I-85 Overlay

LEGEND			
BASE ZONING DISTRICTS			
	Agricultural		Industrial
	Agricultural Residential		Light Residential
	Community Commercial		Medium Density
	Control Pave		Planned Development
	Highway Commercial		Conservation
	Conservation		Public & Recreational Lands
	Control Pave		Residential
	Control Pave		Rural Residential
	Control Pave		Traditional Rural
I-85 OVERLAY		OTHER	
	Control Pave		Cleveland Creek
	Fair Play Village		Village Center
	Major Road		Municipality
	Planning District		Kanawha-Jackson Overlay

See I-85 Overlay Inset

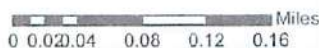
Lyles Farm (Whetstone Creek Preserve)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  Conservation Easement Boundary
-  Cherokee Village Site

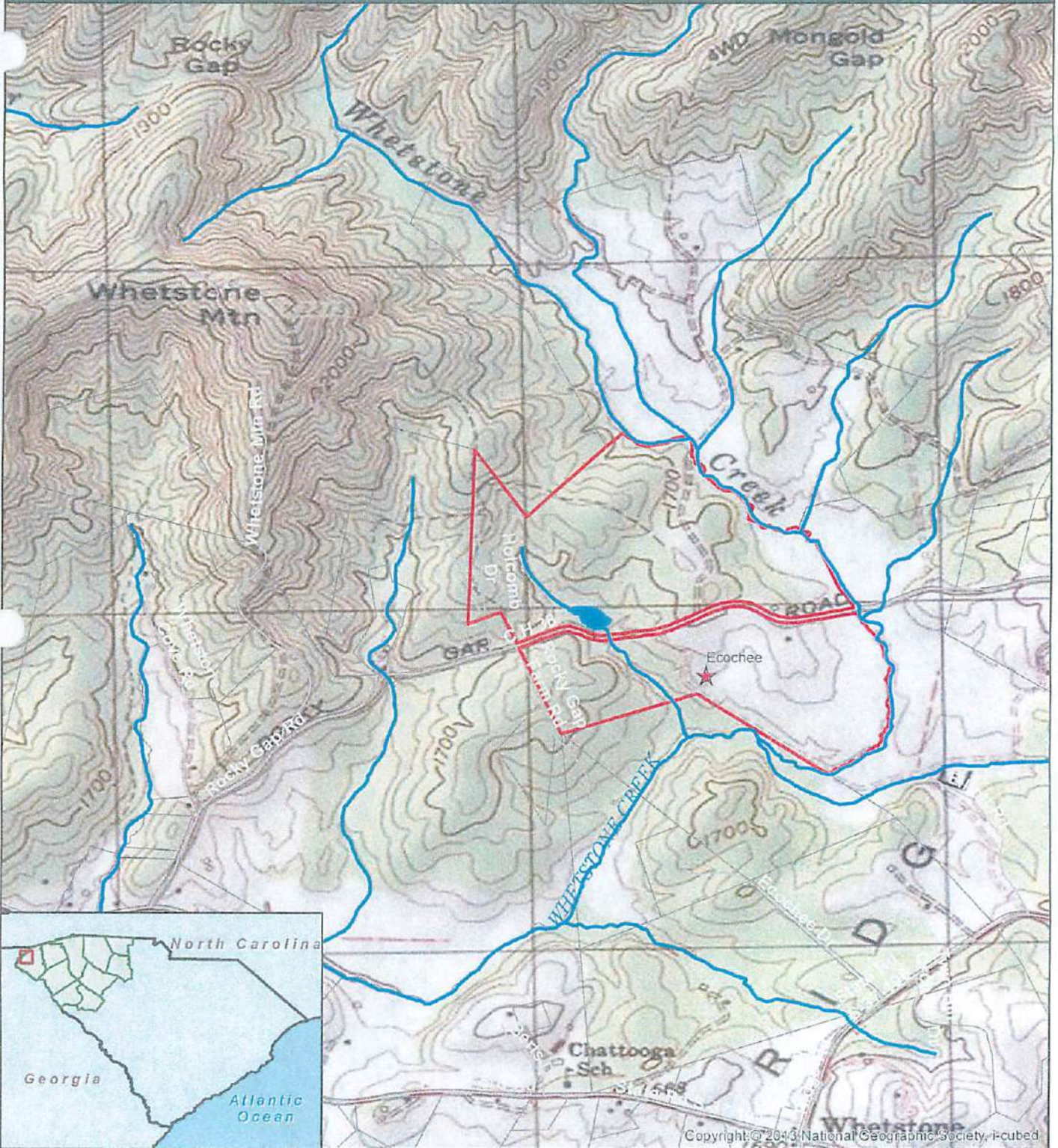


DISCLAIMER:
This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 8 April 2019



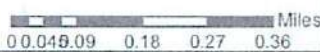
Lyles Farm (Whetstone Creek Preserve)



Copyright © 2013 National Geographic Society, i-cubed

Legend

- Conservation Easement Boundary
- ★ Cherokee Village Site

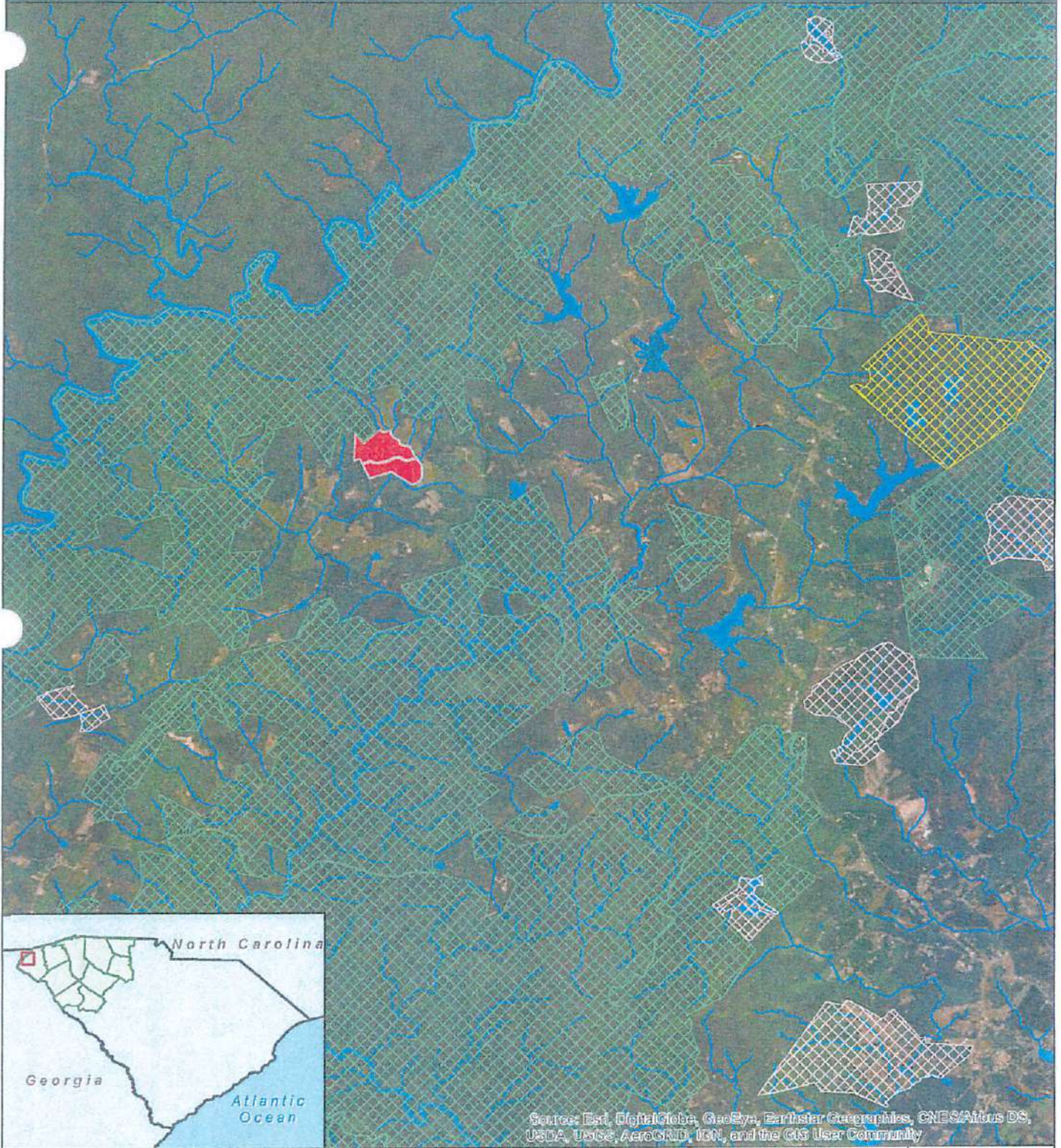


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CBS 8 April 2019



Lyles Farm (Whetstone Creek Preserve)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  UF Conservation Easements
-  SC PRT
-  US Forest Service
-  Lyles - Whetstone Creek Preserve



DISCLAIMER:
 This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.





CBS 8 April 2019



Lyles Farm (Whetstone Creek Preserve)



Legend

-  Chattooga River Watershed
-  Conservation Easement
-  HUC-10 Watersheds
-  State_of_SC



0 0.75 1.5 3 4.5 6 Miles

DISCLAIMER:
This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 8 April 2019



03060102-02
(Chattooga River)

General Description

Watershed 03060102-02 consists primarily of the Chattooga River and its tributaries from its origin to its confluence with the Tallulah River* at the Tugaloo Dam. The South Carolina portion of watershed 03060102-02 (formerly 03060102-010 and a portion of 03060102-060) is located in Oconee County and resides in the Blue Ridge physiographic region. The Chattooga River watershed extends into North Carolina and Georgia. There are 178,648 acres in the entire watershed; 143,750 acres or 80.5% are outside of South Carolina. Land use/land cover in the South Carolina portion of the watershed includes: 87.6% forested land, 2.5% urban land, 8.9% agricultural land, 0.7% water, and 0.3% forested wetland (swamp). A map depicting this watershed is found in Appendix A, page A-30.

The Chattooga River flows across the North Carolina/South Carolina border in the northwest corner of South Carolina, flowing between the states of South Carolina and Georgia. Streams flowing into the river from the Georgia side are connoted with an asterisk. Flowing out of North Carolina, the river accepts drainage from Bad Creek, East Fork Chattooga River (Dark Branch, Jacks Creek, Slatten Branch, Indian Camp Branch), Harden Creek*, King Creek, Lick Log Creek (Thrift Lake, Pippen Branch), Ira Branch, Reed Creek*, West Fork*, Holden Branch*, Adline Branch*, Bynum Branch*, and Laurel Branch*. Further downstream, Moss Mill Creek enters the river followed by Warwomen Creek*, Dicks Creek*, Whetstone Creek (Tyler Branch, Swaford Branch, Harts Branch), Rock Creek*, Buckeye Branch*, Lick Long Creek*, and Turpin Branch. Fall Creek (Fall Creek, North Fork Fall Creek, Stump Branch) enters the river next followed by Tilly Branch, Pole Creek*, Reedy Branch, Stekoa Creek*, Cliff Creek*, Long Creek, Pinckney Branch, Daniel Creek*, Camp Creek*, Fishtrap Branch, and Opossum Creek (Sawhead Branch, Shoulder Bone Branch, Camp Branch). The Chattooga River then flows through Lake Tugaloo accepting drainage from Devils Branch, Bad Creek*, and Worse Creek* before merging with the Tallulah River* to form the Tugaloo River. There are a total of 570.6 stream miles and 629.3 acres of lake waters within the extended watershed.

The Chattooga River and its tributaries from the North Carolina line to Opossum Creek are classified ORW with the following exceptions: the portion of East Fork Chattooga River from its confluence with Indian Camp Branch to the Chattooga River is classified TN, **Whetstone Creek and Swaford Branch are classified TN**, Lick Log Creek from Thrift Lake to its headwaters is classified FW, and Turpin Branch, Fall Creek, Tilly Branch, Reedy Branch, Long Creek, Pinckney Branch, Fishtrap Branch, and Opossum Creek are classified FW. The Chattooga River and its tributaries from Opossum Creek to the Tugaloo River are classified FW. Lake Tugaloo is classified TPGI. The Sumter National Forest extends across the entire watershed.

Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
SV-308	W/BIO	ORW	EAST FORK CHATTOOGA RIVER AT SC 107, 2 MILES OF STATE LINE
SV-792	BIO	ORW	EAST FORK CHATTOOGA RIVER 300 MI DOWNSTREAM OF HATCHERY OUTFALL
SV-227	INT	ORW	CHATTOOGA RIVER AT SC 28, 3.5 MI NW MT REST
SV-199	W	ORW	CHATTOOGA RIVER AT US 76
SV-359	W	TPGT	LAKE TUGALOO, FOREBAY EQUIDISTANT FROM SPILLWAY AND SHORELINE

East Fork Chattooga River – There are two monitoring stations along the East Fork Chattooga River. Although there were pH excursions at the upstream site (*SV-308*), aquatic life uses are fully supported based on macroinvertebrate community data. There is a significant increasing trend in five-day biochemical oxygen demand. Recreational uses are fully supported at this site. At the downstream site (*SV-792*), aquatic life uses are fully supported based on macroinvertebrate community data.

Chattooga River – There are two monitoring stations along the Chattooga River. Significant decreasing trends in turbidity and total phosphorus concentration at both sites suggest improving conditions for these parameters. Aquatic life and recreational uses are fully supported at the upstream site (*SV-227*); however, there are significant increasing trends in five-day biochemical oxygen demand, total nitrogen concentration, and fecal coliform bacteria concentration. Although pH excursions occurred, they were considered natural, not standards violations. Aquatic life and recreational uses are also fully supported at the downstream site (*SV-199*); however, there is a significant increasing trend in five-day biochemical oxygen demand.

Lake Tugaloo (SV-359) - Aquatic life uses are partially supported due to pH excursions. There are also significant increasing trends in five-day biochemical oxygen demand and total nitrogen concentration. There is a significant decreasing trend in pH. Recreational uses are fully supported.

A fish consumption advisory has been issued by the Department for mercury and includes Lake Tugaloo within this watershed (see advisory p. 38).

NPDES Program

Active NPDES Facilities

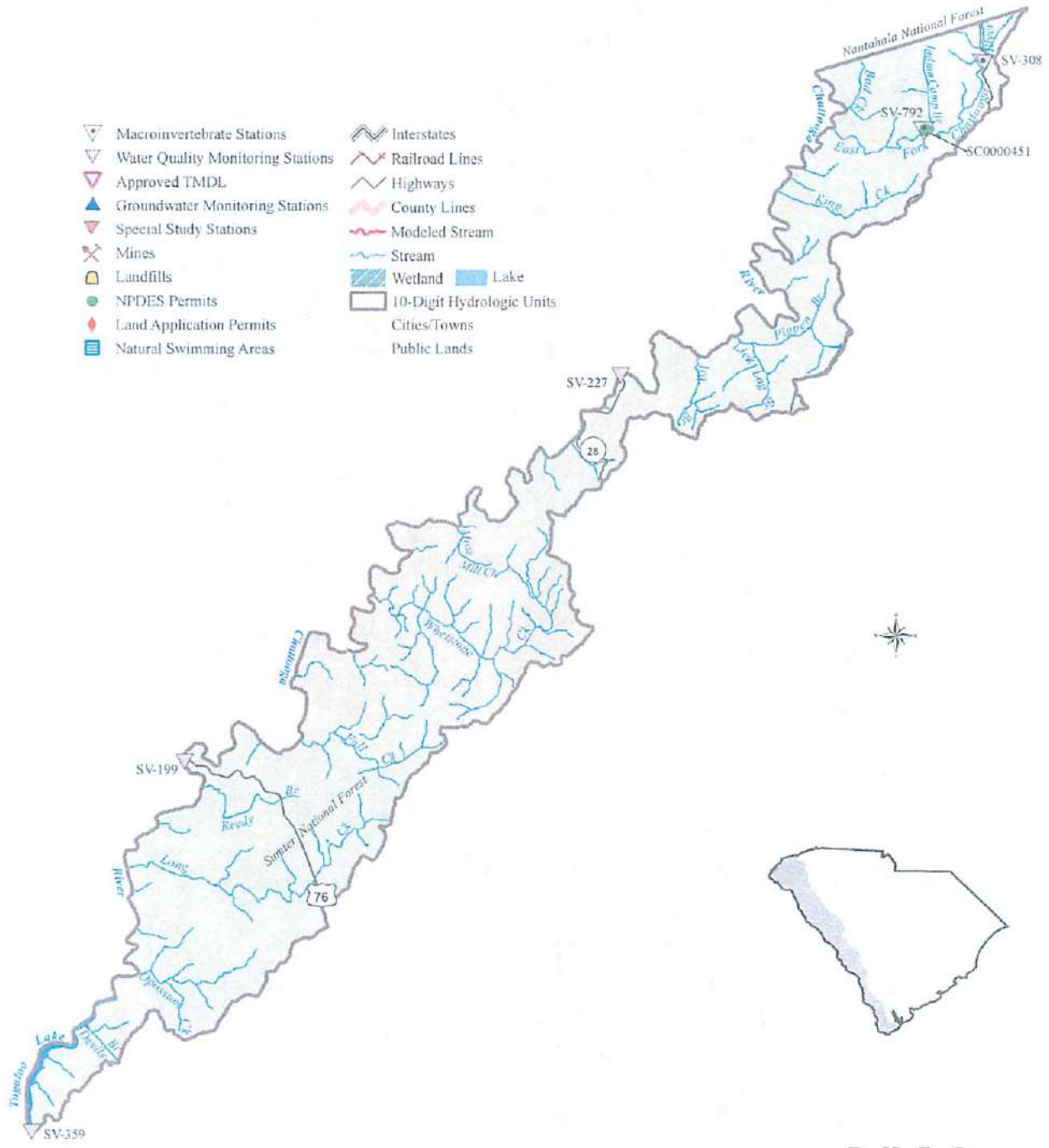
<i>RECEIVING STREAM FACILITY NAME</i>	<i>NPDES# TYPE</i>
EAST FORK CHATTOOGA RIVER SCDNR/WALHALLA FISH HATCHERY	SC0000451 MINOR INDUSTRIAL

Growth Potential

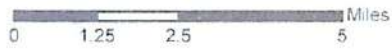
There is a low potential for growth in this watershed, which resides entirely within the Sumter National Forest. The steep slopes of this region would limit establishment of infrastructure and any serious growth.

Chattooga River Watershed

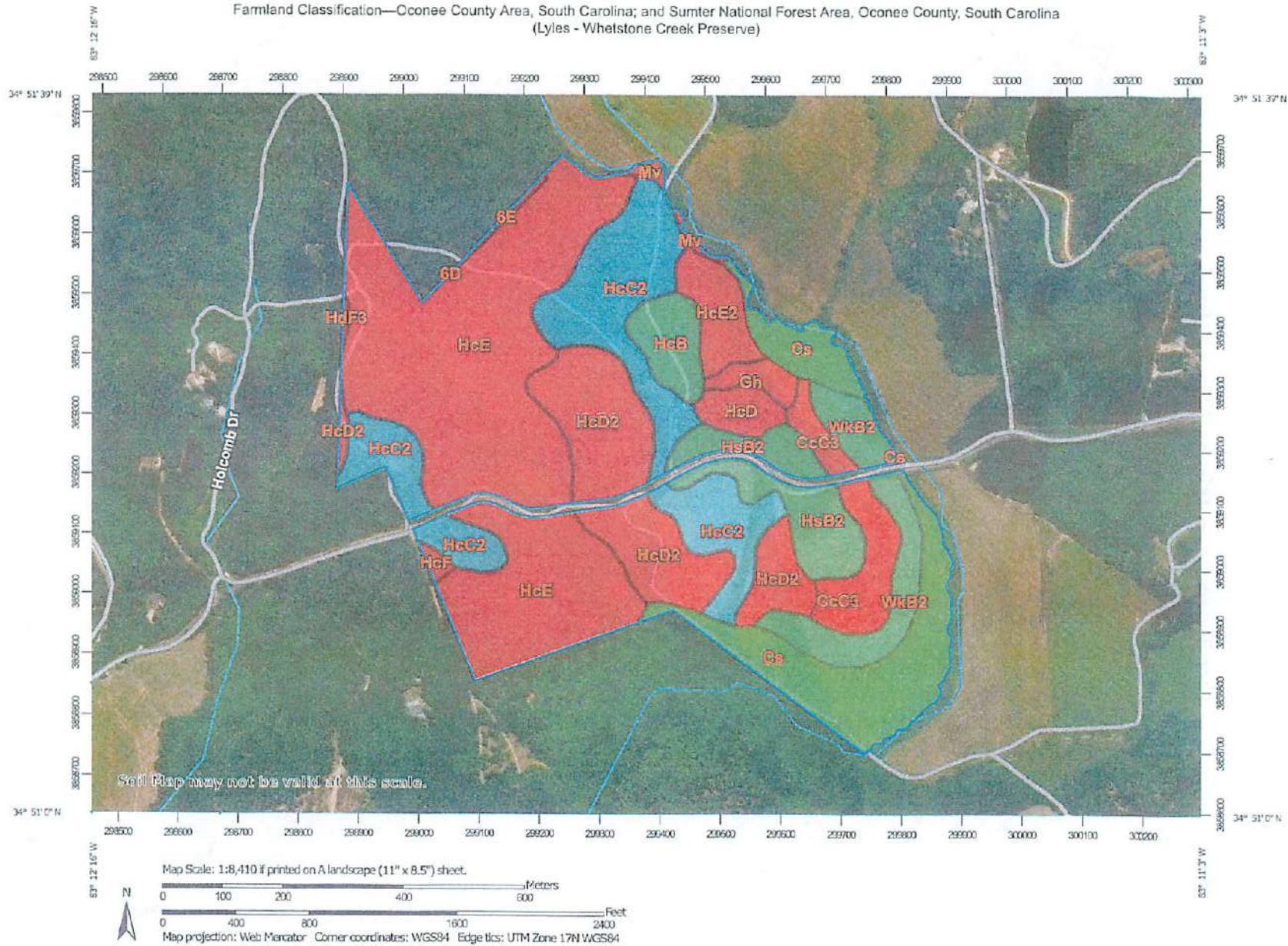
(03060102-02)



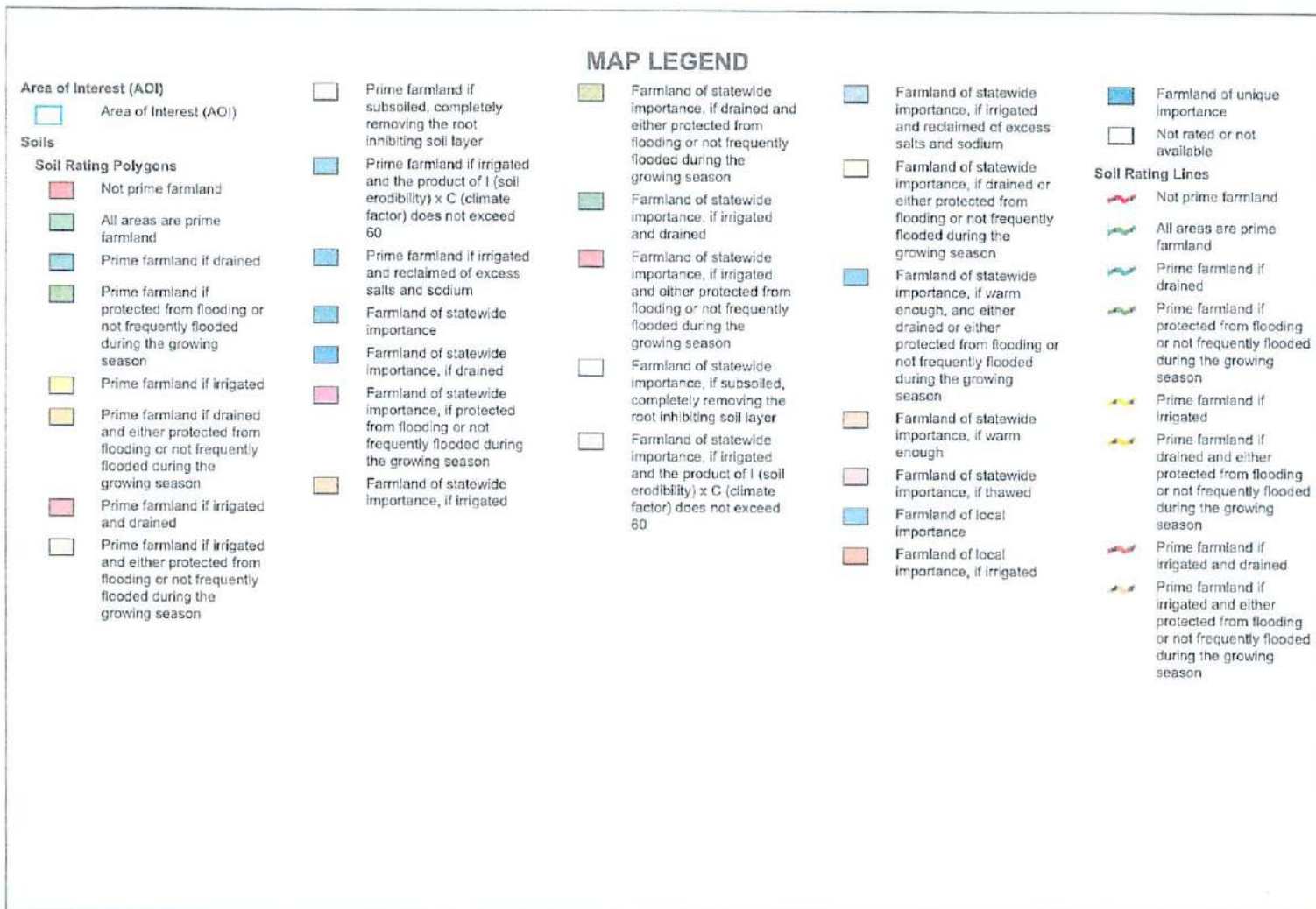
- | | |
|-------------------------------------|-----------------------------|
| ▽ Macroinvertebrate Stations | ⚡ Interstates |
| ▽ Water Quality Monitoring Stations | 🚂 Railroad Lines |
| ▽ Approved TMDL | ⚡ Highways |
| ▲ Groundwater Monitoring Stations | 📏 County Lines |
| ▽ Special Study Stations | 📏 Modeled Stream |
| ⚡ Mines | 🌊 Stream |
| 🗑️ Landfills | 🌊 Wetland |
| ● NPDES Permits | 🟦 Lake |
| 🔥 Land Application Permits | 📏 10-Digit Hydrologic Units |
| 🏠 Natural Swimming Areas | 🏙️ Cities/Towns |
| | 🌲 Public Lands |




































Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)



Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)



Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and drained		
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		
									

Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)

	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance	The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.
	Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available	
	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Water Features		<p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Oconee County Area, South Carolina Survey Area Data: Version 18, Sep 15, 2018</p> <p>Soil Survey Area: Sumter National Forest Area, Oconee County, South Carolina Survey Area Data: Version 14, Sep 15, 2018</p> <p>Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017</p> <p>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.</p>
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough	Transportation		
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Rails	
			Farmland of local importance		Interstate Highways	
			Farmland of local importance, if irrigated		US Routes	
					Major Roads	
					Local Roads	
				Background		
					Aerial Photography	

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	6.8	4.5%
Cs	Congaree silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	16.7	11.2%
Gh	Gullied land, hilly	Not prime farmland	1.6	1.1%
HcB	Hayesville and Cecil fine sandy loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	2.6%
HcC2	Hayesville and Cecil fine sandy loams, 6 to 10 percent slopes, eroded	Farmland of statewide importance	24.5	16.3%
HcD	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes	Not prime farmland	2.4	1.6%
HcD2	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes, eroded	Not prime farmland	18.9	12.6%
HcE	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes	Not prime farmland	52.0	34.7%
HcE2	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes, eroded	Not prime farmland	4.2	2.8%
HcF	Hayesville and Cecil fine sandy loams, 25 to 45 percent slopes	Not prime farmland	0.5	0.3%
HdF3	Hayesville and Cecil loams, 15 to 45 percent slopes, severely eroded	Not prime farmland	0.2	0.1%
HsB2	Hiwassee sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	8.7	5.8%
Mv	Riverview-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	0.6	0.4%
WkB2	Wickham sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	8.7	5.8%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Subtotals for Soil Survey Area			149.7	99.8%
Totals for Area of Interest			150.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6D	Evard fine sandy loam, 15 to 25 percent slopes	Not prime farmland	0.0	0.0%
6E	Evard fine sandy loam, 25 to 50 percent slopes	Not prime farmland	0.3	0.2%
Subtotals for Soil Survey Area			0.3	0.2%
Totals for Area of Interest			150.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

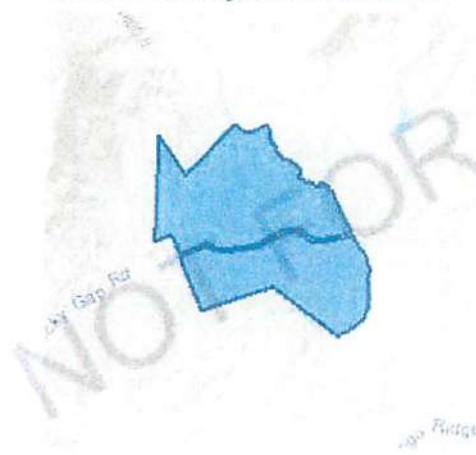
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Oconee County, South Carolina



Local office

South Carolina Ecological Services

☎ (843) 727-4707

📠 (843) 727-4218

176 Croghan Spur Road, Suite 200
Charleston, SC 29407-7558

<http://www.fws.gov/charleston/>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Northern Long-eared Bat *Myotis septentrionalis* Threatened
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/9045>

Flowering Plants

NAME	STATUS
Persistent Trillium <i>Trillium persistens</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3583	Endangered
Small Whorled Pogonia <i>Isotria medeoloides</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1890	Threatened
Smooth Coneflower <i>Echinacea laevigata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3473	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/>

[conservation-measures.php](#)

- Nationwide conservation measures for birds

<http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Prairie Warbler *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Yellow-bellied Sapsucker *sphyrapicus varius*

Breeds May 10 to Jul 15

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/8792>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

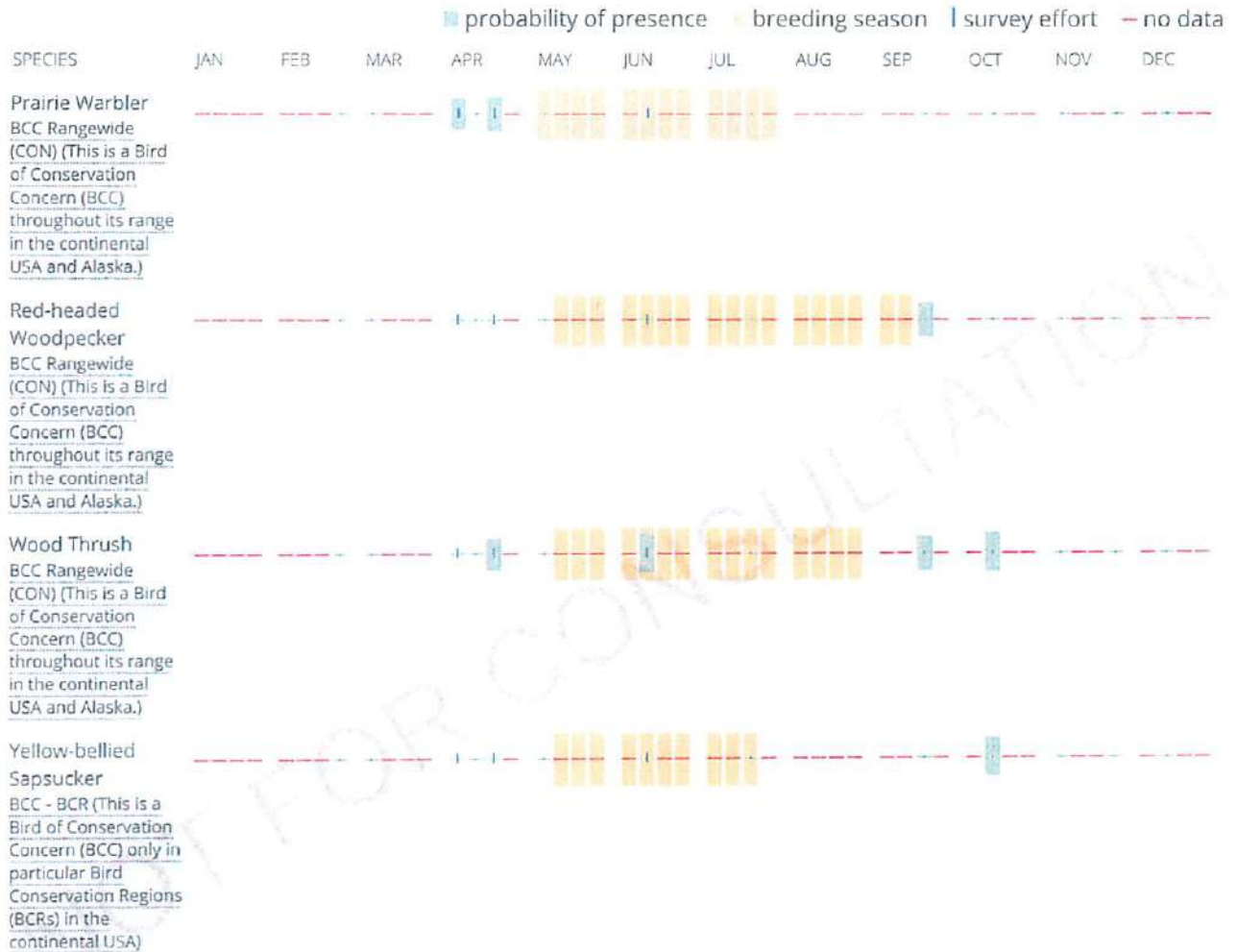
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS1A](#)

FRESHWATER POND

[PUBHh](#)

RIVERINE

[R3UBH](#)

[R4SBC](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this

inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

① IRS Det. Lett-

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAY 13 2003

UPSTATE FOREVER
PO BOX 2308
GREENVILLE, SC 29602-0000

Employer Identification Number:
57-1070433
DLN:
17053088824083
Contact Person:
GARY L BOTKINS ID# 31463
Contact Telephone Number:
(877) 829-5500
Our Letter Dated:
December 1998
Addendum Applies:
no

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-E2, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (00/06)



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Robert Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix Secretary-Treasurer,
Rex Ramsay
L.J. Jones

November 12, 2019

Andrew Smith, Chair
Oconee County Conservation Bank
415 South Pine Street
Walhalla SC 29691

Dear Mr. Smith,

The Oconee Soil and Water Conservation District wishes to request the funds allocated for the Conservation Easement approved for the Peggy Moore Property by Oconee County Council October 1, 2019. The amount we are request-ing for this agreement is \$8,100.00. These funds will be used as matching funds for South Carolina Conservation Bank and Natural Resource Conservation Service funding that will be used to complete the Conservation Easement agreement. Our plan per terms of OCCB requirements is to be closed on this agreement within one year of the allocation of funds. We wish to thank you and the conservation bank for all you do to help preserve special places in Oconee County and look forward to working with you in the future to continue the preservation made possible by the Oconee County Conservation Bank.

Sincerely,

Eddie Martin
District Manager
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691

Conservation Easement Appraisal

of

**34.3 acres of pasture on Twin Oaks Lane
Westminster, SC 29693
Oconee County**

Property of Peggy E. Moore

**Prepared at the Request of
Peggy E. Moore**

**Prepared for the Use of:
USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank,
and Peggy E. Moore**

**Effective Date of Appraisal: May 17, 2018
Date of Appraisal Report: June 1, 2018**



June 1, 2018

Peggy E. Moore

Re: Conservation Easement Appraisal, 34.3 acres of pasture on Twin Oaks Lane, Property of Peggy E. Moore, Oconee County, SC.

At your request, I have prepared an appraisal report on the subject property. The subject property includes 34.3 acres, all of which will be subject to a USDA NRCS Farm and Ranchland Protection Program (FRPP) conservation easement. The effective date of the appraisal is May 17, 2018, the date of the property inspection. The objective of this appraisal was to estimate the value of the subject land before and after the easement.

I estimate the values to be:

Value before the Easement (market value):	\$146,000
Value After the Easement (easement-constrained value):	\$65,000
Value of the Easement (difference):	\$81,000

The appraisal is based on the area delineated by the plats, aerial photographs, deeds, and tax that are included as part of the report. This USPAP-compliant appraisal has been conducted in the *format* of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA—Yellow Book). *However, this is not a formal Yellow Book conservation easement appraisal.* The purpose of this appraisal is only to estimate a before and after easement value for the use of the USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore—this is appraisal to be used for the application of an easement. The appraisal procedures and scope of the appraisal are explained in detail in the body of the report.

I appreciate your business. If there are questions, please do not hesitate to call.

Sincerely,

HOLSTEIN APPRAISALS

Richard H. Holstein IV, P.E.
Certified General Appraiser
SC 5509 | GA 345673 | NC A7477

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4. APPRAISER'S CERTIFICATION

I, Richard H. Holstein IV, the undersigned appraiser, do hereby certify:

1. I personally inspected the property, 34.3 acres of pasture on Twin Oaks Lane, belonging to Peggy E. Moore, which is the subject of this appraisal report, and have rendered an opinion of market value and the easement-constrained value. I personally inspected all sale properties that were accessible that were used in the valuation process.
2. I have no present or prospective interest in the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. I have no personal interest or bias with respect to the subject property or any individual who does have such interests.
4. To the best of my knowledge and belief, the statements of fact in this report, upon which analyses, opinions, and conclusions were made, are true and correct.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. This appraisal report sets forth all of the limiting conditions imposed by the terms of our assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in this report.
7. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.
8. No one provided significant professional assistance to the person signing this report.
9. This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested valuation. Richard. H. Holstein IV made a personal inspection of the appraised property that is the subject of this report and all comparable sales used in developing the opinion of value. The date of inspection was May 17, 2018, and the method of inspection was a site visit. In my opinion, as of May 17, 2018, the market value of the larger parcel before conveyance of the partial interest is \$146,000. The market value of the larger parcel after conveyance of the partial interest is \$65,000.
10. I have performed no previous work on the subject property for any other client.



Richard. H. Holstein, IV, P.E.
Certified General Appraiser
SC 5509 | GA 345673 | NC A7477

5. SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Client(s):	Peggy E. Moore
Land Owner:	Peggy E. Moore
Intended Users:	USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore
Subject Property:	32.55 ± Acres
Acres in Easement:	32.55 ± Acres
Objective of Report:	To Estimate Conservation Easement Value
Intended Use:	Conservation Easement
Property Rights Appraised:	See Discussion in Appraisal Report
Highest and Best Use:	See Report

Value Estimates

Value Before Easement	\$146,000
Value After Easement	\$65,000
Easement Value	\$81,000

Effective Date of Appraisal: May 17, 2018

Date of Appraisal Report: June 1, 2018

Appraiser: Richard H. Holstein IV



521 W Rail road Ave
Batesburg-Leesville, SC 29006
803.532.3955
www.HolsteinAppraisals.com

6. PHOTOGRAPHS OF SUBJECT PROPERTY

Richard H. Holstein IV took all photographs on June 7, 2016, the date of the property inspection. The photographs are in Section 38 of the Addendum.

7. STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

I assume the following:

1. There are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
2. There is full compliance with all applicable federal, state, and local environmental regulations and laws unless a nonconformity has been stated, defined, and considered in this report.
3. All applicable zoning and use regulations and restrictions have been complied with unless otherwise noted.
4. No responsibility for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
5. Responsible ownership and competent property management.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. Use of the appraisal is limited to USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore and their assigns. The use of portions excerpted from the complete report is prohibited.
10. The appraiser is not required to give testimony or appear in court because of having made this appraisal report unless arrangements have been previously made therefore.
11. Unless otherwise stated, the existence of hazardous material, which may or may not be present on the subject property, was not observed. The appraiser is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. This includes any subsurface damage done by underground fuel tanks that may or may not be physically present on the property.
12. Revenue stamps placed on deeds as required by law, in states where applicable, accurately reflect the purchase price of properties.

13. Information in this report is based on the best sources available to the appraiser and believed to be accurate; however, no responsibility can be assumed for the results of actions by anyone based on the use of this information.
14. Any timber values or volumes reported in this report are based on visual estimates or limited sampling unless otherwise stated. It is beyond the scope of this appraisal to precisely estimate timber volumes. If such is required, I will obtain the services of a qualified forester, provided suitable arrangements for payments are made, incorporate such data into this appraisal, and make any value adjustments which may result from such an inventory.
15. No habitats for species protected under the Endangered Species Act exist on the subject property. The appraiser is not qualified to identify such species or such habitat if such should exist.

8. SCOPE OF THE APPRAISAL

The subject property is a portion of a larger parcel that will be subject to a federal Farm and Ranchland Protection Program (FRPP) conservation easement. The FRPP program is authorized in 7 CFR 1491. Section 1491.4 (g) states:

*Prior to closing, the value of the conservation easement must be appraised. Appraisals must be completed and signed by a State certified general appraiser and must contain a disclosure statement by the appraiser. The appraisal must conform to the Uniform Standards of Professional Appraisal Practices **or** the Uniform Appraisal Standards for Federal Land Acquisitions*

In this appraisal, I have used the format of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA, "Yellow Book"); however, I have conducted the appraisal to USPAP standards.

When developing an opinion of value for a conservation easement, the FRPP guidelines specify the following methodology:

$$\text{value of subject before easement (A) - value of subject after easement (B) = value of easement (C)}$$

If rights are lost by virtue of the easement, then these rights must be valued in condition (A). If the rights are not lost or affected by virtue of the easement, then there is no need to assign value to these rights in condition (A), as they would simply be subtracted in condition (B) **if** there is no enhancement or damages otherwise due to the application of the easement. The component values before and after as they relate to the subject are shown the diagram below:

Before the Easement (A)		After the Easement (B)
Value of the land	≠	Value of the land <i>(some of the owner's rights to the land are lost)</i>
Contributory value of the timber	=	Contributory value of the timber <i>(no timber rights are lost that would impact value and there are no merchantable timber volumes on the property)</i>
Contributory value of the existing improvements	=	Contributory value of the existing improvements. The easement area contains no improvements, and there is no enhancement to the adjacent improvements as discussed in the report.

First, I estimated the market value of the subject property with its existing rights. I sought the most comparable sales of similar tracts in Oconee County. I used several real estate reporting services, registers of deeds, and tax assessor data. I found eight comparable sales.

Next, I estimated the value of the land as if subject to the easement. The best indications of the value of the subject after the easement are sales of reasonably comparable properties with comparable easements. Ideally, this would involve nearby sales with conservation easements similar to that being proposed for the subject. In practice, this is not usually possible. Instead, the appraiser must often use sales of easement-constrained lands with a wide variety of land types and easement types and adjust the sales accordingly. The key conditions and restrictions of the proposed conservation easement can be found later in this report. Essentially, the effect of the proposed conservation easement is to restrict subdivision and development of the property such that it can be utilized for no higher use than agricultural. I found six comparable easement sales.

9. PURPOSE OF THE APPRAISAL

Peggy E. Moore desires to place a FRPP conservation easement on the subject land. The purpose of the appraisal is to provide an opinion of market value, as defined below, of the subject property before acquisition of the easement (before value) and an opinion of market value of the subject property after the proposed easement has been placed (after value) as of a current date of value.

FUNCTION OF THE APPRAISAL

The function of this appraisal is to assist in the application of the conservation easement.

RIGHTS APPRAISED

First, I estimated the value of the fee simple surface rights of the subject land based on its “as is” condition. Second, I estimated the value of the subject after the loss of rights due to the application of the conservation easement.

INTENDED USERS

The intended users are USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore and their assigns. All others are considered unintended users.

DEFINITION OF VALUE¹

MARKET VALUE is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (a) Buyer and seller are typically motivated;
- (b) Both parties are well informed or well advised, and acting in what they consider their own best interests;

¹ *Uniform Standards of Professional Appraisal Practice*, 2003 ed. (Washington, D.C.: Appraisal Foundation 2003), p. 3.

- (c) A reasonable time is allowed for exposure in the open market;
- (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
and
- (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale
- (f) The value is not based on distressed sales

JURISDICTIONAL EXCEPTION

As this is a USPAP-compliant appraisal and not a UASFLA-compliant appraisal, no jurisdictional exception is required.

10. SUMMARY OF APPRAISAL PROBLEMS

I encountered no problems that would weaken my confidence in the final opinion of value.

PART II—FACTUAL DATA—BEFORE EASEMENT

11. LEGAL DESCRIPTION

A typical conservation easement must consider either the larger parcel (if using UASFLA guidelines) or the entire contiguous parcel (if using IRS guidelines) when preparing a conservation easement appraisal. These two conditions are similar, but slightly different as explained in the following sections.

LARGER PARCEL DETERMINATION-UASFLA GUIDELINES

In a formal easement appraisal, the UASFLA guidelines require the determination of the “larger parcel” when evaluating conservation easements. The explanation is shown below:

11. Partial Acquisitions. *When the United States acquires only part of a unitary holding, federal law requires that compensation be made not only for the property interest acquired, but also for the diminution, if any, in the value of the remainder directly caused by the acquisition and/or by the use to which the part acquired will be put. This diminution in the value of the remainder is often and “somewhat loosely” referred to as severance damage. When the remainder is specially benefited as a result of the government’s project, the value of the remainder will reflect that fact, which will result in a lessening of the compensation paid to the landowner. It is essential to a partial taking and to the application of the rules on severance damages and special benefits that the land acquired be part of a unitary holding (a “whole”), commonly referred to as the larger parcel. It is often difficult to determine what constitutes the whole property comprising the part acquired and the remainder, in particular when there are vast acreages or non-contiguous parcels involved. Because of this difficulty, tests have been established to determine the larger parcel. First, there must be a unity of ownership in all parts of the whole. Second, there must be a unity of highest and best use for all parts of the whole².*

² Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA)

UNITY OF OWNERSHIP

Unity of ownership is typically understood to mean that the properties must be under the same ownership. However, this rule has been interpreted in several ways where the owner may own several companies each owning separate parcels that have a unity of use and therefore constitute a larger parcel. Generally, the ownership must be the same.

UNITY OF HIGHEST AND BEST USE

The highest and best use of a property may depend on the use of an additional lot. A supermarket with a parking lot located next door but not part of the combined lot or a lumber mill in town and a wood lot several miles away providing the material for the mill are classic examples.

In general, all contiguous family owned property, whether the parcels have the same highest and best use or not, must be appraised. In addition, the appraisal must separately take into account ANY property (not just contiguous) that has an increase in value which is either owned by the donor OR the owner's immediate family. However, for FRPP appraisals on agricultural properties, it is exceedingly rare for non-contiguous parcels to have a unified highest and best use that would be affected by the application of the easement to a portion of the whole.

ENTIRE CONTIGUOUS PARCEL DETERMINATION—IRS GUIDELINES

For USPAP-compliant conservation easement appraisals, the IRS has similar, but slightly different rules for determining enhancement or diminution of non-easement properties under the same ownership. The IRS calls this the "entire contiguous parcel:"

Treasury Regulation 26 CFR Section 1.170A-14(h)(3)(i)

The amount of the deduction in the case of a charitable contribution of a perpetual conservation restriction covering a portion of the contiguous property owned by a donor and the donor's family (as defined in section 267(c)(4)) is the difference between the fair market value of the entire contiguous parcel of property before and after the granting of the restriction.

The Internal Revenue Service Code defines the donor's family as follows:

The family of an individual shall include only his brothers and sisters (whether by the whole or half blood), spouse, ancestors, and lineal descendants.

Therefore, in order to comply with treasury regulations, an appraiser must appraise the proposed easement tract as well as any contiguous properties to which the test of family status is met. The treasury regulations also provide for the reduction in the amount of a contribution when a parcel owned by a family member or a related party benefits from the donation of the easement:

If the granting of a perpetual conservation restriction after January 14, 1986, has the effect of increasing the value of any other property owned by the donor or a related person, the amount of the deduction for the conservation contribution shall be reduced by the amount of the increase in the value of the other property, whether or not such property is contiguous.

LARGER PARCEL/ENTIRE CONTIGUOUS PARCEL ANALYSIS FOR THE SUBJECT PROPERTY

The primary reason for both of these methods is to determine and capture any enhancement (or diminution) of value to non-constrained lands by virtue of the easement when claiming either compensation (UASFLA) or donation value (USPAP-IRS). The subject property and proposed area are in the following map.

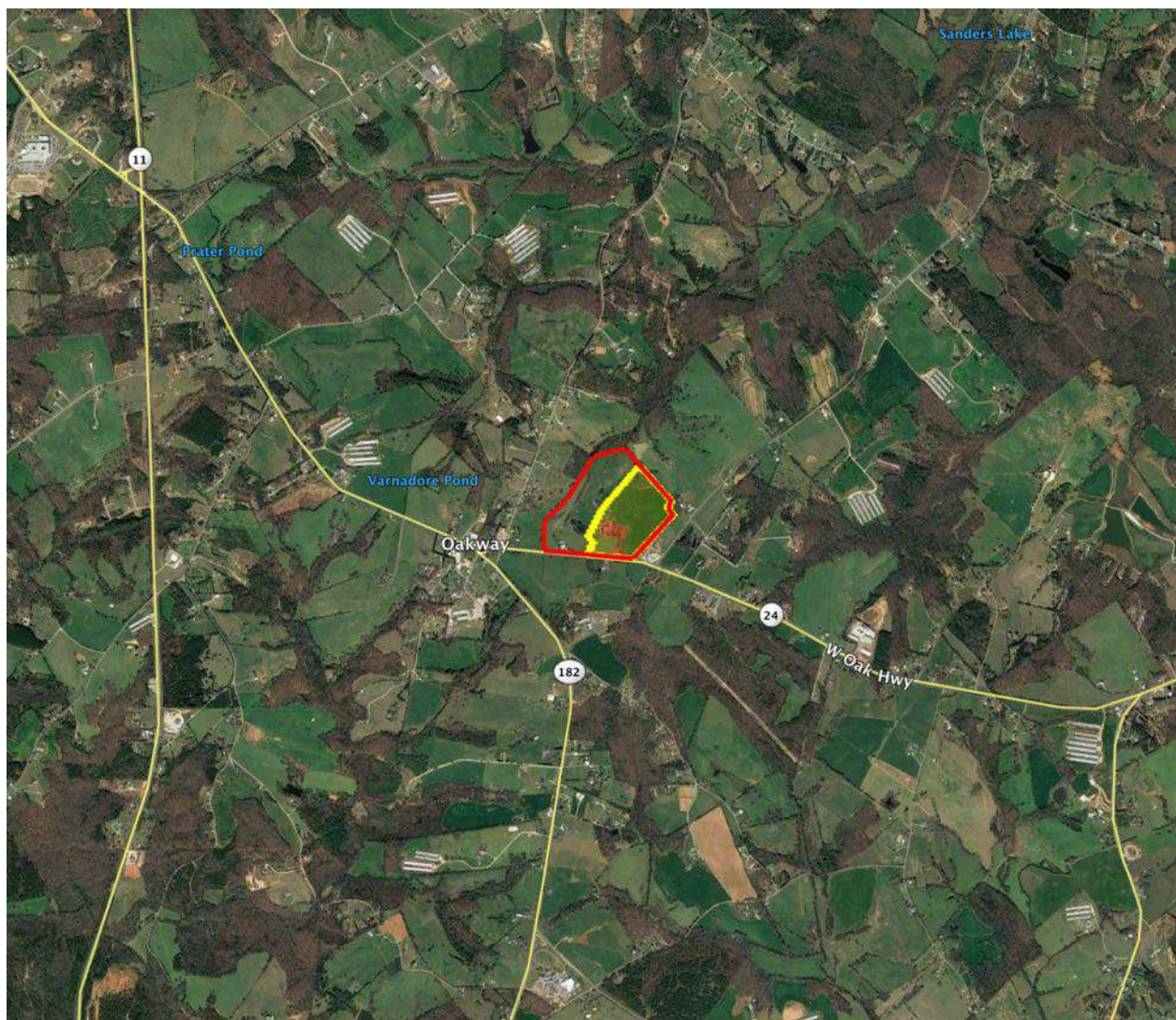


The easement area is in yellow and contains 32.55 acres. The non-easement area of the subject parcel is shaded in red. It contains two residences in 4.25 acres. The adjacent 36.8-acre parcel to the west is property of the owner’s sister and meets the entire contiguous parcel requirement for the IRS. Therefore, by IRS guidelines, the entire contiguous parcel would include the following tax map numbers and acreages:

Parcel ID	Acres	Owner
290-00-04-080	2.481	Moore, Peggy E
290-00-04-010	34.318	Moore, Peggy E
290-00-04-029	36.8	Moore, Mahala J etal
	73.599	

Which would indicate a 73.6-acre entire contiguous parcel with 32.55 acres being proposed for a conservation easement. This entire 73.6-acre parcel is outlined in red on the map.

However, the purpose of the entire contiguous parcel concept is to capture any enhancement (increase in value) or diminution (decrease in value) due to the application of the conservation easement. This can only be proved definitively by comparable sales analysis of adjacent and non-adjacent parcels to easement-constrained lands. This data is sometimes available in more developed areas but is not generally available in rural areas like the subject property. The subject lies in a rural portion of Oconee County (Oakway) that is between Fair Play, Seneca, and Westminster, SC that has seen no concentrated development and is primarily characterized by cattle farming and poultry farming with scattered rural residences. The aerial photograph below encompasses approximately 16 square miles around the subject property and illustrates the rural nature of the area. Over 8 poultry farms are visible in the photo, with most of the land in livestock and woodland usage with small pockets of rural residential development.



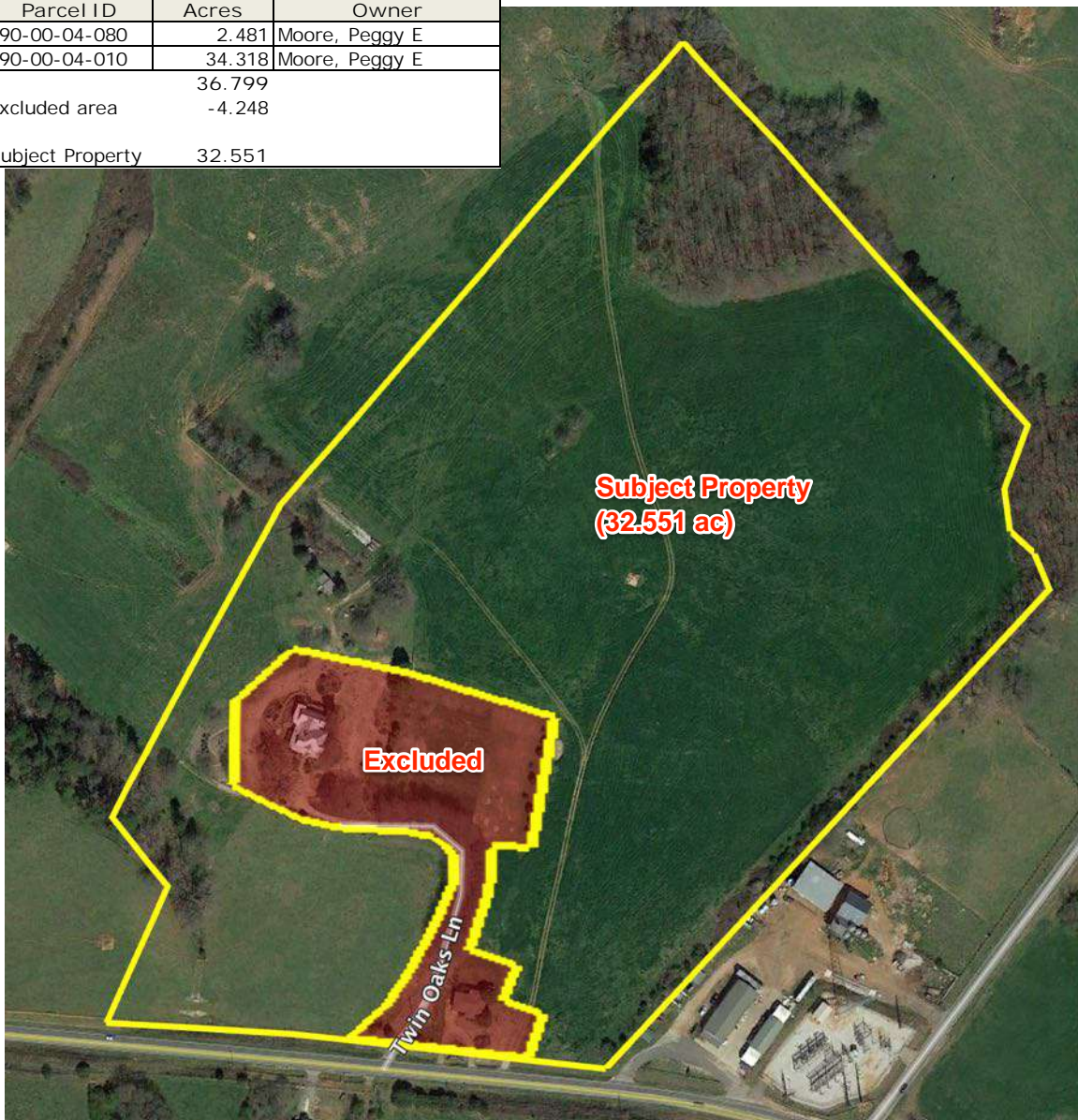
I have spoken with realtors in the area, and there are no subdivisions or major developments planned for the area (or likely) in the foreseeable future. There are several farms with FRPP conservation easements in Oconee County (I have personally appraised over 20), but I have seen no indication that properties adjacent to these areas sell for a premium over properties not adjacent to these areas. Therefore, in my opinion, there would be no measurable enhancement to the other elements of the entire contiguous parcel.

Based on this determination, the property as appraised would be the 32.55-acre easement area only.

FINAL LEGAL DESCRIPTION

There is not yet a formal survey or legal description of the subject property. For the purposes of this appraisal, the subject is property is defined by the following tax map parcels and acreages and map:

Parcel ID	Acres	Owner
290-00-04-080	2.481	Moore, Peggy E
290-00-04-010	34.318	Moore, Peggy E
	36.799	
Excluded area	-4.248	
Subject Property	32.551	



12. AREA, CITY, AND NEIGHBORHOOD DATA

OCONEE COUNTY DEMOGRAPHICS³

County population in 2016: 76,355 (35% urban, 65% rural); it was 66,215 in 2000
County owner-occupied with a mortgage or a loan houses and condos in 2010: 12,633
County owner-occupied free and clear houses and condos in 2010: 10,409
County owner-occupied houses and condos in 2000: 21,380
Renter-occupied apartments: 7,634 (it was 5,903 in 2000)
% of renters here: 22%
State: 31%
Land area: 625 sq. mi.
Water area: 48.2 sq. mi.
Population density: 122 people per square mile (average).
Mar. 2016 cost of living index in Oconee County: 82.7 (low, U.S. average is 100)

Industries providing employment:

Professional, scientific, management, administrative, and waste management services (31.7%),
Educational, health and social services (13.6%).

Type of workers:

Private wage or salary: 63%
Government: 3%
Self-employed, not incorporated: 32%
Unpaid family work: 1%

Races in Oconee County, South Carolina:

White Non-Hispanic Alone (84.9%)
Black Non-Hispanic Alone (7.2%)
Hispanic or Latino (5.0%)
Two or more races (1.9%)
Asian alone (0.7%)

Estimated median household income in 2016:

This county: \$43,743
South Carolina: \$49,501

Median contract rent in 2016 for apartments: \$483 (lower quartile is \$385, upper quartile is \$719)

This county: \$483
State: \$653

Estimated median house or condo value in 2016: \$152,200 (it was \$79,700 in 2000)

Oconee: \$152,200
South Carolina: \$153,900

Percentage of residents living in poverty in 2016:

³ U.S. Census Bureau.

Oconee County: 15.5%
South Carolina: 15.3%
(13.9% for White Non-Hispanic residents, 16.8% for Black residents, 35.7% for Hispanic or Latino residents, 39.7% for other race residents, 27.8% for two or more races residents)

Housing units in structures:

One, detached: 26,641
One, attached: 767
Two: 635
3 or 4: 1,304
5 to 9: 687
10 to 19: 1,025
20 or more: 328
Mobile homes: 8,037

Number of grocery stores: 13
Oconee County: 1.84 / 10,000 pop.
State: 1.99 / 10,000 pop.

Number of supercenters and club stores: 1
Here: 0.14 / 10,000 pop.
South Carolina: 0.15 / 10,000 pop.

Number of convenience stores (with gas): 31
Oconee County: 4.39 / 10,000 pop.
South Carolina: 5.38 / 10,000 pop.

Number of full-service restaurants: 46
This county: 6.51 / 10,000 pop.
State: 7.75 / 10,000 pop.

Adult diabetes rate:
Oconee County: 11.1%
South Carolina: 10.6%

Adult obesity rate:
Oconee County: 28.6%
State: 29.4%

Low-income preschool obesity rate:
Here: 16.7%
State: 13.4%

Agriculture in Oconee County:

Average size of farms: 89 acres
Average value of agricultural products sold per farm: \$64,234
Average total farm production expenses per farm: \$48,827
Harvested cropland as a percentage of land in farms: 21.92%

Irrigated harvested cropland as a percentage of land in farms: 2.91%
 Average market value of all machinery and equipment per farm: \$28,820
 The percentage of farms operated by a family or individual: 96.01%
 Average age of principal farm operators: 54 years
 Average number of cattle and calves per 100 acres of all land in farms: 25.31
 Milk cows as a percentage of all cattle and calves: 1.55%
 Corn for grain: 410 harvested acres
 All wheat for grain: 894 harvested acres
 Upland cotton: 49 harvested acres
 Soybeans for beans: 1055 harvested acres
 Vegetables: 96 harvested acres
 Land in orchards: 1,300 acres

LOCAL MARKET CONDITIONS

UNCONSTRAINED AGRICULTURAL SALES

The subject is primarily active pasture. The August 2017 USDA annual farmland survey⁴ indicates that pasture prices in SC have remained relatively unchanged since 2014:

Pasture, Average Value per Acre – Region, State, and United States: 2013-2017 (continued)

Region and State	2013	2014	2015	2016	2017	Change 2016-2017
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	3,770	3,790	3,790	3,900	3,910	0.3
Alabama	2,000	2,100	2,140	2,180	2,230	2.3
Florida	4,850	4,910	4,900	5,100	5,100	-
Georgia	3,850	3,650	3,580	3,530	3,560	0.8
South Carolina	2,820	2,900	2,940	2,940	2,940	-

Pasture values in Oconee County tend to be somewhat higher than the statewide average values; therefore, I used sales from Oconee County and nearby portions of Anderson County that occurred in 2014 or later and did not adjust them for time.

CONSTRAINED SALES

After the easement has been applied, different market forces are at play. With the easement in place, the subject becomes an agricultural property with no potential for moving to a higher and better use. As FRPP-encumbered properties tend to be family farms, there have been very few sales of FRPP-constrained properties in the past four years. Recreational buyers have all but disappeared as lending for this type of use has been curtailed dramatically. Most easement sales tend to be woodland used for recreation (hunting and fishing) and I was forced to use sales of some easement-encumbered land that was not farmland. Considerable appraisal judgment was required to adjust these sales; however, the majority of the easement sales were either FRPP sales or sales with agricultural use easements very similar to FRPP easements.

⁴ *“Land Values: 2017 Summary,”* USDA National Agricultural Statistics Service, August 2017, ISSN: 1949-1867.

13. PROPERTY DATA

SITE

LOCATION AND SIZE

The subject is located in southern Oconee County, SC in the Oakway area on the northwest side of the intersection of Snow Creek road and SC 24 (West Oak Highway) and contains 32.55 acres, all of which will be subject to the conservation easement.

SOILS AND TOPOGRAPHY

The site has an irregular shape, but the shape does not affect the utility of the land significantly. The topography consists primarily of undulating to slightly rolling pasture with a small area of woodland in the northern property corner.



FIGURE 1. SOILS MAP

The soils are primarily Lloyd sandy loam from 2% to 25% slopes. Lloyd sandy loam can be found on a wide variety of slopes. The severity of slopes generally determines land use. It is a well-drained soil with loamy and clayey subsoils. It is suitable for crops in its most level state. Permeability is moderate or moderately slow and erosion hazard is severe. It is suited for hardwoods and pines. Mechanical reforestation and harvesting operations are not restricted except during wet periods. When slopes exceed 15%, logging roads should be on contour and incorporate water diversions to prevent erosion.

A full soils map and land use history are in the Addendum.

UTILITIES

Electrical service and telephone are available.

LAND USE AND BREAKDOWN

The subject property is primarily in pasture. The land use breakdown follows:

Land Type	Acres
Cropland	
Pasture/open	30.1
Upland woodland	2.5
Low woodland/wetland	
Building sites	
Ponds	
	32.55

FOREST PRODUCTS

The only timber consists of a small area in the northern portion of the tract with no merchantable or pre-merchantable volumes to consider.

MINERAL RIGHTS AND SURFACE WATERS

Mineral rights and surface water rights (including irrigation water rights) are not economic considerations in this area and were not considered in the appraisal process.

IMPROVEMENTS

BUILDING IMPROVEMENTS

The subject is unimproved

LAND IMPROVEMENTS

The only land improvements are pasture fencing, which is not considered separate from the land in pasture tracts. There is also a water supply well, but as the application of the easement has no effect on value, I did not consider the contributory value of the well in the calculations.

FIXTURES

There are no fixtures to be considered.

USE HISTORY

The property has been in farm (pasture) use for many years.

SALES HISTORY

There have been no sales transactions of the subject property in the previous five years.

RENTAL HISTORY

The property is not being leased.

ASSESSED VALUE AND ANNUAL TAX LOAD

The Oconee County Assessor's tax information data for the subject parcels may be in the Addendum.

ZONING AND OTHER LAND USE REGULATIONS

The county is divided into base zoning districts that define their own zoning boundaries. The subject property lies in the Oakway District but is in a Control Free District (unzoned) until zoning is requested by local citizens.

HAZARDS AND DETRIMENTS

Environmental consulting was not part of the scope of this appraisal, and I did not investigate the existence of environmental hazards on the subject or surrounding properties. While I observed nothing on the subject that would lead me to suspect a hazardous condition, non-disclosure should not be taken as an indication that such a problem does not exist. An expert in the field should be consulted if any interested party has questions on environmental factors.

EASEMENTS

I was not able to review the deed. The plat indicated no internal or external easements. A copy of the plat is in the Addendum.

WETLANDS

No portion of the property appears on the National Wetlands Inventory (NWI) or has soil types typically indicative of wetland areas.

FLOOD ZONE

The subject lies on FEMA FIRM Panel 45073C041C 9/11/2009. No portion of the subject property appears in the 100-year flood zone.

ENCUMBRANCES

Since I am not qualified to render title opinions, I cannot identify any and all encumbrances that may be affixed to this property. I can only deal with them if such evidence, knowledge, or information is provided. I know of no encumbrances or easements in the as is condition.

PART III—DATA ANALYSIS AND CONCLUSIONS—BEFORE EASEMENT

14. HIGHEST AND BEST USE

Highest and best use is that use which results in the most efficient and/or profitable use. It must pass the four tests:

CRITERIA FOR HIGHEST AND BEST USE
Legally Permissible
Physically Possible
Financially Feasible
Maximally Productive

LEGALLY PERMISSIBLE

A first consideration in contemplating potential use is whether the use is legal. The first legal consideration is typically zoning. The subject lies in an unzoned area of the County. No portion of the property lies in the FEMA flood zone and no portion of the property is in potential wetland areas.

PHYSICALLY POSSIBLE

There are no major physical limitations beyond size and shape. There are some slight limitations due to slope in some areas.

FINANCIALLY FEASIBLE/MOST PRODUCTIVE

The subject lies in a rural area where much of the land in the market area is in agricultural production (cattle and poultry). The area is generally too hilly for row cropping. Subdivision and development are not currently feasible in the subject market. The tract is too remote for most non-agricultural commercial uses.

HIGHEST AND BEST USE

In my opinion, maximally productive and therefore the highest and best use of the subject property would be the current use—agricultural (pasture). It would also be a suitable rural homesite or hobby farm.

15. LAND VALUATION

The subject is a pasture tract located in a rural area surrounded by similar agricultural tracts with scattered rural home sites. A detailed discussion of the land follows in the sales comparison approach.

16. VALUE ESTIMATE BY COST APPROACH

The cost approach was not used since the property is unimproved.

17. VALUE ESTIMATE BY SALES COMPARISON APPROACH

SELECTION AND ANALYSIS OF COMPARABLE SALES

I searched for comparable sales of agricultural tracts in Oconee County for comparison to the subject properties. All agricultural sales occurred within the previous 38 months, in the time period that USDA agricultural statistics indicate that pasture prices in SC saw very little change (since 2014⁵); therefore, there was no reason to adjust prices for time. The table below is a brief summary of the sales. Full sales information sheets may be found in the Addendum.

⁵ *“Land Values: 2017 Summary,”* USDA National Agricultural Statistics Service, August 2017, ISSN: 1949-1867.

Sale	County	Sale Date	Sale Price	Acres	\$/Acre (gross)	Est. Improv. Value	Est. Timber value	\$/Bare Land Acre	Pasture/ Open acres	Woodland / Other Acres
1	Oconee	5-Feb-18	\$240,000	48	\$5,030	\$0	\$0	\$5,030	44	47
2	Oconee	25-Feb-16	\$140,000	38	\$3,647	\$0	\$0	\$3,647	16	38
3	Oconee	14-Jul-15	\$127,500	30	\$4,250	\$0	\$0	\$4,250	27	30
4	Oconee	6-Apr-15	\$191,500	48	\$4,000	\$0	\$19,200	\$3,599	16	48
5	Oconee	7-Jun-17	\$199,500	49	\$4,071	\$0	\$0	\$4,071	21	49
6	Oconee	12-May-15	\$140,000	40	\$3,493	\$0	\$8,100	\$3,291	18	40
7	Oconee	20-May-15	\$68,000	20	\$3,345	\$0	\$0	\$3,345	11	20
8	Oconee	1-Nov-17	\$252,100	68	\$3,733	\$0	\$0	\$3,733	28	68

STATISTICAL ANALYSIS OF SALES TO PRODUCE COMPONENT LAND VALUES

To determine the differential contributory values of the land components (after timber value and any improvements values have been extracted from the comparable sales) I used a statistical version of the paired sales comparison technique. In this statistical method, I analyzed the comparable sale properties and developed an overall standard deviation. I then adjusted the relative values of the land components until the overall standard deviation was minimized. This becomes, in effect, a statistical analysis of the market sample with mathematically adjusted component land prices that reflect the statistical, differential values paid for land category types in the marketplace—i.e. statistical version of paired sales analysis for market prices for land components. The statistical analysis of the comparable sales appears below. Detailed comparable sales sheets are in the Addendum.

Sale	Weighted Land Type Category Value						Overall per acre	Land Value	Subjective adj. from sales grid	Acres by Category in Sale						
	I	II	III	IV	V	VI				I	II	III	IV	V	VI	
1 Powell, Amanda	\$5,182	\$5,182	\$3,369	\$2,591	\$5,182	\$6,219	\$5,030	\$240,000	0%	0.0	44.2	0.0	3.0	0.0	0.5	
2 Burton, Phillip A	\$4,589	\$4,589	\$2,983	\$2,294	\$4,589	\$5,507	\$3,647	\$140,000	0%	0.0	16.3	21.1	1.0	0.0	0.0	
3 Gambrell, Elijah	\$4,431	\$4,431	\$2,880	\$2,215	\$4,431	\$5,317	\$4,250	\$127,500	0%	0.0	26.5	3.5	0.0	0.0	0.0	
4 Grant, Michael and Jimmy	\$4,692	\$4,692	\$3,050	\$2,346	\$4,692	\$5,630	\$3,599	\$172,300	0%	0.0	16.0	31.9	0.0	0.0	0.0	
5 Hestir, William, etal.	\$5,112	\$5,112	\$3,323	\$2,556	\$5,112	\$6,135	\$4,071	\$199,500	0%	0.0	20.5	28.5	0.0	0.0	0.0	
6 Stovall, Lindsay D	\$4,485	\$4,485	\$2,915	\$2,242	\$4,485	\$5,382	\$3,291	\$145,090	10%	0.0	18.0	22.1	0.0	0.0	0.0	
7 Wilbanks, Phillip L	\$3,952	\$3,952	\$2,569	\$1,976	\$3,952	\$4,743	\$3,345	\$68,000	0%	0.0	11.4	8.9	0.0	0.0	0.0	
8 Hubbard, David G	\$4,688	\$4,688	\$3,047	\$2,344	\$4,688	\$5,626	\$3,733	\$252,100	0%	0.0	28.2	39.3	0.0	0.0	0.0	
Mean:	\$4,641	\$4,641	\$3,017	\$2,321	\$4,641	\$5,570	\$3,871				0	181	155	4	0	1
% STD:	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	14.8%									
Relative Value:	100%	100%	65%	50%	100%	120%										

Land Type Category Definitions	I	Cropland
	II	Pasture/open
	III	Upland woodland
	IV	Low woodland/wetland
	V	Building sites
	VI	Ponds

These data indicate that when the bare land prices of all sales are not broken down into component land categories, the standard deviation of the average overall price per acre is 14.8% of the mean. When the land of each comparable sale is broken down into cropland, general open land, upland woodland, lowland woodland, building sites, and ponds and the relative values are adjusted as shown in the table, the overall standard deviation of the sample reduces to 8.4%, indicating that the relative component values have statistical significance across the sample of the sales shown.

SALES GRID

Analysis and Comparison of Sales										
	Sale	SUBJECT	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8
Sales Information	Buyer		Powell, Amanda	Burton, Phillip A	Gambrell, Elijah	Grant, Michael and Jimmy	Hestir, William, etal.	Stovall, Lindsay D	Wilbanks, Phillip L	Hubbard, David G
	Seller		Powell, James, etal.	Wilson, Emily B	Treadaway, Michael	Mize, Juanita L	Ridgeway, Lynn M etal.	Lyles, Betty H	Bennett, Billy G	England, B M Jr. (estate)
	County		Oconee	Oconee	Oconee	Oconee	Oconee	Oconee	Oconee	Oconee
	Sale Date		2/5/2018	2/25/2016	7/14/2015	4/6/2015	6/7/2017	5/12/2015	5/20/2015	11/1/2017
	Price		\$240,000	\$140,000	\$127,500	\$191,500	\$199,500	\$140,000	\$68,000	\$252,100
	Land Acres	32.55	47.71	38.39	30	47.88	49	40.08	20.33	67.54
	Est. Timber Contribution*	\$0	\$0	\$0	\$0	\$19,200	\$0	\$8,100	\$0	\$0
	Est. Impr. Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Leases, contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Est. Bare land value		\$240,000	\$140,000	\$127,500	\$172,300	\$199,500	\$131,900	\$68,000	\$252,100
Est. Bare land value/acre		\$5,030	\$3,647	\$4,250	\$3,599	\$4,071	\$3,291	\$3,345	\$3,733	
Land Use Information (acres)	Cropland									
	Pasture/open	30.05	44.2	16.3	26.5	16.0	20.5	18.0	11.4	28.2
	Upland woodland	2.5		21.1	3.5	31.9	28.5	22.1	8.9	39.3
	Low woodland/wetland		3.0	1.0						
	Building sites									
	Ponds		0.5							
Quantitative Adjustments (\$/acre)	Gross price per acre		\$5,030	\$3,647	\$4,250	\$4,000	\$4,071	\$3,493	\$3,345	\$3,733
	Land Quality/use		\$13	\$819	\$62	\$967	\$903	\$677	\$501	\$830
	Timber Adjustment		\$0	\$0	\$0	-\$401	\$0	-\$202	\$0	\$0
	Improvements		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Leases/contracts		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Adjusted per-acre value:		\$5,043	\$4,466	\$4,312	\$4,566	\$4,975	\$3,967	\$3,846	\$4,562
Subjective Adjustments (%)	Time, conditions of sale									
	Location, access, frontage						10.0%			
	Size									
	Condition, Topography									
	Other									
	Total % Adjustments:		0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%
Final Analysis	Indicated Value/acre		\$5,043	\$4,466	\$4,312	\$4,566	\$4,975	\$4,364	\$3,846	\$4,562
	Mean Value Indication:		\$4,517							
	Standard Deviation:		\$380		8% of the mean					
	Median Value:		\$4,514							
	Selected per-acre value:		\$4,500							
	Indicated Value:		\$146,475							

QUANTITATIVE ADJUSTMENT METHODOLOGY

To make appropriate comparisons, I considered the following from each land sale: property rights conveyed, financing terms, condition of sale, market conditions, land quality and use, land improvements, building improvements, and timber.

PROPERTY RIGHTS CONVEYED

All of the sales conveyed fee simple title; therefore, no adjustments were required.

CONDITION OF SALE

All of the sales were considered to be arm's length; therefore, no adjustments were required.

MARKET CONDITIONS (TIME)

Based on the market data discussion earlier in this report, no adjustments for time were considered necessary.

LAND QUALITY AND USE

Sales were adjusted for land quality and use based on the differential values of cropland, open land, upland woodland, lowland woodland, and ponds determined via the statistical analysis discussed earlier.

LAND IMPROVEMENTS

I estimated the contributory value of any land improvements and extracted the value from each sale property. The contributory value of the subject land improvements was based on the cost - depreciation analysis shown previously.

BUILDING IMPROVEMENTS

The estimated improvement values on the sale properties were based on a cursory exterior inspection and tax assessor data only. Quantitative adjustments were then converted to a per-acre basis and extracted.

TIMBER

Timber values were extracted from the comparable sales by using the estimated timber value either obtained from a forester involved in the sale or based on visual inspection and analysis of infrared and color aerial photography. The contributory timber value for the subject is based on qualitative analysis of the comparable sales only and is not meant to be a stumpage or separate timber value. Adjustments were made on a per-acre basis in the sales grids.

SUBJECTIVE ADJUSTMENT METHODOLOGY

Sale 6 was adjusted upward 10% for its more remote location. No additional subjective adjustments were required.

CONCLUSION

After adjustments, the mean price on a per-acre basis was \$4,517 and the median value was \$4,514. The standard deviation was \$380 per acre, or 8% of the mean. Based on this analysis, I selected a value of \$4,500 per acre for an indicated value of \$146,475, rounded to \$146,000.

LOCATION MAP OF SUBJECT AND SALE PROPERTIES

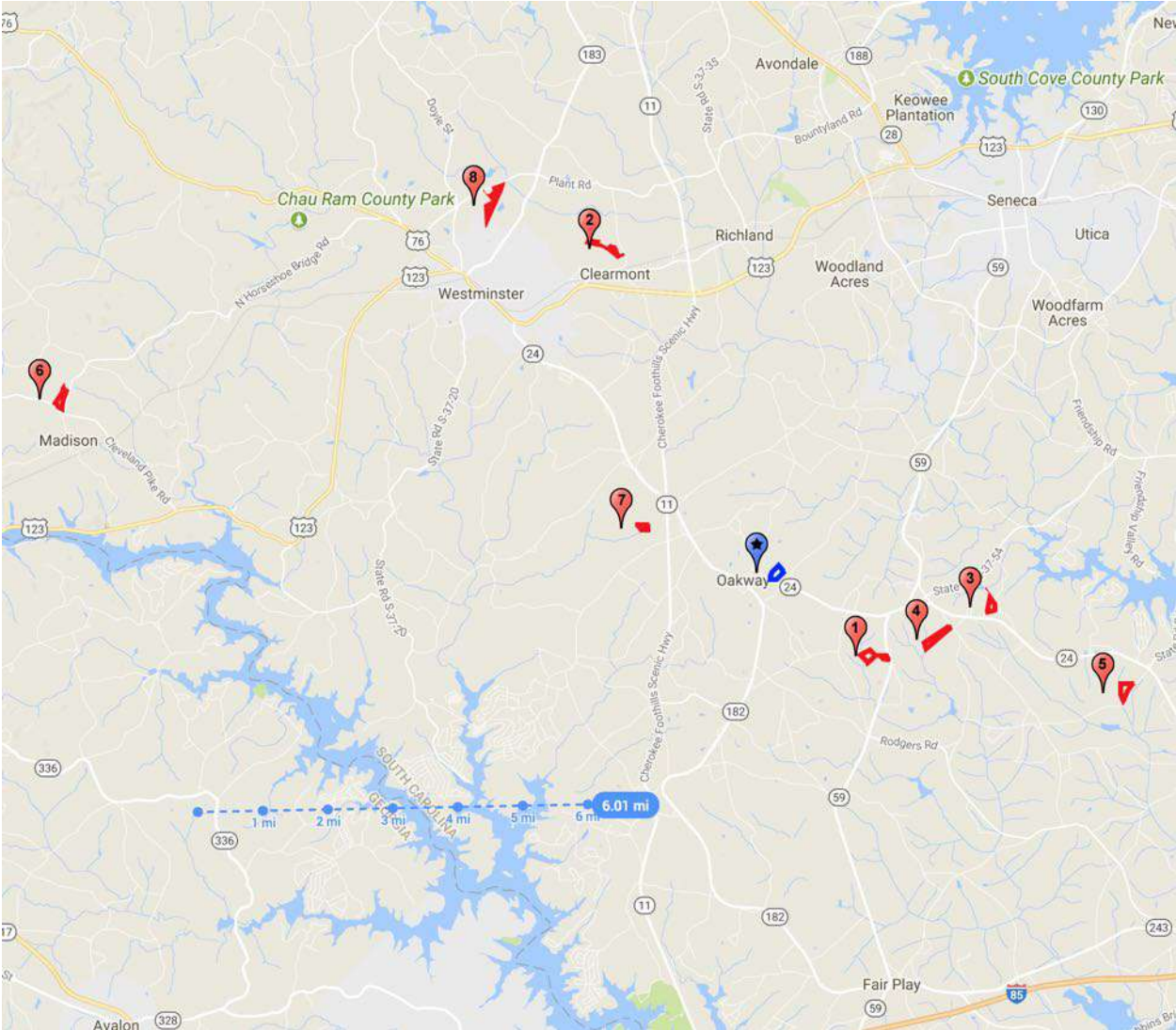


FIGURE 2. SUBJECT IS BLUE WITH THE BLUE MARKER

18. VALUE ESTIMATE BY THE INCOME CAPITALIZATION APPROACH

As the property would not likely be purchased purely for income production, the income approach was not used.

19. CORRELATION AND FINAL VALUE ESTIMATE (BEFORE EASEMENT)

The sales comparison approach was the only viable approach to valuation; therefore, the final value estimate before the application of the easement is the sales comparison approach estimate of:

**One Hundred Forty-Six Thousand Dollars
(\$146,000).**

PART IV—FACTUAL DATA—AFTER EASEMENT

20. LEGAL DESCRIPTION

The legal description of the whole property will not change after easement with the exception of the easement restrictions.

THE FARM AND RANCH LAND PROTECTION PROGRAM (FRPP) CONSERVATION EASEMENT

The Farm and Ranch Land Protection Program (FRPP) was established under 7 CFR Part 1491 and provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

To qualify, farmland must be, or have:

- Part of a pending offer from a State, tribe, or local farmland protection program
- Be privately owned;
- A conservation plan for highly erodible land
- Large enough to sustain agricultural production
- Accessible to markets for what the land produces
- Adequate infrastructure and agricultural support services
- Surrounding parcels of land that can support long-term agricultural production

KEY RESTRICTIONS OF THE CONSERVATION EASEMENT

According to 7 CFR 1491.22 (c):

The eligible entity may use its own terms and conditions in the conservation easement deed, but the conservation easement deed must be reviewed and approved by National Headquarters in advance of use.

At the time of the appraisal, a draft easement document was not available. However, my discussions with the originating administrative office of the NRCS indicates that the key restrictions of the easement affecting value of the constrained land are:

- Prohibition of subdivision
- Limits on construction rights

The loss of these rights and their impact on value are discussed in more detail in the property data on the following pages.

21. NEIGHBORHOOD FACTORS

All of the surrounding property is rural in nature and is in use as rural residences, farmland, or woodland. The easement will likely have little to no effect on this surrounding property in the foreseeable future.

22. PROPERTY DATA

SITE

The physical site description is identical to that in Section 13. The major easement restrictions affecting the site are the limits on subdivision and construction. The proposed easement would restrict the parcel from subdivision with:

2.4. Subdivision. The Protected Property may not be divided, partitioned, subdivided or conveyed except in its current configuration.

The more specific rights held by the owner with respect to subdivision may be found in the easement document in the Addendum.

FOREST PRODUCTS

The easement document does not substantially restrict the owner's rights to the timber except for the stream buffers and buffered areas. The easement language states:

3.10 Timber Resources. Grantor may selectively harvest timber resources from the Protected Property for personal or commercial use. Such selective harvest shall be conducted in a manner consistent with the purposes of this Conservation Easement that minimizes the impact on the Conservation Values of the Protected Property, and in accordance with all other terms and conditions of this Conservation Easement. Grantor must obtain a timber management plan completed by a S.C. Registered Forester prior to any commercial harvesting of timber.

There is only a small stand of timber on the subject farm. It has no merchantable value.

IMPROVEMENTS

The easement will prevent most new land and building improvements except for the exceptions summarized below.

(a) Structures & Improvements – Structures, improvements, paved roads and other impervious surfaces located on the Protected Property, including those existing on the date of this Easement, as indicated in the Baseline Documentation Report, shall not exceed 2 percent of the total area of the Protected Property. Impervious surface is defined as any material which covers land and inhibits the percolation of water directly into the soil, including, but not limited to, buildings, roofing, the area covered by permanent or nonpermanent structures, macadam and pavement, concrete, paved and stone driveways, roads, and parking areas, including proposed structures that are either permanent or temporary.

Existing structures, including agricultural structures and improvements, may be repaired, reasonably enlarged, and replaced at their current locations within the "Farmstead Area," as shown on Exhibit B, without further permission from the Grantee. New buildings, including barns, sheds, and other structures and improvements to be used primarily for agricultural purposes (including the processing or sale of farm products predominantly grown or raised on the Property) may be built on the Property without any further permission of Grantee provided they are located in the "Farmstead Area."

Any new agricultural buildings, structures or improvements proposed for locations outside the "Farmstead Area", except for fences and small agricultural structures permitted under paragraph 3 below, may be built only with the advance written permission of the Grantee. The Grantee shall give such

permission within a reasonable time if it determines that the proposed building, structure, or improvement would not diminish or impair the Conservation Values of the Protected Property, is not reasonably locatable within the existing Farmstead Envelope, and is not otherwise be inconsistent with this Easement.

(b) Single-Family Residential Dwellings –No residential dwelling may be built on the Protected Property.

(c) Recreational Improvements. No recreational improvements are permitted.

ASSESSED VALUE AND TAX LOAD

The assessed value and tax load would likely decrease in the post-easement condition due to the application of the conservation easement. Refer to Section 13 for the current assessed value and tax load.

ZONING AND OTHER LAND USE REGULATIONS

I anticipate no change in zoning from that discussed in Section 13.

PART V—DATA ANALYSIS AND CONCLUSIONS—AFTER EASEMENT

23. ANALYSIS OF HIGHEST AND BEST USE

The owner desires to place a conservation easement on the subject property. The major limitations of the easement are land use restrictions, prohibition of subdivision, and building restrictions. The key points of these restrictions were discussed earlier.

LEGALLY PERMISSIBLE

The only change in legally permissible use from the pre-easement condition is the application of the easement restrictions. The major restrictions have been discussed in this report and can be seen in detail in the draft easement document, which is included by reference.

PHYSICALLY POSSIBLE

The physical limitations do not change from the pre-easement condition.

FINANCIALLY FEASIBLE/MOST PRODUCTIVE

After the application of the easement, the subject is best described as an agricultural tract with no potential to move to a higher use. Subdivision and development are not allowed under the terms of the easement.

In my opinion, the highest and best use of the land subject to the easement is legally constrained to agricultural.

24. LAND VALUATION

Details of the land valuation are discussed in the following sections.

25. VALUE ESTIMATE BY THE COST APPROACH

Not used as explained earlier.

26. VALUE ESTIMATE BY THE SALES COMPARISON APPROACH

SELECTION OF COMPARABLE SALES

I found six easement-constrained sales within 150 miles of the subject. Of the six easement sales, two were encumbered with FRPP easements identical to that of the subject property, three were encumbered with similar agricultural use easements, and the remaining sale was encumbered with a less restrictive land trust easements and was adjusted accordingly.

Sale	County	Sale Date	Sale Price	Acres	\$/Acre (raw)	Est. Improv. Value	Est. Timber value	\$/Bare Land Acre	Cropland Acres	Pasture/Open acres	Upland Woodland acres	Lowland/wetland acres
E12	Horry	14-Apr-14	\$64,500	36.12	\$1,786	\$0	\$0	\$1,786	20	0	0	16.12
E13	Marion	22-Mar-12	\$112,000	56.5	\$1,982	\$0	\$0	\$1,982	55.5	0	0	1
E14	Sumter	14-Sep-12	\$628,238	335.06	\$1,875	\$0	\$159,250	\$1,400	90	0	245.06	0
E15	Georgetown	16-May-14	\$1,300,000	367.75	\$3,535	\$462,500	\$350,000	\$1,326	24	10	277	48.75
E16	Sumter	8-Jul-14	\$2,700,000	898.2	\$3,006	\$288,611	\$0	\$2,685	773.4	9.1	36.7	76
E17	Beaufort	10-Aug-16	\$867,000	231	\$3,753	\$0	\$288,750	\$2,503	0	0	225	6

STATISTICAL ANALYSIS OF SALES TO PRODUCE COMPONENT LAND VALUES

I used the same statistical methodology to determine the relative values of the land use categories as in the market appraisal.

Sale	Weighted Land Type Category Value						Overall	Land Value	Sale Date	Acres by Category in Sale					
	I	II	III	IV	V	VI				I	II	III	IV	V	VI
E12 Henry B Lewis	\$2,515	\$1,887	\$1,887	\$880	\$0	\$3,773	\$1,786	\$64,500	14-Apr-14	20.0	0.0	0.0	16.1	0.0	0.0
E13 Terry W. Strickland	\$2,005	\$1,504	\$1,504	\$702	\$0	\$3,008	\$1,982	\$112,000	22-Mar-12	55.5	0.0	0.0	1.0	0.0	0.0
E14 Dale and Emmal Cannon	\$1,713	\$1,285	\$1,285	\$600	\$0	\$2,569	\$1,400	\$468,988	14-Sep-12	90.0	0.0	245.1	0.0	0.0	0.0
E15 Arthur K Cates	\$1,817	\$1,363	\$1,363	\$636	\$0	\$2,725	\$1,326	\$487,500	16-May-14	24.0	10.0	277.0	48.8	0.0	8.0
E16 FLO Fund Domestic, LLC	\$2,875	\$2,156	\$2,156	\$1,006	\$0	\$4,312	\$2,685	\$2,411,389	08-Jul-14	773.4	9.1	36.7	76.0	0.0	3.0
E17 Coosaw Land, LLC	\$3,385	\$2,538	\$2,538	\$1,185	\$0	\$5,077	\$2,503	\$578,250	10-Aug-16	0.0	0.0	225.0	6.0	0.0	0.0
Mean:	\$2,385	\$1,789	\$1,789	\$835	\$0	\$3,577	\$1,947			190	10	522	66	0	8
% STD:	27.7%	27.7%	27.7%	27.7%	27.7%	27.7%	28.7%								
Relative Value:	100%	75%	75%	35%	0%	150%									

Land Type Category Definitions	I	Cropland
	II	Grassland/Open
	III	Upland woodland
	IV	Lowland woodland
	V	Swamp/Marsh
	VI	Ponds

These data indicate that when the bare land prices of all sales are not broken down into component land categories, the standard deviation of the average overall price per acre is 28.7% of the mean. When the land of each comparable sale is broken down into cropland, general open land, upland woodland, lowland woodland, building sites, and ponds and the relative values are adjusted as shown in the table, the overall standard deviation of the sample reduces to 27.7%, indicating that the relative component values have slight statistical significance across the sample of the sales shown. The correlation was not as strong as in the market sales in the previous section due to the more varied sample of sales and locations.

SALES GRID—AFTER EASEMENT

Analysis and Comparison of Easement Land Sales								
	Sale	Subject	E12	E13	E14	E15	E16	E17
Sale Information	Buyer		Henry B Lewis	Terry W. Strickland	Dale and Emmal Cannon	Arthur K Cates	FLO Fund Domestic, LLC	Coosaw Land, LLC
	Seller		Horry County State Bank	Tolmand and Sandra Lennon	Howle Q1 LLC	Edward W Hickson	Cameron Simpson	Lands End Plantation Holding Corp.
	County		Horry	Marion	Sumter	Georgetown	Sumter	Beaufort
	Sale Date		4/14/2014	3/22/2012	9/14/2012	5/16/2014	7/8/2014	8/10/2016
	Price		\$64,500	\$112,000	\$628,238	\$1,300,000	\$2,700,000	\$867,000
	Type of Easement		Ag use	FRPP (Ag use)	Ag use	Ag use	FRPP (Ag use)	Land Trust
	Land Acres	32.55	36.12	56.5	335.06	367.75	898.2	231
	Timber Contribution*	\$0	\$0	\$0	\$159,250	\$350,000	\$0	\$288,750
	Improvements Contribution	\$0	\$0	\$0	\$0	\$462,500	\$288,611	\$0
	Land-only Contribution		\$64,500	\$112,000	\$468,988	\$487,500	\$2,411,389	\$578,250
	Cropland	0	20.0	55.5	90.0	24.0	773.4	
	Grassland/Open	30.05				10.0	9.1	
	Upland woodland	2.5			245.1	277.0	36.7	225.0
	Lowland woodland	0	16.1	1.0		48.8	76.0	6.0
	Swamp/Marsh	0						
	Ponds	0				8.0	3.0	
Gross price per acre		\$1,786	\$1,982	\$1,875	\$3,535	\$3,006	\$3,753	
Adjustments	Quantitative Adjustments							
	Timber Adjustment		\$0	\$0	-\$475	-\$952	\$0	-\$1,250
	Land Quality/use adjustment:		\$101	-\$478	-\$115	\$37	-\$529	\$35
	Improvements adjustment		\$0	\$0	\$0	-\$1,258	-\$321	\$0
	Adjusted value/acre:		\$1,887	\$1,504	\$1,285	\$1,363	\$2,156	\$2,538
	Subjective (%) Adjustments							
	Time, conditions of sale		10.0%				-10.0%	
	Location, access, frontage			20.0%	20.0%	10.0%		-10.0%
	Size				25.0%	25.0%		20.0%
	Condition, Topography, flood							
Easement restrictions								
Amenities, river frontage							-15.0%	
Total % Adjustments:		10.0%	20.0%	45.0%	35.0%	-10.0%	-5.0%	
Conclusions	Indicated Subject Land Value		\$2,065	\$1,900	\$1,915	\$1,827	\$1,888	\$2,413
			Subject Acreage:		32.55			
		Mean Value Indication:		\$2,001				
		Standard Deviation:		\$217 11%				
		Median Value:		\$1,908				
		Selected per-acre land value:		\$2,000				
		Estimated value of constrained subject land:		\$65,100				

QUANTITATIVE ADJUSTMENTS

Quantitative adjustments were made in the same manner as in the market appraisal. The specific subjective adjustments were discussed on the sales grid.

SUBJECTIVE ADJUSTMENTS

Sale E12 was adjusted upward for motivated seller (bank sale). Sale E13 was adjusted upward for its inferior location in Marion County. Sale E14 was adjusted upward for its inferior location and upward 25% for its

much larger size. Sale E15 was adjusted upward 10% for its inferior location and 25% for its much larger size. Sale E16 was adjusted downward 10% for a motivated buyer that is known for paying premium prices for cropland. The sale was not adjusted for size, as commercial cropland tracts tend to be based more purely on price per acre with little regard for size. Sale E17 was adjusted downward 10% for its superior island location in Beaufort County, upward 20% for its much larger size, and downward 15% for its superior marsh frontage amenity.

27. VALUE ESTIMATE BY INCOME CAPITALIZATION APPROACH

The income approach was not used.

28. CORRELATION AND FINAL VALUE ESTIMATE (AFTER EASEMENT)

As the sales comparison approach was the only viable approach to value, it is my opinion that the value after the easement is the sales comparison approach estimate of \$56,963 rounded to:

**Sixty-Five Thousand Dollars
(\$65,000).**

PART VII—EASEMENT ANALYSIS

29. RECAPITULATION

SUMMARY

The value of the property appraised before the easement was estimated to be \$146,000. The hypothetical value for the subject land after the easement is estimated to be \$65,000.

Value Before:	\$146,000
<u>Value After:</u>	<u>\$65,000</u>
Difference (easement value):	\$81,000

EXPOSURE AND MARKETING TIME ESTIMATES

Exposure Time is defined as:

*"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."*⁶

Paramount to the estimate of exposure time is the presumption to have occurred prior to the valuation date. In determining an exposure time, the appraiser may utilize statistical information of comparable sales to

⁶ *Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Market Value Estimates"*

conclude the number of days on the market or obtain an estimate from active participants or brokers in the market place.

Marketing Period is defined as:

"An estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective time for negotiation, the exercise of due diligence, and the consummation of a sale price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.⁷

Paramount to the estimate of marketing period is the presumption to have occurred after the valuation date. In determining a marketing period, the appraiser may utilize statistical information of comparable sales to conclude the number of days on the market or obtain an estimate from active participants or brokers in the market place.

In the case of the subject property exposure time and marketing period are considered to be equal. It is my opinion that the exposure period and marketing time of the subject property is 12 months.

30. ALLOCATION AND EXPLANATION OF DAMAGES

None.

31. EXPLANATION OF SPECIAL BENEFITS

See the discussion on Pages 33-35.

⁷Advisory Opinion G-7 of the Appraisal Standards Board of The Appraisal Foundation and *Statement on Appraisal Standards No. 6*, "Reasonable Exposure Time in Market Value Estimates" address the determination of reasonable exposure and marketing time.

PART VII—EXHIBITS AND ADDENDA

32. LOCATION MAPS

REGIONAL MAP

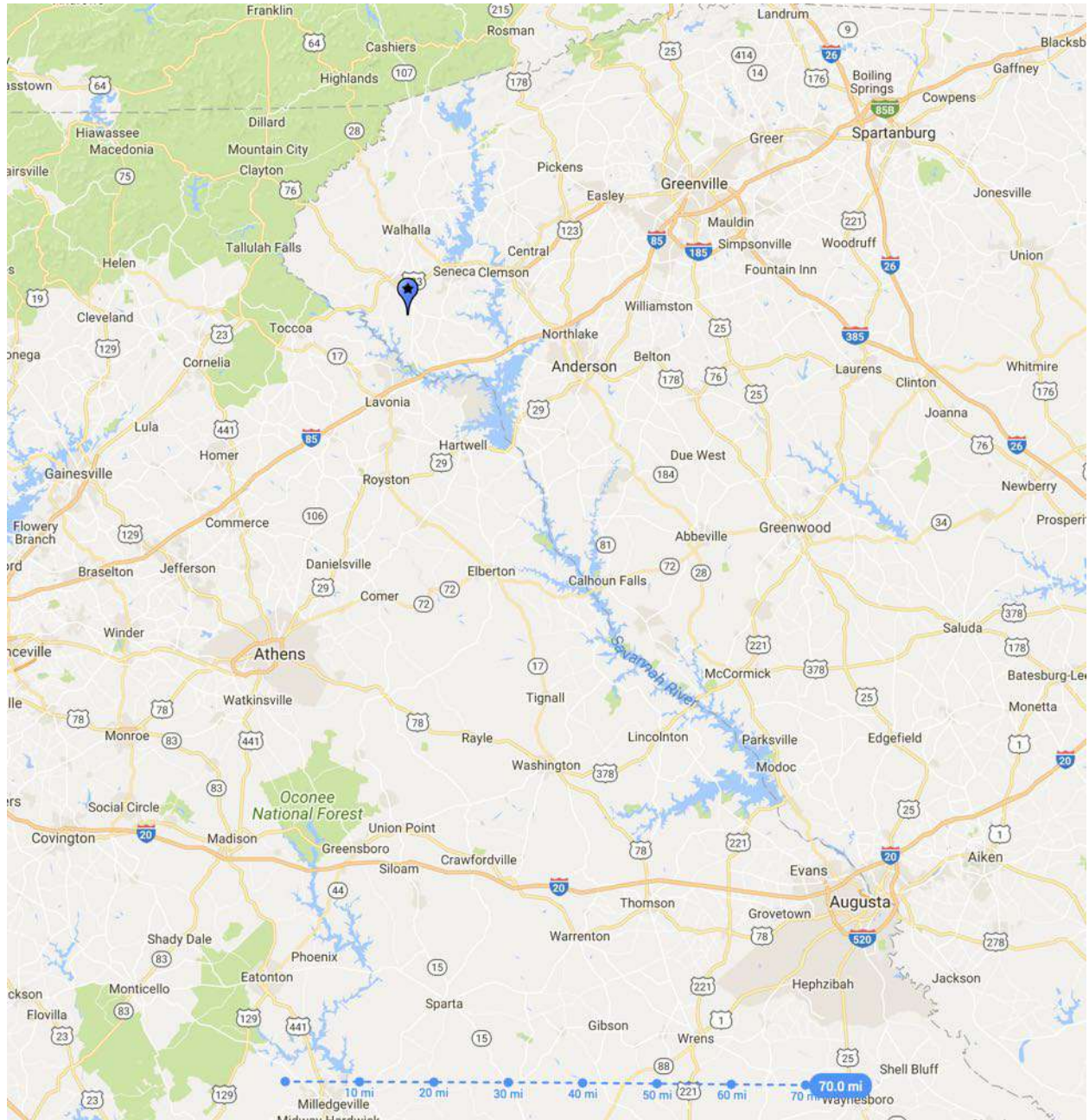


FIGURE 3. SUBJECT IS IN DARK BLUE

33. COMPARABLE DATA MAPS

Comparable sales data maps may be found in **Section 17** and **Section 26**.

34. DETAIL OF COMPARATIVE SALES DATA

Sales 1 through 8 were used for the before the easement analysis. Sales E12 through E17 were used in the after the easement analysis.

Sale 1

Buyer: Powell, Amanda
Seller: Powell, James, et al.
Purchase Price: \$240,000
Acres: 47.71
Tax Map: 3100-00-01-001
Location: 4.8 miles north of Fair Play, SC
Short Description: Pasture tract

County: Oconee
Sale Date: 5-Feb-18
Deed Ref: 2333-326
Zoning: none
Gross price/ac: \$5,030
Land price/ac: \$5,030

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0

A family member purchased the parcel from a family trust at market rates.



Sale 1 Detailed Adjustment Sheet

Sales Price: **\$240,000**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$5,182	\$0
Pasture/open	30.1	44.2	-14.2	\$5,182	-\$73,384
Upland woodland	2.5	0.0	2.5	\$3,369	\$8,422
Low woodland/wetland	0.0	3.0	-3.0	\$2,591	-\$7,774
Building sites	0.0	0.0	0.0	\$5,182	\$0
Ponds	0.0	0.5	-0.5	\$6,219	-\$3,109
	32.6	47.7	-15.2	Total:	-\$75,845

Subtotal after quantitative adjustments: \$164,155

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$164,155

See the sales grid for explanation of subjective adjustments.

Sale 2

Buyer: Burton, Phillip A
Seller: Wilson, Emily B
Purchase Price: \$140,000
Acres: 38.39
Tax Map: 235-00-02-076
Location: 1.6 miles NE of Westminster
Short Description: Pasture and cutover woodland

County: Oconee
Sale Date: 25-Feb-16
Deed Ref: 2164-114
Zoning: none
Gross price/ac: \$3,647
Land price/ac: \$3,647

Timber Value: \$0
Leases, contracts: \$0
Est. Impr. Value: \$0



Sale 2 Detailed Adjustment Sheet

Sales Price: \$140,000

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$4,589	\$0
Pasture/open	30.1	16.3	13.8	\$4,589	\$63,097
Upland woodland	2.5	21.1	-18.6	\$2,983	-\$55,450
Low woodland/wetland	0.0	1.0	-1.0	\$2,294	-\$2,294
Building sites	0.0	0.0	0.0	\$4,589	\$0
Ponds	0.0	0.0	0.0	\$5,507	\$0
	32.6	38.4	-5.8	Total:	\$5,353

Subtotal after quantitative adjustments: \$145,353

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$145,353

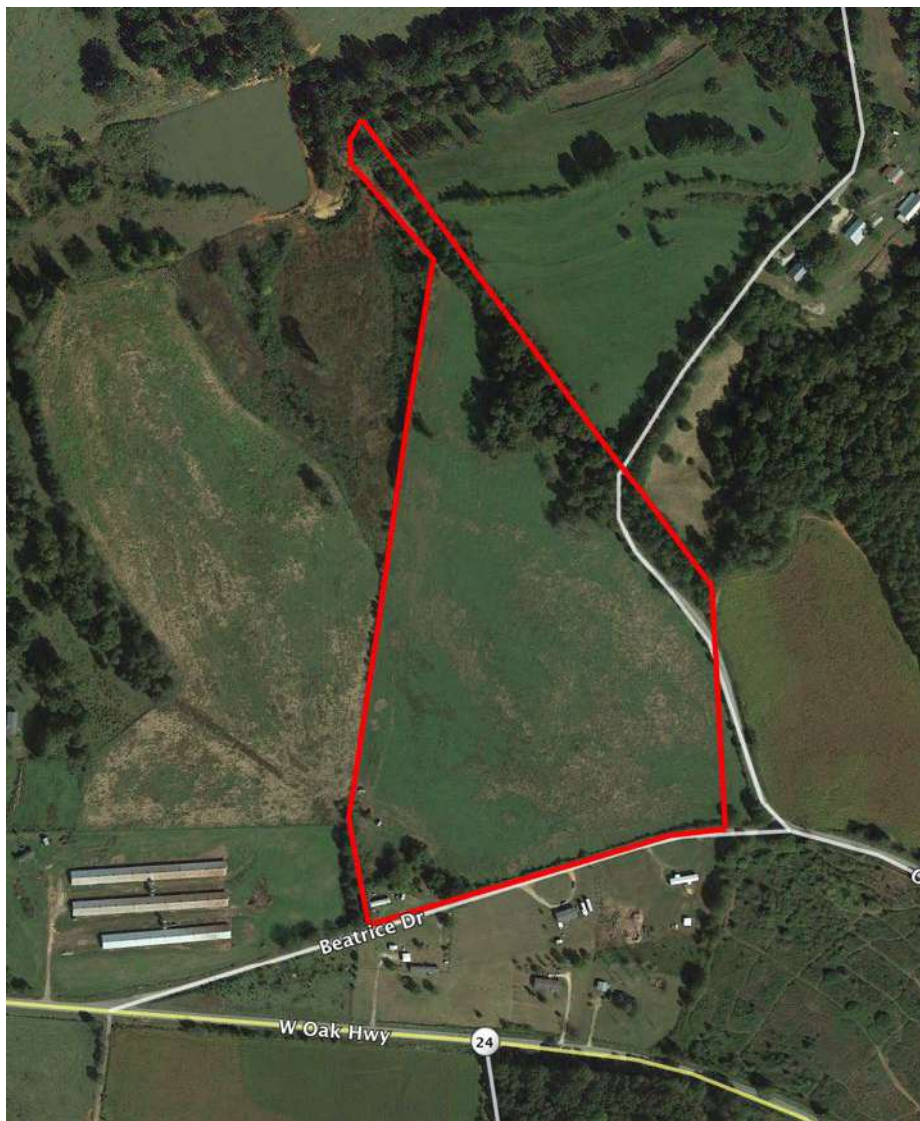
See the sales grid for explanation of subjective adjustments.

Sale 3

Buyer: Gambrell, Elijah
Seller: Treadaway, Michael
Purchase Price: \$127,500
Acres: 30
Tax Map: 301-00-03-007
Location: 5.5 miles NNE of Fair Play, SC
Short Description: Pasture tract

County: Oconee
Sale Date: 14-Jul-15
Deed Ref: 2117-19
Zoning:
Gross price/ac: \$4,250
Land price/ac: \$4,250

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0



Sale 3 Detailed Adjustment Sheet

Sales Price: **\$127,500**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$4,431	\$0
Pasture/open	30.1	26.5	3.6	\$4,431	\$15,730
Upland woodland	2.5	3.5	-1.0	\$2,880	-\$2,880
Low woodland/wetland	0.0	0.0	0.0	\$2,215	\$0
Building sites	0.0	0.0	0.0	\$4,431	\$0
Ponds	0.0	0.0	0.0	\$5,317	\$0
	32.6	30.0	2.6	Total:	\$12,850

Subtotal after quantitative adjustments: \$140,350

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$140,350

See the sales grid for explanation of subjective adjustments.

%

Sale 4

Buyer: Grant, Michael and Jimmy
Seller: Mize, Juanita L
Purchase Price: \$191,500
Acres: 47.88
Tax Map: 301-00-04-009
Location: 4.9 miles north of Fair Play, SC
Short Description: Pasture and woodland

County: Oconee
Sale Date: 6-Apr-15
Deed Ref: 2096-214
Zoning: none
Gross price/ac: \$4,000
Land price/ac: \$3,599

Timber Value: \$19,200
Leases, contracts: None
Est. Impr. Value: \$0



Sale 4 Detailed Adjustment Sheet

Sales Price: **\$191,500**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$19,200	-\$19,200
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	-\$19,200

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$4,692	\$0
Pasture/open	30.1	16.0	14.1	\$4,692	\$65,923
Upland woodland	2.5	31.9	-29.4	\$3,050	-\$89,603
Low woodland/wetland	0.0	0.0	0.0	\$2,346	\$0
Building sites	0.0	0.0	0.0	\$4,692	\$0
Ponds	0.0	0.0	0.0	\$5,630	\$0
	32.6	47.9	-15.3	Total:	-\$23,681

Subtotal after quantitative adjustments: \$148,619

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$148,619

See the sales grid for explanation of subjective adjustments.

%

Sale 5

Buyer: Hestir, William, etal.
Seller: Ridgeway, Lynn M etal.
Purchase Price: \$199,500
Acres: 49
Tax Map: 312-00-04-003
Location: 5.3 miles NE of Fair Play, SC
Short Description: Grassland and woodland

County: Oconee
Sale Date: 7-Jun-17
Deed Ref: 2274-82
Zoning: none
Gross price/ac: \$4,071
Land price/ac: \$4,071

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0



Sale 5 (cont.)

Building Improvements Detail

Description	Area	Cond.	RCN	Eff. Age	Rem. Eco. Life	% good	DRCN
							\$0
							\$0
							\$0

Land Improvements Detail

Description of Land Improvements	Est. Value
	\$0

Timber Detail

--	--

Land Component Detail

Land Type	Component	Acres	Rel. Value	Value per acre	Tot. land component
	Cropland		100%	\$5,112	\$0
	Pasture/open	20.5	100%	\$5,112	\$104,798
	Upland woodland	28.5	65%	\$3,323	\$94,702
	Low woodland/wetland		50%	\$2,556	\$0
	Building sites		100%	\$5,112	\$0
	Ponds		120%	\$6,135	\$0
	Total:	49			\$199,500
	From Description:	49			

Center Pivot Irrigation Calculations

ID	Radius (ft)	Arc (deg.)	Acres	\$/ac	Total contrib. value

Sale 5 Detailed Adjustment Sheet

Sales Price: **\$199,500**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$5,112	\$0
Pasture/open	30.1	20.5	9.6	\$5,112	\$48,821
Upland woodland	2.5	28.5	-26.0	\$3,323	-\$86,395
Low woodland/wetland	0.0	0.0	0.0	\$2,556	\$0
Building sites	0.0	0.0	0.0	\$5,112	\$0
Ponds	0.0	0.0	0.0	\$6,135	\$0
	32.6	49.0	-16.5	Total:	-\$37,574

Subtotal after quantitative adjustments: \$161,926

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$161,926

See the sales grid for explanation of subjective adjustments.

Sale 6

Buyer: Stovall, Lindsay D
Seller: Lyles, Betty H
Purchase Price: \$140,000
Acres: 40.08
Tax Map: 260-00-02-003
Location: 6.2 miles WSW of Westminster, SC
Short Description: Grassland and woodland

County: Oconee
Sale Date: 12-May-15
Deed Ref: 2104-93
Zoning: none
Gross price/ac: \$3,493
Land price/ac: \$3,291

Timber Value: \$8,100
Leases, contracts: None
Est. Impr. Value: \$0



Sale 6 Detailed Adjustment Sheet

Sales Price: **\$140,000**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$8,100	-\$8,100
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	-\$8,100

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$4,077	\$0
Pasture/open	30.1	18.0	12.1	\$4,077	\$49,128
Upland woodland	2.5	22.1	-19.6	\$2,650	-\$51,888
Low woodland/wetland	0.0	0.0	0.0	\$2,039	\$0
Building sites	0.0	0.0	0.0	\$4,077	\$0
Ponds	0.0	0.0	0.0	\$4,892	\$0
	32.6	40.1	-7.5	Total:	-\$2,760

Subtotal after quantitative adjustments: \$129,140

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	10%	\$12,914
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments: 10%	\$12,914

Indicated Value of Subject: \$142,054

See the sales grid for explanation of subjective adjustments.

Sale 7

Buyer: Wilbanks, Phillip L
Seller: Bennett, Billy G
Purchase Price: \$68,000
Acres: 20.33
Tax Map: 289-00-01-090
Location: 4 miles SE of Westminster, SC
Short Description: Grassland and woodland

County: Oconee
Sale Date: 20-May-15
Deed Ref: 2106-93
Zoning: none
Gross price/ac: \$3,345
Land price/ac: \$3,345

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0



Sale 7 (cont.)

Building Improvements Detail

Description	Area	Cond.	RCN	Eff. Age	Rem. Eco. Life	% good	DRCN

\$0

Land Improvements Detail

Description of Land Improvements	Est. Value

\$0

Timber Detail

--	--

Land Component Detail

Land Type	Component	Acres	Rel. Value	Value per acre	Tot. land component
	Cropland		100%	\$3,952	\$0
	Pasture/open	11.4	100%	\$3,952	\$45,058
	Upland woodland	8.93	65%	\$2,569	\$22,942
	Low woodland/wetland		50%	\$1,976	\$0
	Building sites		100%	\$3,952	\$0
	Ponds		120%	\$4,743	\$0

Total: **20.33**

\$68,000

From Description: 20.33

Center Pivot Irrigation Calculations

ID	Radius (ft)	Arc (deg.)	Acres	\$/ac	Total contrib. value

Sale 7 Detailed Adjustment Sheet

Sales Price: **\$68,000**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$3,952	\$0
Pasture/open	30.1	11.4	18.7	\$3,952	\$73,713
Upland woodland	2.5	8.9	-6.4	\$2,569	-\$16,519
Low woodland/wetland	0.0	0.0	0.0	\$1,976	\$0
Building sites	0.0	0.0	0.0	\$3,952	\$0
Ponds	0.0	0.0	0.0	\$4,743	\$0
	32.6	20.3	12.2	Total:	\$57,194

Subtotal after quantitative adjustments: \$125,194

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$125,194

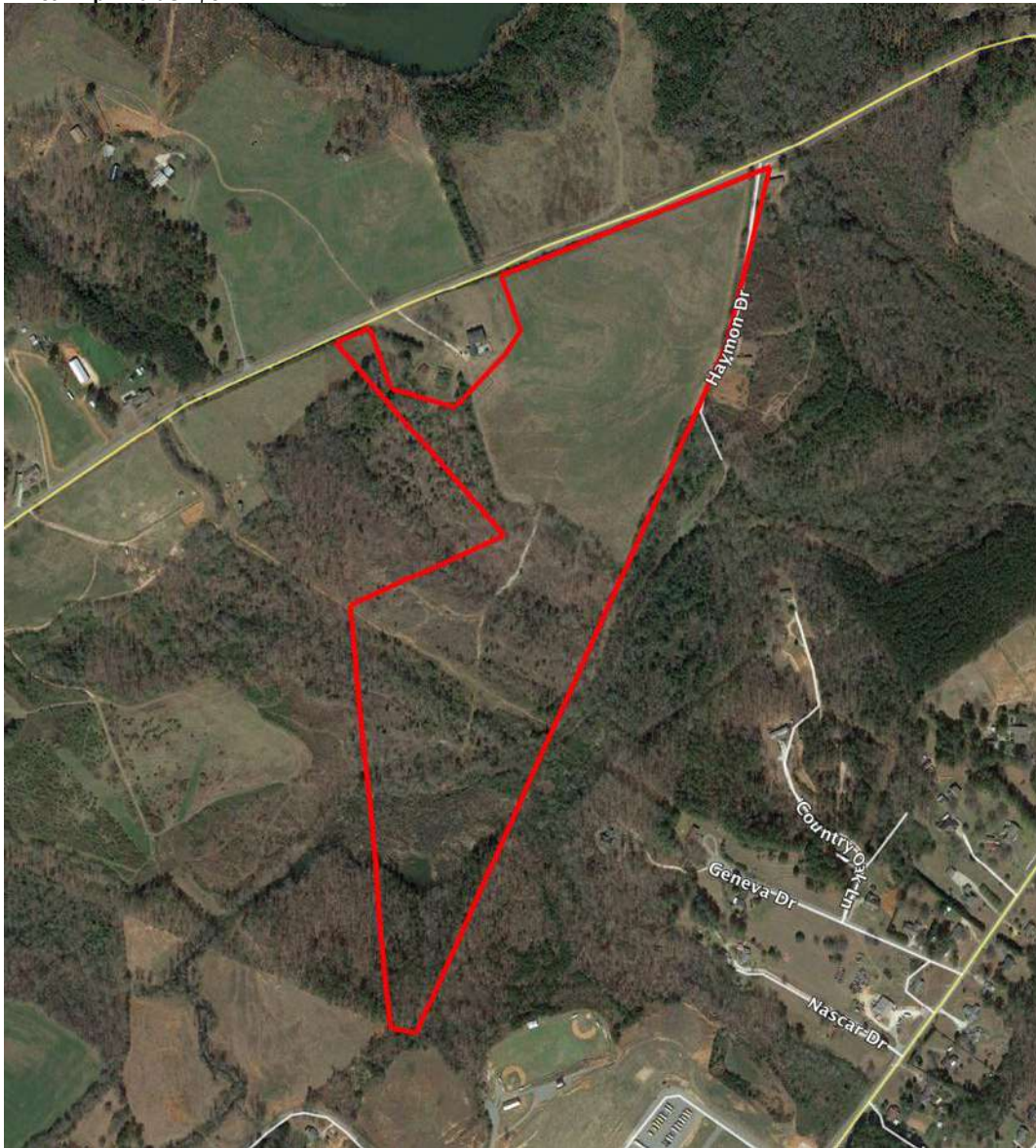
See the sales grid for explanation of subjective adjustments.

Sale 8

Buyer: Hubbard, David G
Seller: England, B M Jr. (estate)
Purchase Price: \$252,100
Acres: 67.54
Tax Map: 219-00-03-007
Location: 0.8 miles north of Westminster
Short Description: Woodland and grassland

County: Oconee
Sale Date: 1-Nov-17
Deed Ref: 2311-217
Zoning: none
Gross price/ac: \$3,733
Land price/ac: \$3,733

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0



Sale 8 Detailed Adjustment Sheet

Sales Price: **\$252,100**

Quantitative Adjustments

Timber and Improvements

	Subject	Sale	Adjustment
Timber	\$0	\$0	\$0
Land improvements	\$0	\$0	\$0
Building improvements	\$0	\$0	\$0
		Total:	\$0

Land Adjustments

	Subject	Sale	Difference	value/acre	Adjustment
Cropland	0.0	0.0	0.0	\$4,688	\$0
Pasture/open	30.1	28.2	1.9	\$4,688	\$8,674
Upland woodland	2.5	39.3	-36.8	\$3,047	-\$112,268
Low woodland/wetland	0.0	0.0	0.0	\$2,344	\$0
Building sites	0.0	0.0	0.0	\$4,688	\$0
Ponds	0.0	0.0	0.0	\$5,626	\$0
	32.6	67.5	-35.0	Total:	-\$103,595

Subtotal after quantitative adjustments: \$148,505

Subjective Adjustments

	Adj. to subtotal	Adjustment
Time, conditions of sale	0%	\$0
Location, access, frontage	0%	\$0
Size	0%	\$0
Condition, Topography	0%	\$0
Other	0%	\$0
	Net subjective adjustments:	0%

Indicated Value of Subject: \$148,505

Sale E12

Buyer: Henry B Lewis
Seller: Horry County State Bank
Purchase Price: \$64,500
Acres: 36.12
Tax Map: 009-00-01-065
Location: 13.7 miles NW of Loris on Pickney Road
Short Description: Small farm tract with ag use easement

County: Horry
Sale Date: 14-Apr-14
Deed Ref: 3726/3195
Easement: Ag Use
Gross Price/acre: \$1,786
Land Price/acre: \$1,786

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0

Buyer was a local farmer looking to increase his acreage. Easement precludes all development and subdivision. This farm cannot be used for any development of any type. No houses can be placed on the property, no commercial building or farm buildings can be erected. Farms in this area range in value from \$2800 per acre to \$4000 per acre. This sale shows a significant reduction from these per acre values.



Sale E12

Building Improvements Detail							
Description	Area	Cond.	RCN	Eff. Age	Rem. Eco. Life	% good	DRCN
							\$0

Land Improvements Detail	
Description of Land Improvements	Est. Value
	\$0

Timber Detail	

Land Component Detail					
Land Type	Component	Acres	Rel. Value	Value per acre	Tot. land component
	Cropland	20	100%	\$2,515	\$50,308
	Grassland/Open		75%	\$1,887	\$0
	Upland woodland		75%	\$1,887	\$0
	Lowland woodland	16.12	35%	\$880	\$14,192
	Swamp/Marsh		0%	\$0	\$0
	Ponds		150%	\$3,773	\$0
Total:					36.12
From Description:					36.12
					\$64,500

Total: 36.12
From Description: 36.12

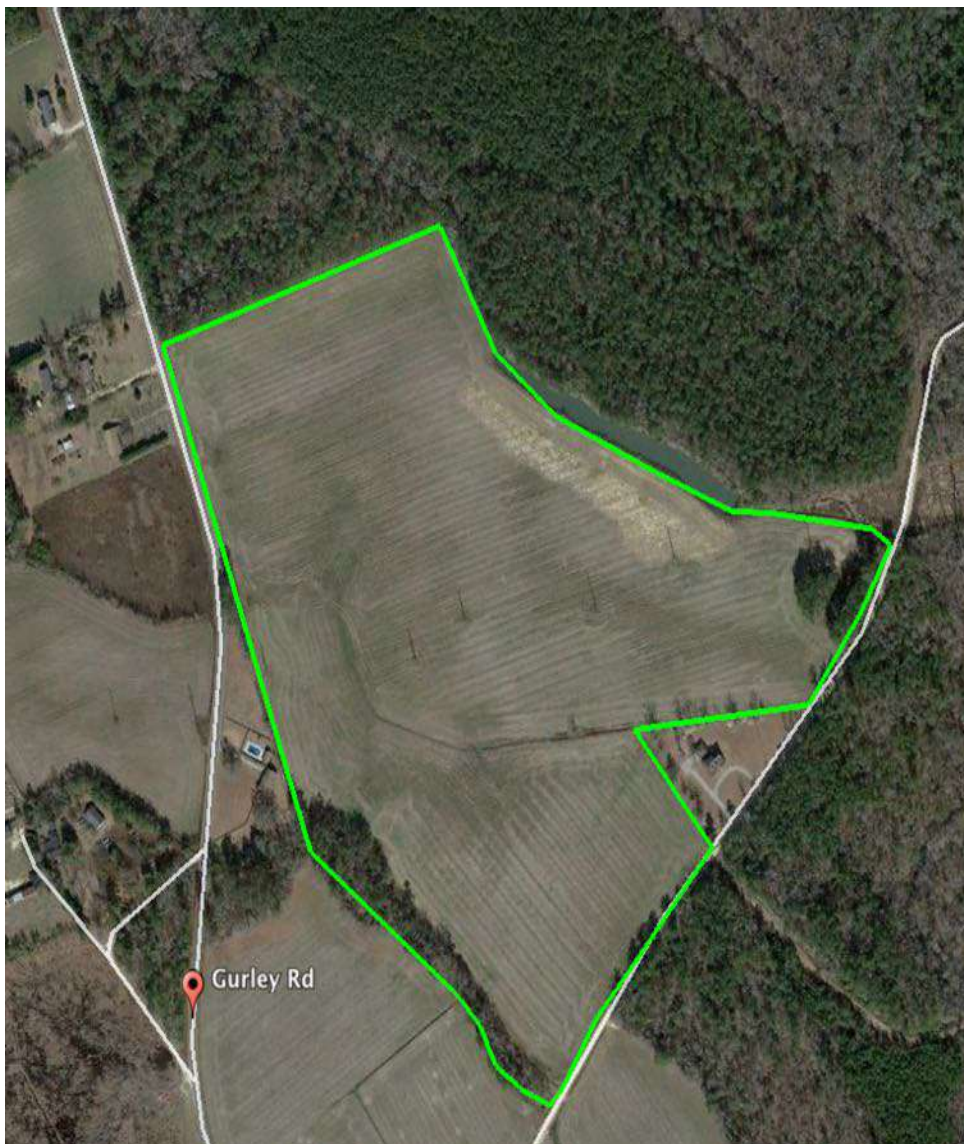
Sale E13

Buyer: Terry W. Strickland
Seller: Tolmand and Sandra Lennon
Purchase Price: \$112,000
Acres: 56.5
Tax Map: 044-030
Location: 4.0 miles NE of Marion on Gurley Road
Short Description: Farmland tract with FRPP easement

County: Marion
Sale Date: 22-Mar-12
Deed Ref: 194/170
Easement: FRPP
Gross Price/acre: \$1,982
Land Price/acre: \$1,982

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$0

The parcel is well located near US 501 Bypass and SC41-A. The sale is predominately open land that has been used as pasture prior to sale. The buyer placed the sale into row crop production.



Sale E13

Building Improvements Detail							
Description	Area	Cond.	RCN	Eff. Age	Rem. Eco. Life	% good	DRCN
							\$0

Land Improvements Detail	
Description of Land Improvements	Est. Value
	\$0

Timber Detail	

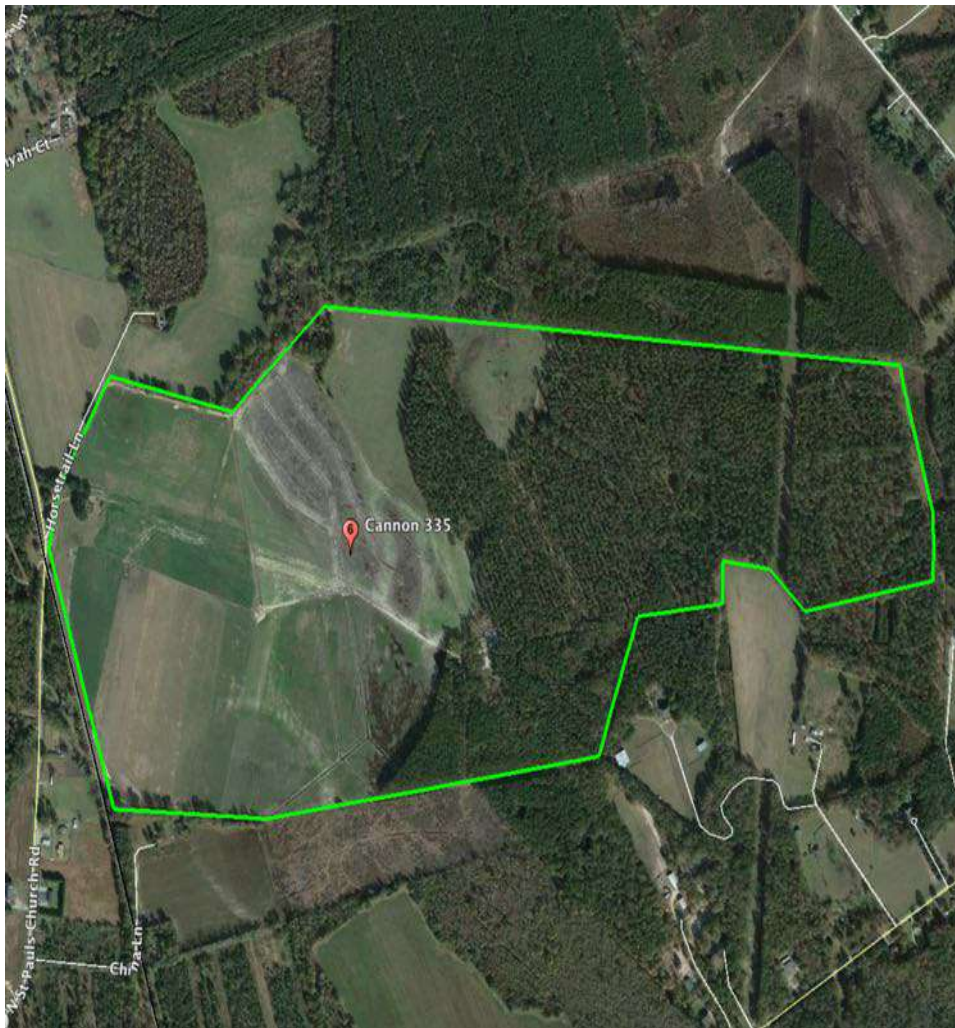
Land Component Detail					
Land Type	Component	Acres	Rel. Value	Value per acre	Tot. land component
	Cropland	55.5	100%	\$2,005	\$111,298
	Grassland/Open		75%	\$1,504	\$0
	Upland woodland		75%	\$1,504	\$0
	Lowland woodland	1	35%	\$702	\$702
	Swamp/Marsh		0%	\$0	\$0
	Ponds		150%	\$3,008	\$0
		Total:	56.5		\$112,000
		From Description:	56.5		

Sale E14

Buyer: Dale and Emmal Cannon
Seller: Howle Q1 LLC
Purchase Price: \$628,238
Acres: 335.06
Tax Map: 157-00-02-022/042, 183-00-01-014
Location: 6.7 miles west of Sumter on N St Paul Rd
County: Sumter
Sale Date: 14-Sep-12
Deed Ref: 1176/2911
Easement: Ag Use
Gross Price/acre: \$1,875
Land Price/acre: \$1,400
Short Description: Farm tract with a farm use conservation easement

Timber Value: \$159,250
Leases, contracts: None
Est. Impr. Value: \$0

Seven acres of the sale parcel were not encumbered by the easement. The buyer cut much of the timber on the western portion of the tract and converted it to farmland after purchase.



Sale E14

Building Improvements Detail							
Description	Area	Cond.	RCN	Eff. Age	Rem. Eco. Life	% good	DRCN
							\$0

Land Improvements Detail	
Description of Land Improvements	Est. Value
	\$0

Timber Detail	
Thinned pine timber, based on aerial photography	\$159,250

Land Component Detail					
Land Type	Component	Acres	Rel. Value	Value per acre	Tot. land component
	Cropland	90	100%	\$1,713	\$154,162
	Grassland/Open		75%	\$1,285	\$0
	Upland woodland	245.06	75%	\$1,285	\$314,826
	Lowland woodland		35%	\$600	\$0
	Swamp/Marsh		0%	\$0	\$0
	Ponds		150%	\$2,569	\$0
Total:					335.06
From Description:					335.06
					\$468,988

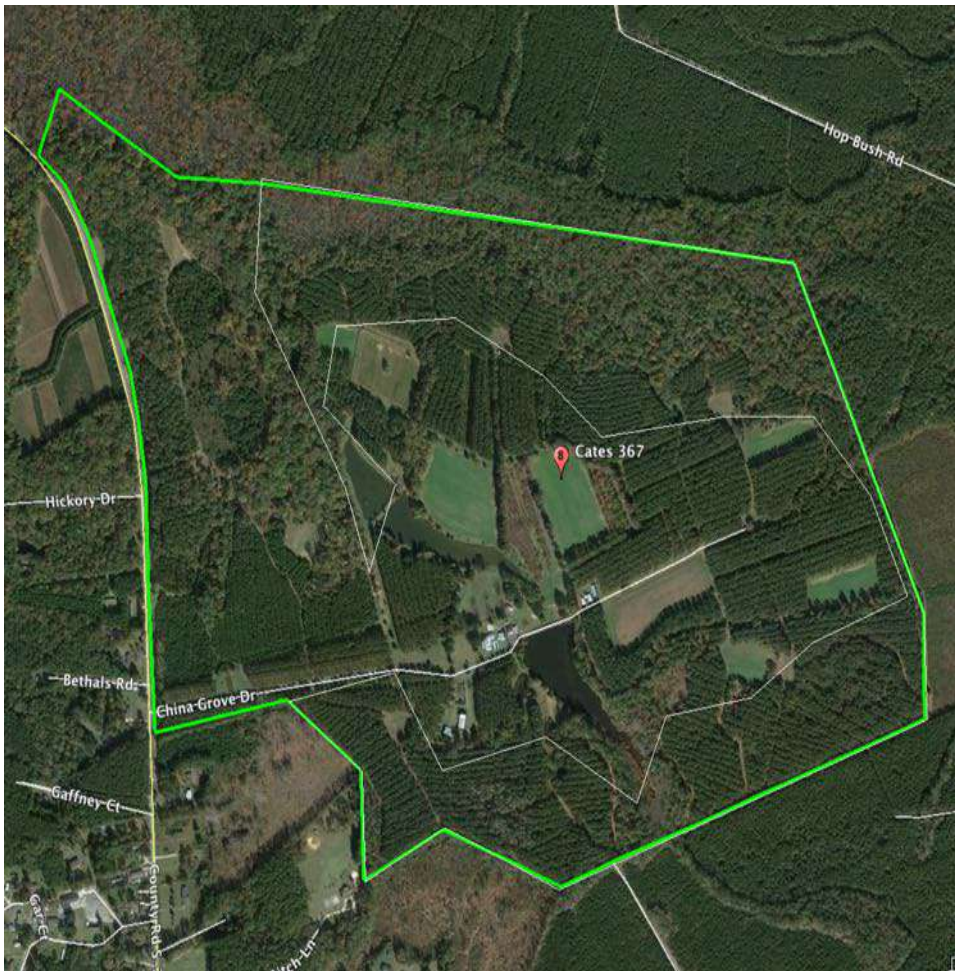
Sale E15

Buyer: Arthur K Cates
Seller: Edward W Hickson
Purchase Price: \$1,300,000
Acres: 367.75
Tax Map: 03-0428-027, -028, -029
Location: 16.95 miles NE of Georgetown, SC on Rose Hill Rd
Short Description: Improved farmland with conservation easement

County: Georgetown
Sale Date: 16-May-14
Deed Ref: 2365/132
Easement: Ag use
Gross Price/acre: \$3,535
Land Price/acre: \$1,326

Timber Value: \$350,000
Leases, contracts: None
Est. Impr. Value: \$462,500

Sale was encumbered with an ag use conservation easement. Sale is improved with a large dwelling and horse barn and also had significant timber value. Part of the sales price is a lot that is located in the Pawley's Island area that was valued at \$200,000 by both the buyer and seller. The sale shows a deed price of \$1,100,000 but an appraiser involved in the sale indicated the contract called for \$1.3M. The seller received \$665,000 for the conservation easement.



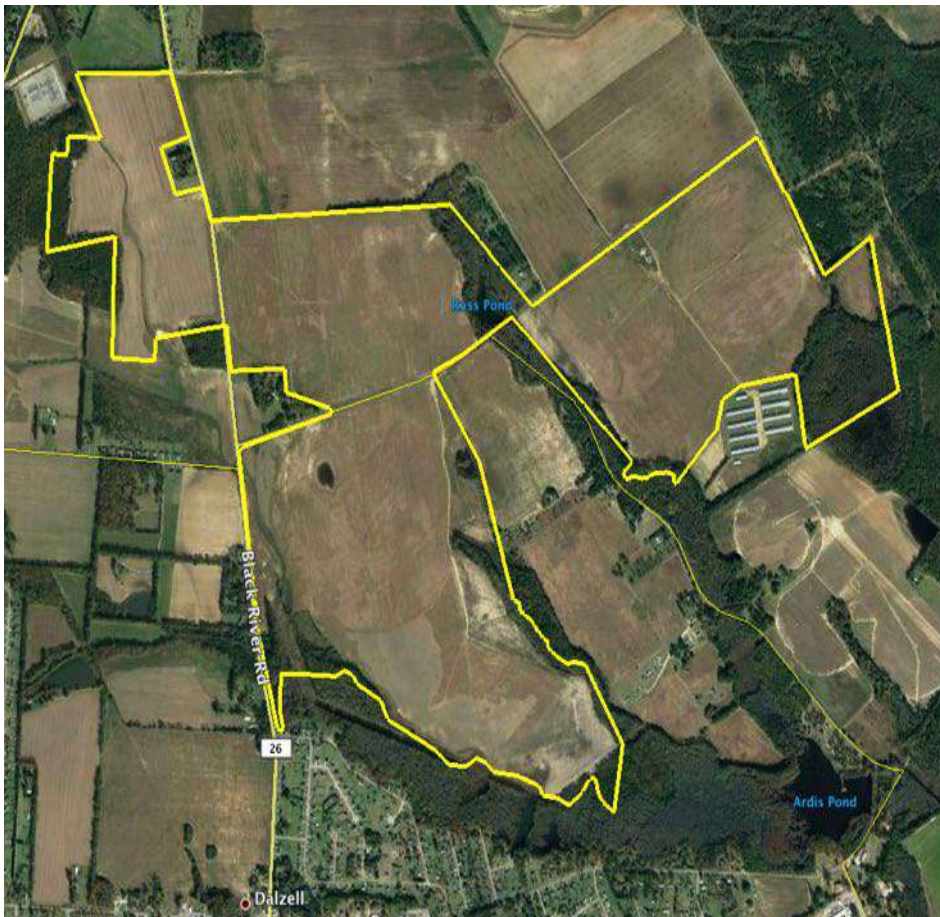
Sale E16

Buyer: FLO Fund Domestic, LLC
Seller: Cameron Simpson
Purchase Price: \$2,700,000
Acres: 898.2
Tax Map: Several
Location: 7.6 miles NW of downtown Sumter, SC
Short Description: Agricultural tract with FRPP and WRP easements

County: Sumter
Sale Date: 8-Jul-14
Deed Ref: 1203/4635
Easement: FRPP/WRP
Gross Price/acre: \$3,006
Land Price/acre: \$2,685

Timber Value: \$0
Leases, contracts: None
Est. Impr. Value: \$288,611

Tract has a federal FRPP easement on 733.6 acres and a federal wetlands easement (WRP) on 47.8 acres in the far eastern corner of the tract. approximately 116 acres on the west side of Black River Road are not constrained by either easement. Buyer is an agricultural Investment Management Organization that buys and leases large tracts of farmland in the region. Sale included several center pivot irrigation systems, some of which have since been replaced and upgraded by the buyer.



Sale E17

Buyer: Coosaw Land, LLC
Seller: Lands End Plantation Holding Corp.
Purchase Price: \$867,000
Acres: 231
Tax Map: R300 041 000 0001
Location: St Helena Island, southwest corner
Short Description: Marshfront property with conservation easement

County: Beaufort
Sale Date: 10-Aug-16
Deed Ref: 3506-1569
Easement: Land Trust
Gross Price/acre: \$3,753
Land Price/acre: \$2,503

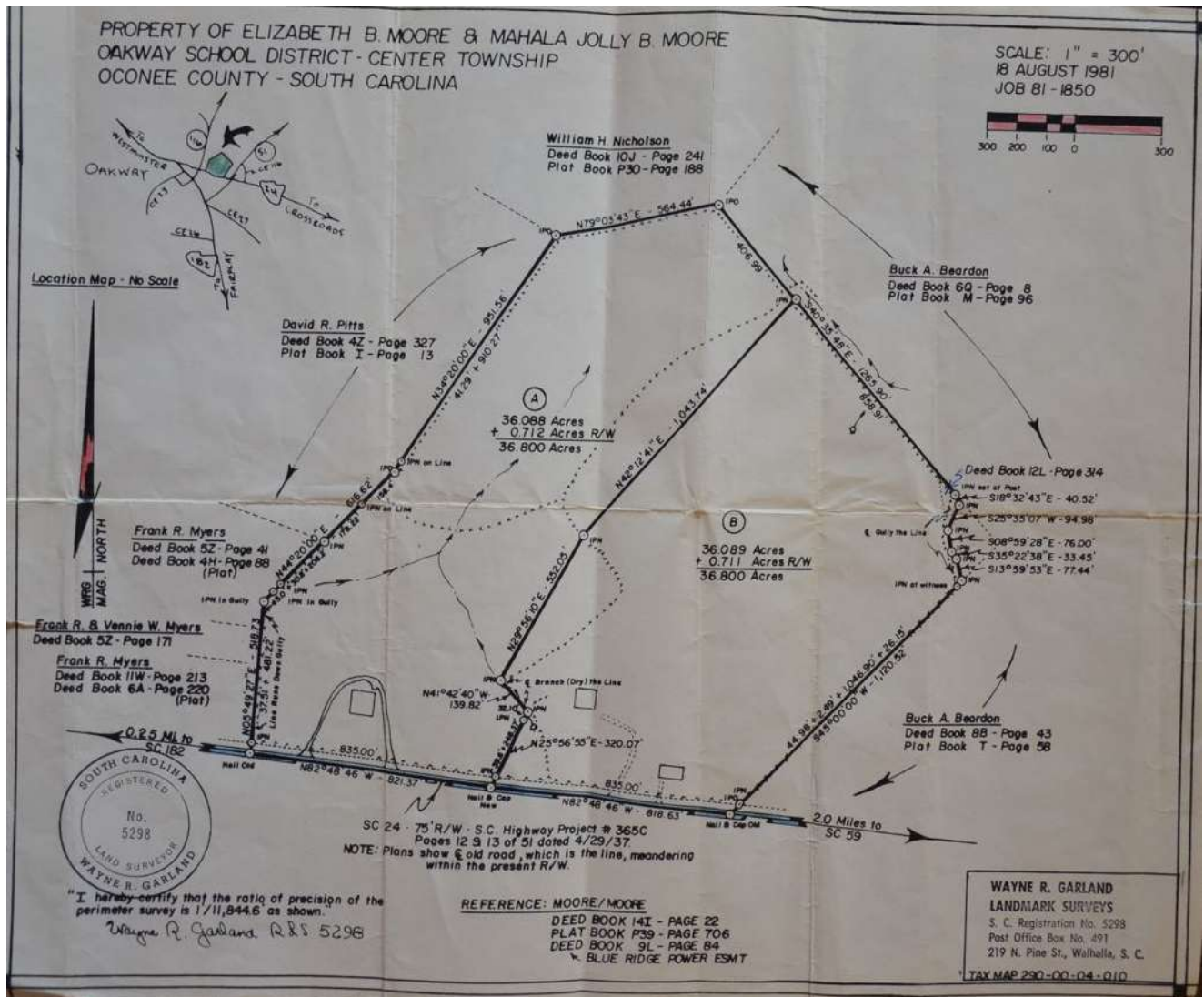
Timber Value: \$288,750
Leases, contracts: None
Est. Impr. Value: \$0

Tract sold with a Beaufort County Open Land Trust conservation easement in place that allows for 7 subdivisions between and 13 acres in a specified area. The owner was paid \$471,500 for this easement. The property is marshfront but does not have navigable water access. The buyer cut over the timber soon after sale. Tract has private dirt road access only.



35. PLOT PLAN

The plat follows. The delineation of the easement has not yet been formally surveyed and is included in the property description section of this report.



36. FLOOR PLANS

Not required for this report.

37. TITLE EVIDENCE REPORT

A title evidence report was not supplied.

38. OTHER PERTINENT EXHIBITS

PHOTOGRAPHS

All photographs were taken by the appraiser on the date of the inspection.



FIGURE 4. FACING SOUTH IN THE EASTERN PORTION OF THE TRACT



FIGURE 5. ROLLING PASTURE TYPICAL OF THE PROPERTY



FIGURE 6. FENCELINE, CENTRAL PORTION OF THE PROPERTY



FIGURE 7. NORTHERN PORTION OF THE TRACT. TREE LINE TO THE RIGHT IS THE NE PROPERTY BOUNDARY



FIGURE 8. VIEW OF SMALLER RESIDENCE FROM THE WEST OAK HIGHWAY (NOT IN EASEMENT AREA)



FIGURE 9. VIEW OF LARGER RESIDENCE FROM THE CENTER OF THE TRACT (NOT IN THE EASEMENT AREA)

APPRAISER QUALIFICATIONS

RICHARD H. HOLSTEIN IV, P.E.

Moore FRPP

APPRAISAL EXPERIENCE:

I started in the appraisal business in 2005 after careers in the military and engineering. I moved back home to South Carolina and joined my father at Holstein Appraisals, where he had spent the previous 20 years developing a specialized appraisal business focusing on agricultural properties, agri-business, rural estates, conservation easements, and other non-standard rural properties across South Carolina, North Carolina, and Georgia. I cut my teeth in this business appraising everything from broiler farms to feed mills to rural commercial properties. I have appraised some of the largest farming operations in South Carolina and Georgia, including the nation's largest peach farm and largest onion farm. I have appraised wildlife refuges in excess of 150,000 acres for the federal government; but I have also appraised plenty of small 5-acre rural tracts for individuals. *I truly enjoy the variety and the challenge of the appraisal business.*

District 1 Representative, **Batesburg-Leesville SC Planning Commission**
Member, **South Carolina Professional Appraisers Coalition**
Associate Member, **The Appraisal Institute**

CAREER HIGHLIGHTS:



HOLSTEIN APPRAISALS. Certified General Real Estate Appraiser specializing in complex income-producing agricultural properties, conservation easements, rural estate properties, and general agri-business. **2005 – Present**



TETRA TECH. Louisville, KY Operations Manager in charge of a 30-person engineering office specializing in water/wastewater system design, structural engineering, and environmental engineering. **1997 – 2008.**



RADIAN INTERNATIONAL LLC. Staff Environmental Engineer, Raleigh, NC and Louisville, KY, specializing in air quality, air pollution control technologies, and water quality projects. **1994 – 1997.**



U.S. ARMY. Military Intelligence Officer in the airborne forces, serving in a variety of command and staff positions in the 519th Military Intelligence Battalion, including command of a POW interrogation company and other operational intelligence units in a variety of theaters of operation in peacetime and combat. **1985 - 1994**

EDUCATION:



M.S. CIVIL ENGINEERING, North Carolina State University, Environmental Engineering concentration, 1994



B.S. MECHANICAL ENGINEERING, Clemson University, 1984

CLIENTS:

GOVERNMENT

USDA Farm Service Agency
USDA NRCS
US Department of the Interior
US Fish and Wildlife Service
South Carolina Forestry Commission

CORPORATE/PRIVATE

We work for a variety of commercial lenders, agricultural lenders, agricultural real estate investment trusts (REITs), farm management operations, capital investment groups, and land trusts.

CERTIFICATIONS:

EDUCATION BEYOND GENERAL CERTIFICATION COURSES

U.S. Brownfield Association, Valuation of Environmentally Damaged Properties, Chicago, IL, 2006
Conservation Easements Seminar, Columbia, SC, 2007
FHA Appraisal Certification, Charleston, SC, 2007
Timberland Valuation Seminar, Columbia, SC, 2008
Valuation of Historic Properties, Charleston, SC, 2009
Foreclosure and REO Properties, Columbia, SC, 2010
Environmental Considerations for Appraisers, Columbia, SC, 2010
Environmentally Damaged Income Properties, Columbia, SC, 2010
Uniform Appraisal Standards for Federal Land Acquisition (Yellow Book), Denver, CO, 2012
Conservation Easements—Tax Implications, IRS, Columbia, SC 2013
Appraisal of Poultry Facilities, Greensboro, NC, 2017

REGISTRATIONS

Certified General Appraiser

SC 5509 | NC A7477 | GA 345673

Registered Professional Engineer

SC #25438 (inactive)
KY #21325 (inactive)

BCD1157789

State of South Carolina
 Department of Labor, Licensing and Regulation
 Real Estate Appraisers Board

RICHARD H HOLSTEIN IV

Is hereby entitled to practice as a:
Certified General Appraiser

License Number: **5509**

Expiration Date: 06/30/2018
POCKET CARD

Saura R. Smith
 Administrator

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2018

17 A7477 <small>APPRAISER NUMBER</small>	RICHARD H HOLSTEIN IV <small>REGISTRATION LICENSE / CERTIFICATE HOLDER</small>	18 G Y <small>TYPE NATIONAL REGISTRY</small>
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[Signature]
 APPRAISER'S SIGNATURE EXECUTIVE DIRECTOR

RICHARD HENRY HOLSTEIN

345073

Status ACTIVE

END OF RENEWAL
09/30/2017

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
 Real Estate Commission
 200 Peachtree Street, N.E.
 Atlanta, GA 30303-1605


WILLIAM L. ROGERS, JR.
 Real Estate Commissioner

10271705

DEED INFORMATION

PROPERTY CARD



Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Oconee Home
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Owner and Parcel Information			
Owner Name	MOORE PEGGY ELIZABETH B	Today's Date	May 11, 2018
Mailing Address	199 TWIN OAKS LANE	Parcel Number	290-00-04-010 Tax ID: 38877
	WESTMINSTER, SC 296930000	Tax District	(District 001)
Location Address		2015 Millage Rate	
Legal Description	(34.318 AC)	Acres	34.318
Property Class / Property Type	/ Farm with Living Unit	Parcel Map	Show Parcel Map
Neighborhood	CENTER TWP		
Generate Owner List By Radius			

2016 Tax Year Value Information		
Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
\$ 109,200	\$ 57,790	\$ 166,990

Land Information					
Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
75	0	0	0	33.318	1,451,332
90	0	0	0	1	43,560

Residential Building Information								
Occupancy	Style	Base Area Sq Ft	Finished Living Area Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
11	11 Ranch	1,102	1,102	1.0	Normal for Class	MASONRY VENEER	1962	1962
Roof Material	Roof Type	Roof Frame	Roof Pitch	Heating Type	Rooms/Bedrooms/Bathrooms	Grade	Sketch	
Asphalt Shingles	Gable	Std for class		Wall units	5/3/1.5	Fair	Show Building Sketch	

Commercial and Miscellaneous Improvement Information							
Building Type	Year Built	Eff Year Built	Length/Width/Height	Size	Grade	Sketch	
ICP	0	0	22 / 12 / 0	264		Show Sketch	
UTILROOM	1995	1995	10 / 10 / 1	100 SF	Avg	Show Sketch	
UTLSHED	1987	1987	8 / 8 / 10	64 SF	Avg	Show Sketch	

Sale Information					
Sale Date	Sale Price	Deed Book / Page	Qualification Reason	Grantor	Grantee
No Sales Information available for this parcel					

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Oconee Home
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The Oconee County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 10, 2018

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House has 1 full bath and 3 bedrooms



Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Oconee Home
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Owner and Parcel Information			
Owner Name	MOORE PEGGY ELIZABETH B	Today's Date	May 30, 2018
Mailing Address	199 TWIN OAKS LANE	Parcel Number	290-00-04-080 Tax ID: 1068932
	WESTMINSTER, SC 296930000	Tax District	(District 001)
Location Address		2015 Millage Rate	
Legal Description	(2.481 AC)	Acres	2.481
Property Class / Property Type	/ Residential 1 Family	Parcel Map	Show Parcel Map
Neighborhood	CENTER TWP		
Generate Owner List By Radius			

2016 Tax Year Value Information		
Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
\$ 13,690	\$ 52,180	\$ 65,870

Land Information					
Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
90	0	0	0	1	43,560
93	0	0	0	1.481	0

Residential Building Information								
Occupancy	Style	Base Area Sq Ft	Finished Living Area Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
Single family	32 Traditional	3,472	2,315	1.0	Normal for Class	FRAME SIDING	1909	1909
Roof Material	Roof Type	Roof Frame	Roof Pitch	Heating Type	Rooms/Bedrooms/Bathrooms	Grade	Sketch	
Metal	Hip	Std for class		Forced hot air	6/3/4.5	Low	Show Building Sketch	

Commercial and Miscellaneous Improvement Information						
Building Type	Year Built	Eff Year Built	Length/Width/Height	Size	Grade	Sketch
No miscellaneous information available for this parcel.						

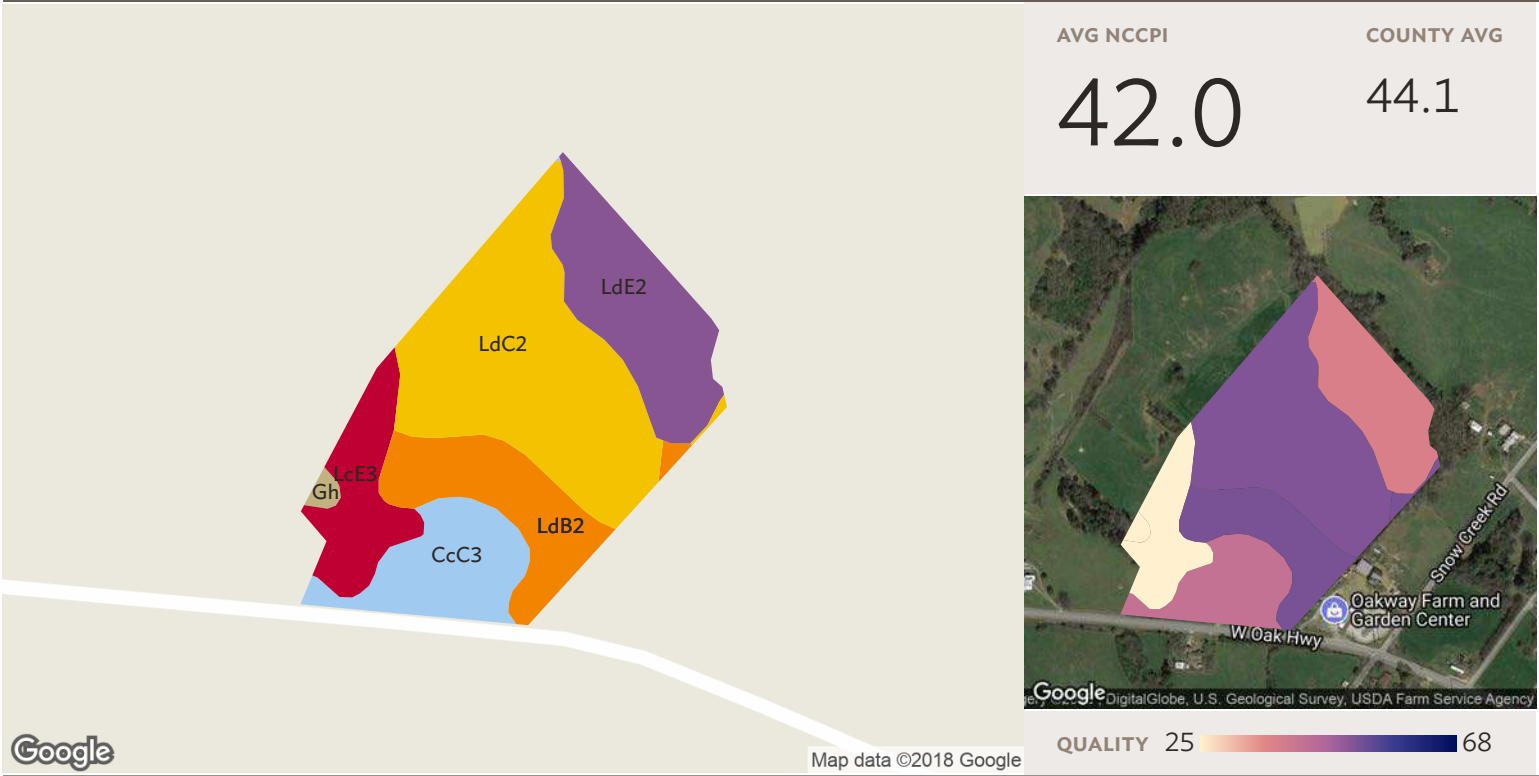
Sale Information					
Sale Date	Sale Price	Deed Book / Page	Qualification Reason	Grantor	Grantee
No Sales Information available for this parcel					

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Oconee Home
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The Oconee County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 23, 2018

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2 fields, 36 acres in Oconee County, SC



AVG NCCPI **42.0** COUNTY AVG 44.1

QUALITY 25 68

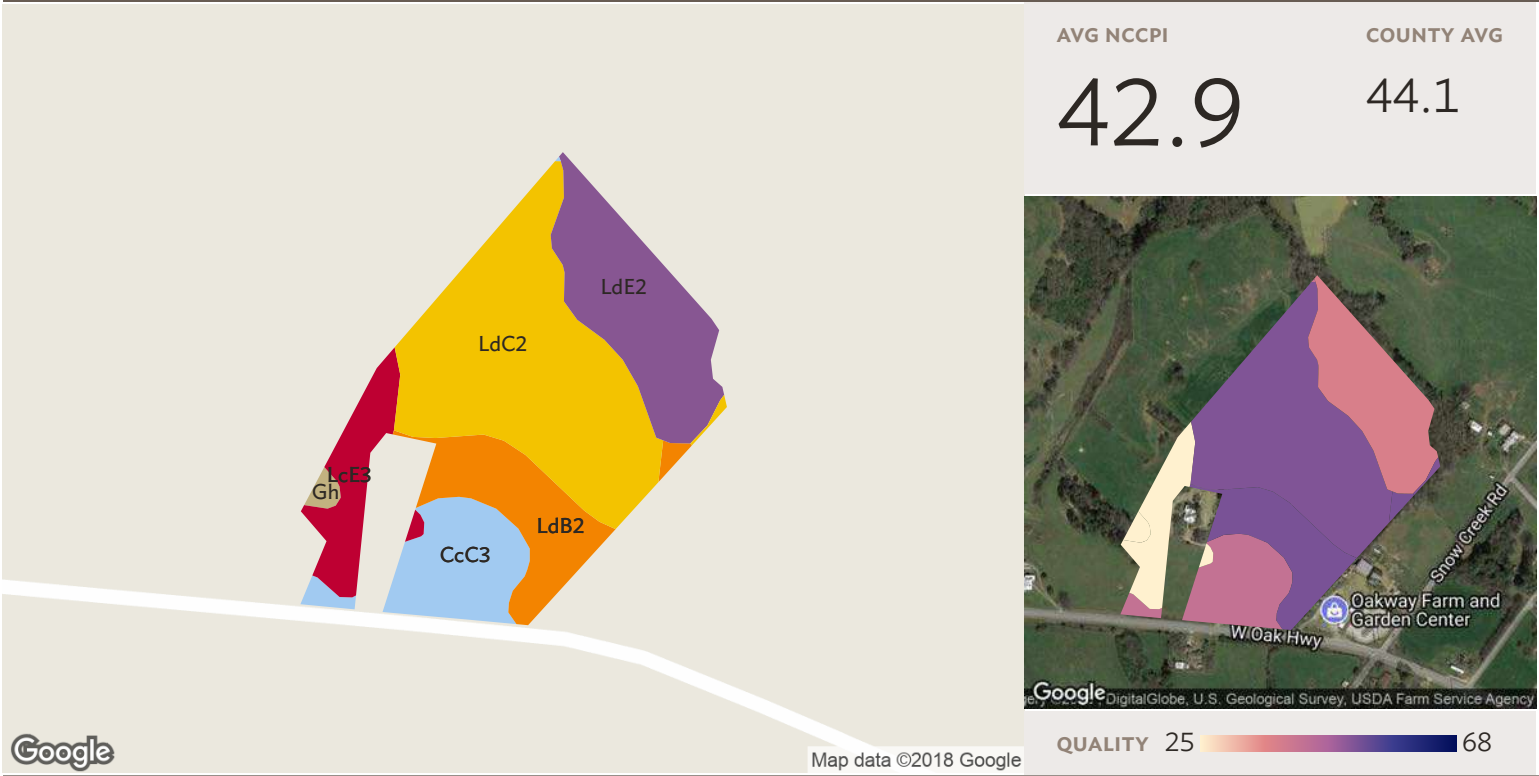
All fields

36 ac

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
■ LdC2	Lloyd sandy loam, 6 to 10 percent slopes, eroded	14.74	41.2%	3	50.7	
■ LdE2	Lloyd sandy loam, 15 to 25 percent slopes, eroded	6.80	19.0%	6	37.7	
■ LdB2	Lloyd sandy loam, 2 to 6 percent slopes, eroded	5.21	14.6%	2	51.4	
■ CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	4.65	13.0%	4	42.0	
■ LcE3	Lloyd clay loam, 15 to 35 percent slopes, severely eroded	3.99	11.1%	7	7.9	
■ Gh	Gullied land, hilly	0.36	1.0%	7	5.0	
					35.74	42.0

2 fields, 36 acres in Oconee County, SC



Field 1

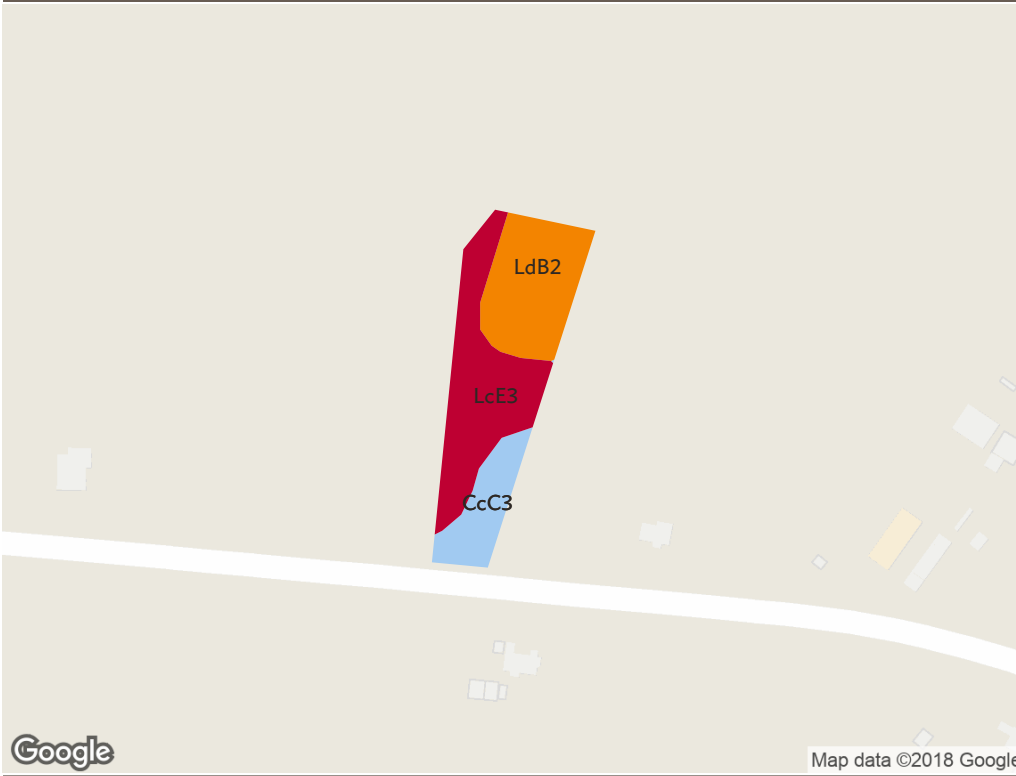
Source: NRCS Soil Survey

33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
LdC2	Lloyd sandy loam, 6 to 10 percent slopes, eroded	14.73	44.2%	3	50.7	
LdE2	Lloyd sandy loam, 15 to 25 percent slopes, eroded	6.80	20.4%	6	37.7	
LdB2	Lloyd sandy loam, 2 to 6 percent slopes, eroded	4.32	13.0%	2	51.4	
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	4.23	12.7%	4	42.0	
LcE3	Lloyd clay loam, 15 to 35 percent slopes, severely eroded	2.86	8.6%	7	7.9	
Gh	Gullied land, hilly	0.36	1.1%	7	5.0	
					33.30	42.9

2 fields, 36 acres in Oconee County, SC

AVG NCCPI	COUNTY AVG
29.7	44.1



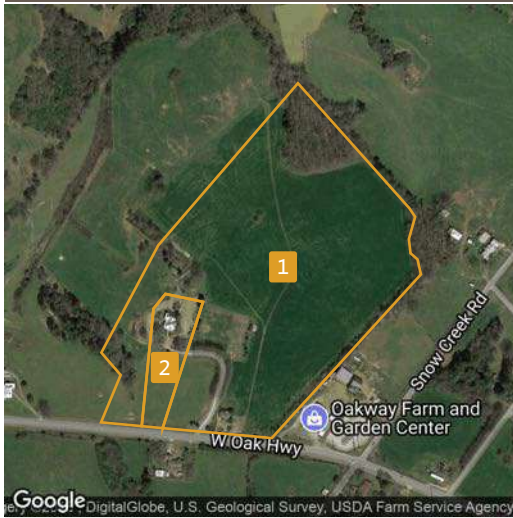
Field 2

Source: NRCS Soil Survey

2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ LcE3	Lloyd clay loam, 15 to 35 percent slopes, severely eroded	1.13	46.2%	7	7.9
■ LdB2	Lloyd sandy loam, 2 to 6 percent slopes, eroded	0.89	36.2%	2	51.4
■ CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	0.42	17.1%	4	42.0
■ LdC2	Lloyd sandy loam, 6 to 10 percent slopes, eroded	0.01	0.4%	3	50.7
		2.44			29.7

2 fields, 36 acres in Oconee County, SC

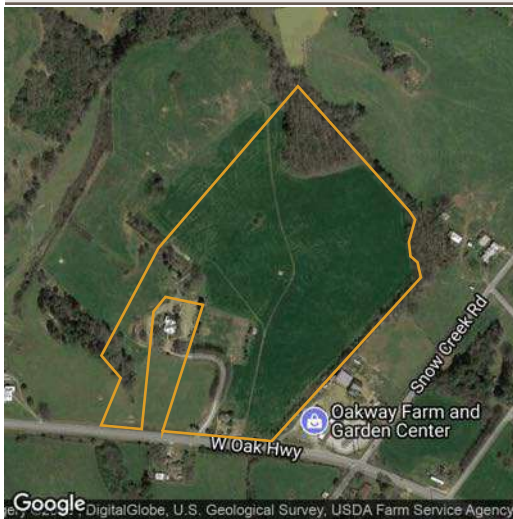


All fields

36 ac

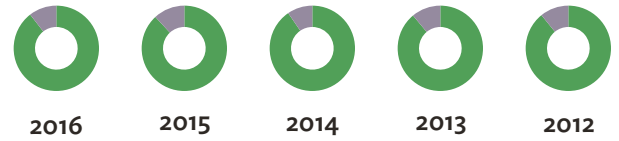


	2016	2015	2014	2013	2012
Grass/Pasture	89.7%	88.9%	91.1%	89.6%	89.8%
Non-Cropland	9.8%	11.1%	8.9%	10.4%	10.2%
Other	0.5%	-	-	-	-



Field 1

33 ac



	2016	2015	2014	2013	2012
Grass/Pasture	89.5%	88.1%	90.4%	88.9%	89.1%
Non-Cropland	10.5%	11.9%	9.6%	11.1%	10.9%



Field 2

2 ac





	2016	2015	2014	2013	2012
Grass/Pasture	92.1%	99.4%	100.0%	99.4%	99.4%
Corn	7.3%	-	-	-	-
Other	0.6%	0.6%	-	0.6%	0.6%

Source: NASS Cropland Data Layer

2 fields, 36 acres in Oconee County, SC

Oconee County, SC

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	33.30	APN: 2900004010	MOORE, PEGGY ELIZABETH B (08/17/2017)	199 TWIN OAKS LN, WESTMINSTER, SC 29693
2 	2.44	APN: 2900004080	MOORE, PEGGY ELIZABETH B (08/17/2017)	199 TWIN OAKS LN, WESTMINSTER, SC 29693

35.74

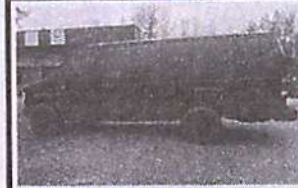


ENGAGEMENT LETTER

Engagement was via email and telephone.



17 Toyota Rav 4 XLE
AWD, 34K miles, \$21,700.
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1994 Ford Club Wagon
196k miles • Used Condition
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93 Buick Roadmaster
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"Reduced...\$5,500"
Pete's Auto
402 Oak Street • Seneca
Call 882-1467

LEGAL NOTICES

LEGALS

NOTICE

THE OCONEE CONSERVATION Bank Board meetings scheduled for 9am on August 13, 2019 & October 8, 2019 have been CANCELLED and RESCHEDULED to add the following dates: August 27, 2019, September 17, 2019, November 19, 2019, December 10, 2019, & February 11, 2020.

All meetings begin at 9am in Council Chambers located at 415 South Pine Street, Walhalla, SC 29691.

NOTICE

THE OCONEE COUNTY Law Enforcement, Public Safety, Health & Welfare Committee meeting scheduled for 4pm, Tuesday, June 18, 2019 has been CANCELLED.

Your Future Car Awaits



Find It In
The Classifieds

RENTALS & More

Harris Place, Pendleton.....	2BR/2.5BA Fireplace, Townhouse.....	\$900
Cedarwood, Clemson.....	2BR/2BA Pets Considered.....	\$650 to \$725
Harts Cove.....	3BR/3BA Condo Price Negotiable.....	\$1,200
Chadsworth Commons, Clemson....	2BR/2.5BA Townhouse, Pool.....	\$1,000
Harts Cove.....	4BR/4BA Price Negotiable.....	\$1,600
Lindsay Road, Clemson.....	2BR/1BA On-site Laundry, Pets OK.....	\$510
Charleston Avenue, Clemson.....	3BR/2BA Basic Cable & Internet Included.....	\$850
Village Green, Clemson.....	2BR/1.5BA W&D Included, Close to Campus...\$800-\$825	
105 Fern Circle.....	3BR/2BA, House.....	\$1,225
Simine Street, Seneca.....	1BR/1BA, House.....	\$525
Refuge Road, Pendleton.....	2BR/1BA, House.....	\$650
Calhoun Street, Clemson.....	2BR/1.5BA, Townhouse, W&D, Water Included.....	\$650
Boggs Street, Clemson.....	2BR/1.5BA, Townhouse, W&D Included.....	\$975
Harts Cove, Seneca.....	3BR/3BA, Internet & Cable Incl., Shuttle to campus...\$1,200	
College Heights Blvd, Clemson....	2BR/1.5BA, Townhouse.....	\$850
Woodhaven Dr, Pendleton.....	3BR/2.5 House.....	\$985
Refuge Rd, Pendleton.....	2BR/1BA House.....	\$650

APARTMENTS 1 BR • Efficiencies • 2 BR • 3 BR • 4BR
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Debra Boggs, Prop. Mgr.

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Layvonne Foster, Prop. Mgr.

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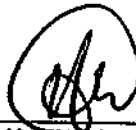
PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: THE OCONEE COUNTY CONSERVATION BANK BOARD MEETINGS SCHEDULED FOR AUGUST 13, 2019 & OCTOBER 8, 2019 HAVE BEEN CANCELLED AND RESCHEDULED TO ADD DATES

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 06/18/2019 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
06/18/2019



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires February 13, 2028

