



Commercial Real Estate

Iola Burroughs Tract **UNDER CONTRACT**



Acreage:
71.02 +/- Acres
Available

Zoning:
Forest
Agriculture

Location:
Conway/Aynor,
SC

- **Located on Highway 22 and Enoch Road ;
JP Rabon Road Frontage and Enoch Road Frontage**
- **Excellent acreage for a country estate or mini farm**
- **Can be subdivided**
- **Water and Sewer Available**
- **Great Investment Property**
- **Horry County TMS# 094-00-02-206**

PIN# 278-00-00-004.0

Please call agent for Pricing

Contact:

Email: Info@wacclt.com

Phone: 843-449-0441



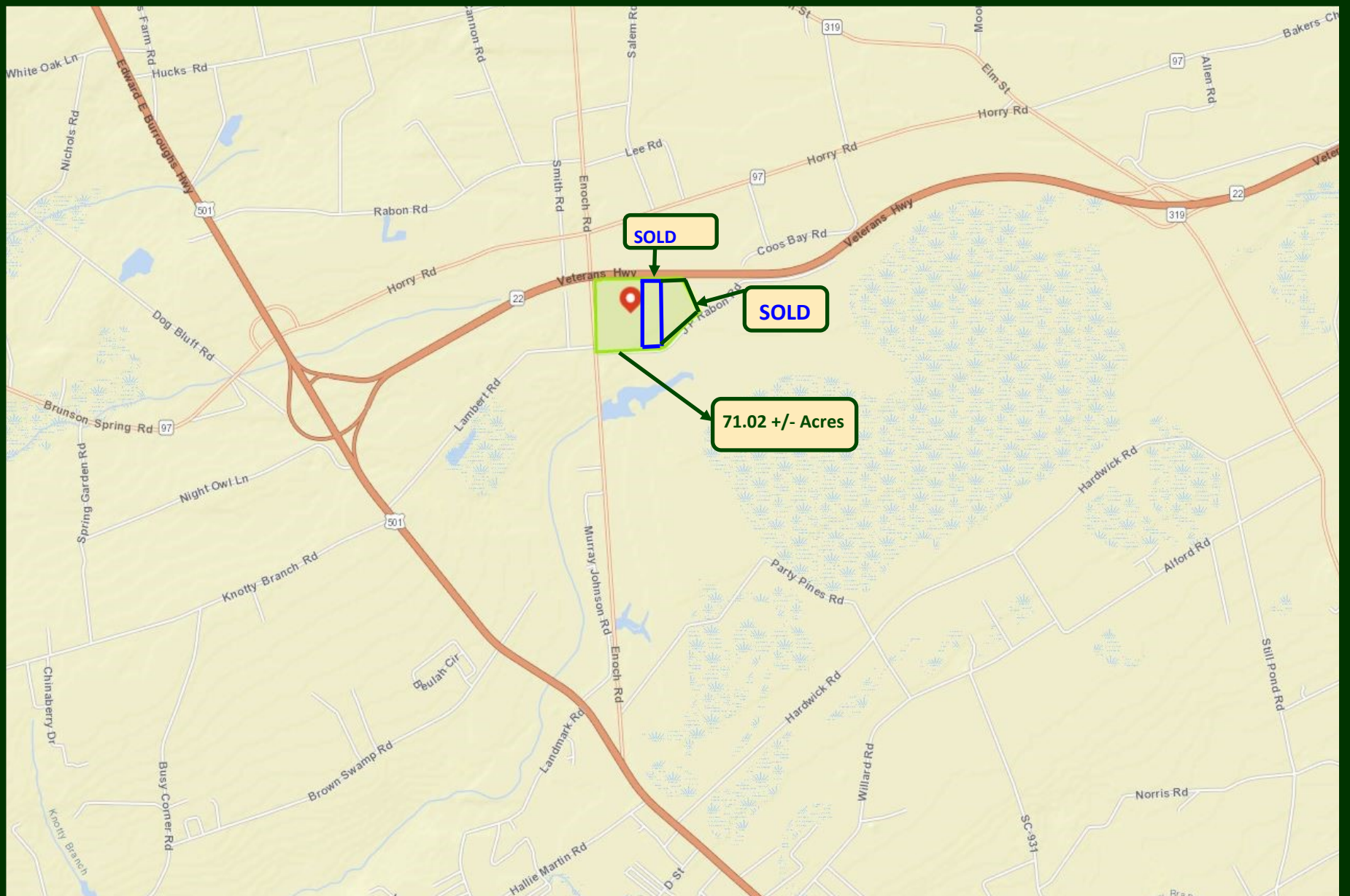
Iola Burroughs Tract



Iola Burroughs Tract

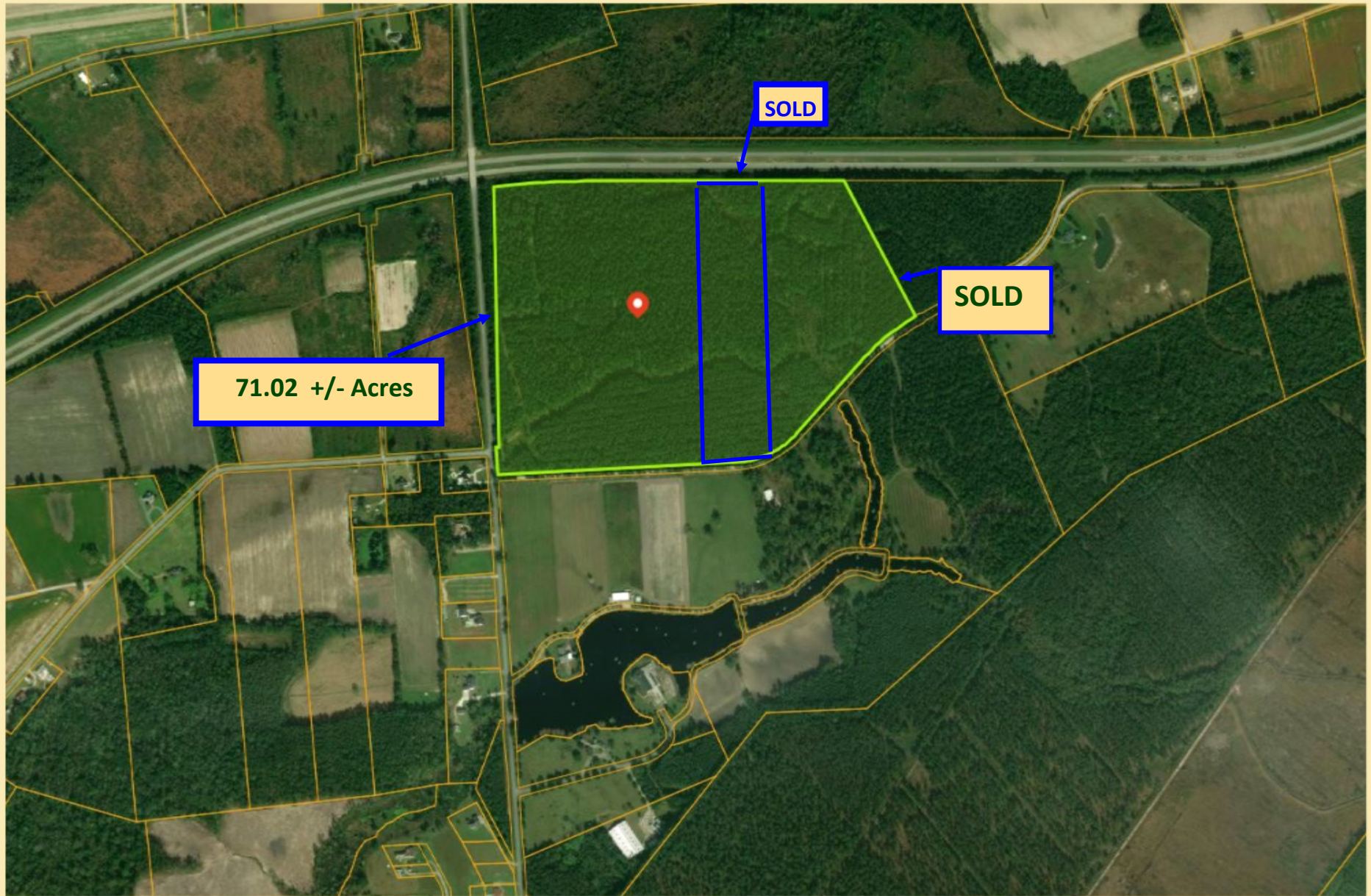


Iola Burroughs Tract



Stay on Hwy 501 South from Conway, SC; Turn right on Enoch Road; Property is on the right before Hwy 22

Iola Burroughs Tract

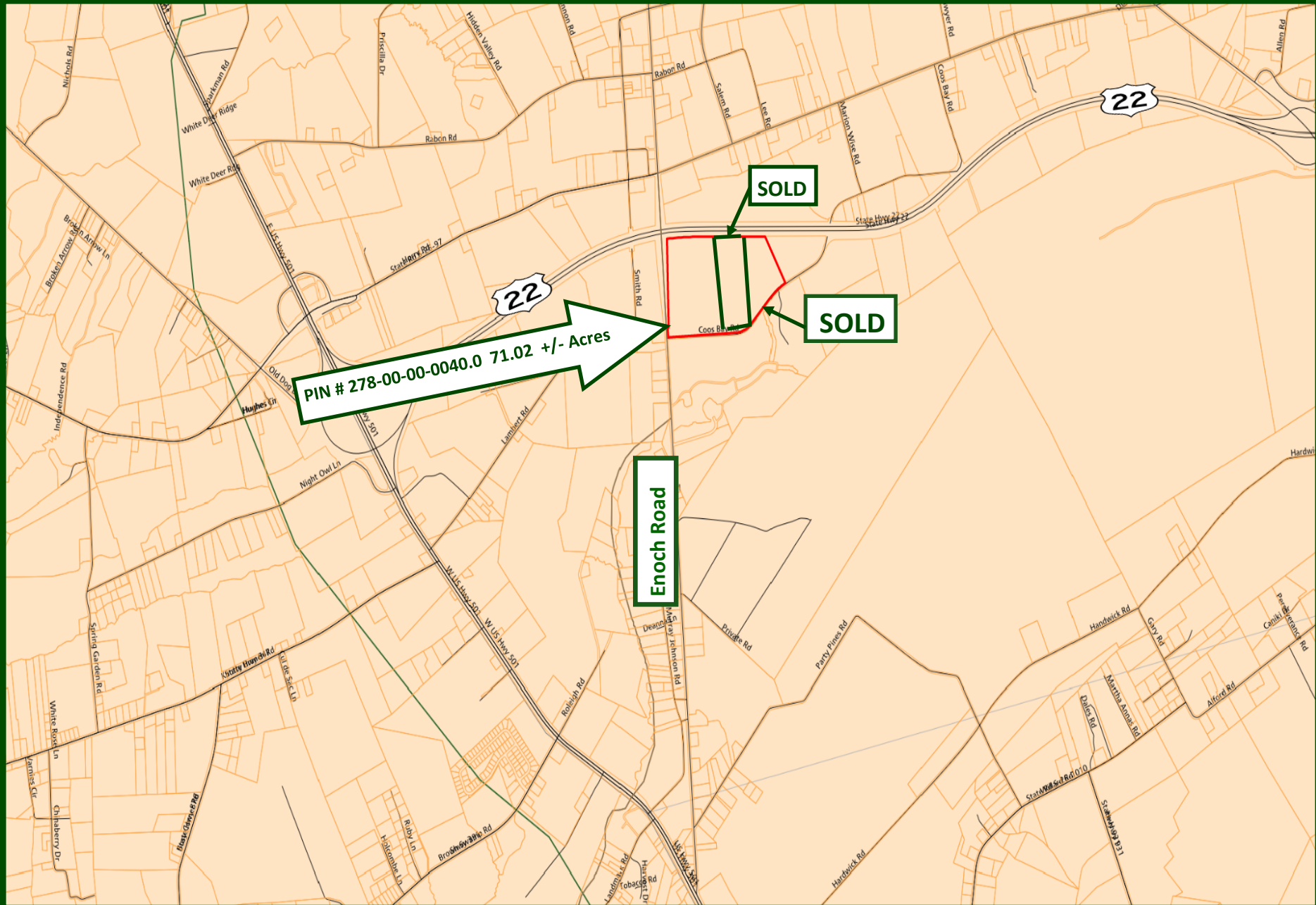


71.02 +/- Acres

SOLD

SOLD

Iola Burroughs Tract

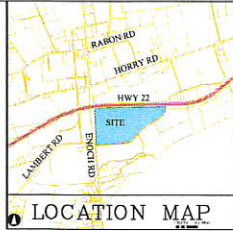


NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE HORRY COUNTY OFFICE OF ZONING.
3. REFERENCE PLAT "IOLA BOROUGHS TRACT" PREPARED BY THOMAS & HUTTON ENGINEERING CO. FOR INTERNATIONAL PAPER REALTY CORPORATION DATED MARCH 21, 2005.
4. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP No. 45051C0325 H & 0340 H, DATED AUGUST 23, 1999SL.
5. NO TITLE SEARCH PERFORMED BY THIS OFFICE.

ACREAGE TABLE (PARCEL B)	
TRACT 1	3,902,363 SQ. FT. 89.59 ACRES
TRACT 2	693,413 SQ. FT. 15.91 ACRES
TOTAL	4,595,776 SQ. FT. 105.50 ACRES

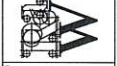
WETLANDS TAKEN FROM A PLAT BY THIS OFFICE DATED DECEMBER 21, 2007, PREPARED FOR WINYAH PROPERTIES, LLC.



DATE	BY



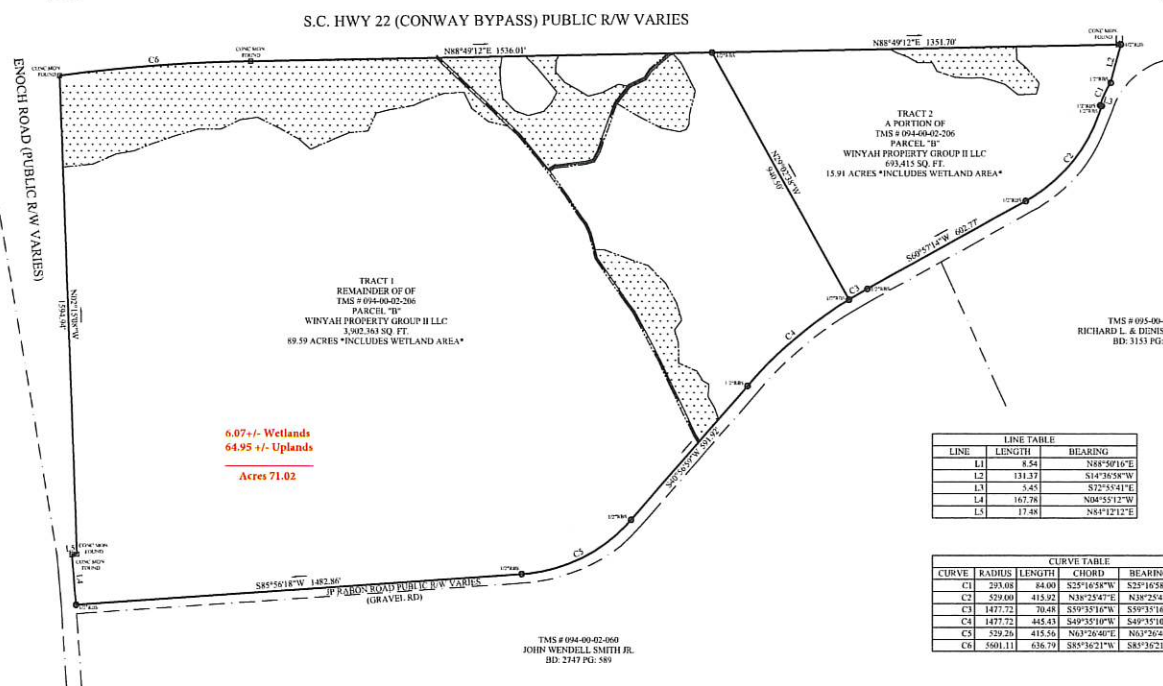
Richard L. & Denise E. Whidby, Inc.
 Registered Land Surveyors, Engineers and Planners
 1000 Highway 202, Suite 200
 Myrtle Beach, SC 29577
 Phone: (843) 661-2000
 Fax: (843) 661-2001



DOBELUFF TOWNSHIP
 SHEET TITLE
 PREPARED FOR
WINYAH PROPERTIES, LLC
 DATE: JULY 1, 2013
 SCALE: 1" = 200'

PROJECT
 SUBDIVISION RECOMBINATION
 SURVEY OF TRACT 1 AND
 TRACT 2, PARCEL B
 "IOLA BOROUGHS TRACT"
 HORRY COUNTY
 SOUTH CAROLINA

REV. NO.	DATE	BY	DESCRIPTION
01	07-01-2013	RHW	ISSUED FOR PERMIT
02	07-01-2013	RHW	REVISED TO ADD CURVE DATA
03	07-01-2013	RHW	REVISED TO ADD WETLANDS DATA
04	07-01-2013	RHW	REVISED TO ADD LEGEND
05	07-01-2013	RHW	REVISED TO ADD GRAPHIC SCALE
06	07-01-2013	RHW	REVISED TO ADD CERTIFICATE OF ACCURACY
07	07-01-2013	RHW	REVISED TO ADD SIGNATURE

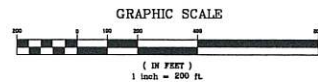


6.07 +/- Wetlands
 64.95 +/- Uplands
 Acres 71.02

LINE	LENGTH	BEARING
L1	8.54	N88°50'16"E
L2	131.37	S14°36'58"W
L3	5.40	S72°58'41"E
L4	167.78	N08°55'13"W
L5	17.48	N84°12'12"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	293.08	84.00	S25°16'58"W	S25°16'58"W	10°25'16"
C2	529.00	415.92	N82°23'47"E	N08°28'47"E	45°25'53"
C3	1477.72	70.48	S59°35'16"W	S59°35'16"W	2°43'57"
C4	1477.72	445.43	S49°35'10"W	S49°35'10"W	17°16'15"
C5	529.26	415.56	N03°26'40"E	N03°26'40"E	44°59'14"
C6	560.11	636.79	S85°36'21"W	S85°36'21"W	6°30'50"

TMS # 094-00-02-060
 JOHN WENDELL SMITH JR.
 RD. 2747 PG. 589



CERTIFICATION OF NON-EVALUATION FOR WATER & SEWER AVAILABILITY

The property owner(s) of record hereby acknowledges that the surveyed parcel(s) and/or tract remainder has not been reviewed to determine the availability of on-site disposal systems or any provision of public wastewater services. Reevaluation of this plat shall not imply any express concern by Horry County that the lots or other land divisions shown hereon are capable of being serviced by an on-site waste disposal or public wastewater systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders shown have not been reviewed for on-site waste disposal systems or public wastewater services.

Printed Name (owner(s) of record)
 Signature (owner(s) of record)
 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Printed Name (WINYAH PROPERTIES REPRESENTATIVE)
 Signature
 Date

- LEGEND**
- CP - COMPUTED POINT
 - CMF - CONCRETE MONUMENT FOUND
 - CMS - CONCRETE MONUMENT SET
 - BF - IRON PIPE FOUND
 - IFS - IRON PIPE SET
 - RF - REBAR FOUND
 - RBS - REBAR SET

CERTIFICATE OF ACCURACY
 I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a CLASS A survey as specified herein.

JULY 1, 2013
 Date

Richard L. & Denise E. Whidby, P.L.L.C.
 29524
 S.C. Registration Number

HISTORICAL FACTS ABOUT AYNOR, SC

Posted by: Greg Harrelson

Aynor is a small town in South Carolina located just off Highway 501. It has a rich history, one that dates back to before the American Revolution and continues to this day. We'll explore some of the lesser-known facts about Aynor and its unique past. Whether you're a local or a visitor, these tidbits of information will be sure to leave you with an appreciation for the town's storied past and how it continues to shape the present.

Aynor Historical Facts

Aynor is a town in Horry County, South Carolina. The population was 1,191 at the 2010 census. The town is named for Colonel William Aynor, an early settler. The area around Aynor was settled by English colonists in the 1740s.

During the American Civil War, Aynor was a Confederate stronghold. The town was captured by Union forces in 1865 and used as a base of operations for the remainder of the war.

After the war, Aynor slowly rebuilt and became a thriving agricultural community. The town was incorporated in 1891.

Today, Aynor is home to numerous historic sites and attractions. The town has a vibrant art scene, with several galleries and studios located in the downtown area. In addition, there are several museums, including the Aynor Heritage Museum and the Aynor Historical Society.

Horry County Historical Facts

Horry County was created in 1801 from Conway, Georgetown, and Kingston. It is named for Colonel Peter Horry, a Patriot leader of the American Revolution and hero of the Battle of Kings Mountain. Horry served as a delegate to the Continental Congress in 1788 and 1789. He was also a planter and slaveholder.

The first county seat was Conwayborough, now known as Conway. In 1868, the county seat was moved to Loris. The county courthouse is located in Conway.

The Waccamaw Indians were the first inhabitants of Horry County. English settlers began arriving in the late 1600s, drawn by the fertile land and opportunity for religious freedom. Some of the early settlements were Buckhead, Williamsburg (now Longs), Bulls Bay, Awendaw, and Myrtle Beach.

The economy of Horry County was originally based on agriculture, specifically rice and indigo cultivation. Timber also played an important role in the county's early history. In the late 1800s and early 1900s, tourism became an important part of the economy as people came to enjoy the area's mild climate and beautiful beaches. Today, tourism is still a major industry in Horry County, along with manufacturing and agriculture.

Fun Facts About Aynor

Aynor is a small town in Horry County, South Carolina with a population of about 1,500. The town is located in the Pee Dee region of the state and was founded in 1820.

Aynor is known for its annual Harvest Hoe-Down Festival which attracts visitors from all over the state. The town is also home to the Aynor Historic District, which is listed on the National Register of Historic Places. The Aynor Historic District includes several local landmarks such as the Masonic Lodge Hall and the former Chesnee Road Methodist Church (both built-in 1890).

In 2018, Aynor was selected as a Tree City USA by the National Arbor Day Foundation for its commitment to urban forestry management and environmental stewardship.

Why People Love To Move To Aynor South Carolina

There are many reasons why people love to move to Aynor, South Carolina. The small town is located in the heart of the beautiful Horry County, just a short drive from the Myrtle Beach area.

Final Thoughts

When it comes to history, Aynor is a town with a rich past. Founded in the late 1700s, Aynor has seen its share of changes over the years. However, one thing has remained constant – the town's commitment to preserving its heritage.

Today, Aynor is home to a number of historical landmarks, including the Aynor Heritage Museum and the Confederate Memorial Park. Visitors can also take a walk through the town's historic district, which is listed on the National Register of Historic Places.

Whether you're interested in learning more about Aynor's past or just want to take a step back in time, be sure to add this charming South Carolina town to your list of must-see destinations.