



USDA-Forest Service

PROPERTY SALE

Wambaw Office and Work Center

One individual tract, 6.25 acres



McClellanville, Charleston County, South Carolina

Bid Opening December 14, 2012, 1:00 pm

At: Francis Marion Ranger District, 2967 Steed Creek Road, Huger, SC 29450

Open houses are scheduled at the following dates and times:

Friday, November 9	1:00 – 4:00
Saturday, November 10	9:00 – 12:00
Friday, December 7	1:00 – 4:00
Saturday, December 8	9:00 – 12:00

For Bid Information:

Visit the website: <http://www.fs.usda.gov/scnfs>

OR CONTACT: District Office: 843-336-3248

Supervisor's Office: 803-561-4000



Property Description

The property has a physical address of 1325 North Pinckney Street, McClellanville, SC 29458. Physical and legal access is via 380 feet of frontage on North Pinckney Street.

The offered property consists of one tract of 6.25 acres, more or less, located in the town of McClellanville, in Charleston County, South Carolina, being bounded on the northeast by the southeast edge of the 50 feet right of way of SC highway 179 (A.K.A. North Pinckney Road); on the southeast and southwest by Lots 9 thru 13 as shown on a plat by James R. Bagley, Jr., recorded in plat book Z116, page 229; on the west and northwest by the now or formerly Carolina Seafoods, Inc. (D.B. H156, Pg. 796).

Tract F-12 was acquired from C. E. McClellan by deed recorded July 8, 1965 in Book H-83, Page 247 and Book Y-22, Page 177. The tract was acquired under the authority of the Dept. of Agriculture Organic Act of 1956. The U.S. owns all sub-surface rights and mineral rights will be conveyed along with the surface estate. There are no jurisdictional wetlands on the property, and the tract does not lie within a floodplain. There are no easement grants or rights-of-way acquired on the tract, and no special use permits have been issued.

A minimum acceptable bid for the property has been set at \$210,000.00. Tender of properly executed sealed bid(s) is required. Be sure to read the terms of sale contained in the "Invitation for Bids for Competitive Sale" before bidding.

The property has been used as the Office and Work Center for the Wambaw Ranger District of the U.S. Forest Service. No recognized environmental conditions were identified during Phase 1 environmental assessments; however, past use of the property has included the storage of fuels, pesticides, underground storage tank removals and cleanup.

Utilities for electric and telephone service presently serve the office and work center. The property contains a well that was drilled in 1966 to a depth of about 123 feet. Its listed capacity at that time was 78 gallons per minute, and it as served the needs of district staff, visitors, some irrigation and other domestic and administrative uses. The well was used nearly 365 days a year. Two separate septic systems are in place and fully functional: one serves the office with a capacity of 750 Gal/Day and one serves the work center with a capacity of 300 Gal/Day.

The tract contains the following structures/facilities:

Building Name	Building Type	Square Feet	Year Constructed
Pole shed & shop	Storage	3,024	1977
Oil & paint storage	Storage	384	1967
Pump house	Utility	104	1963
Workcenter	Service	2,048	1969
Pole shed	Storage	960	1979
Office	Office	3,000	1980
Pressure tank building	Utility	100	1963
Metal storage building	Storage	360	1980

INSPECTION: Bidders are invited, urged, and cautioned to inspect the property prior to submitting a bid. The property is available for inspection by bidders at their convenience and by their own means. Open houses are planned as indicated in this sale notice and in the Invitation for Bids. The forest website contains documents relating to this sale offer: <http://www.fs.usda.gov/scnfs>