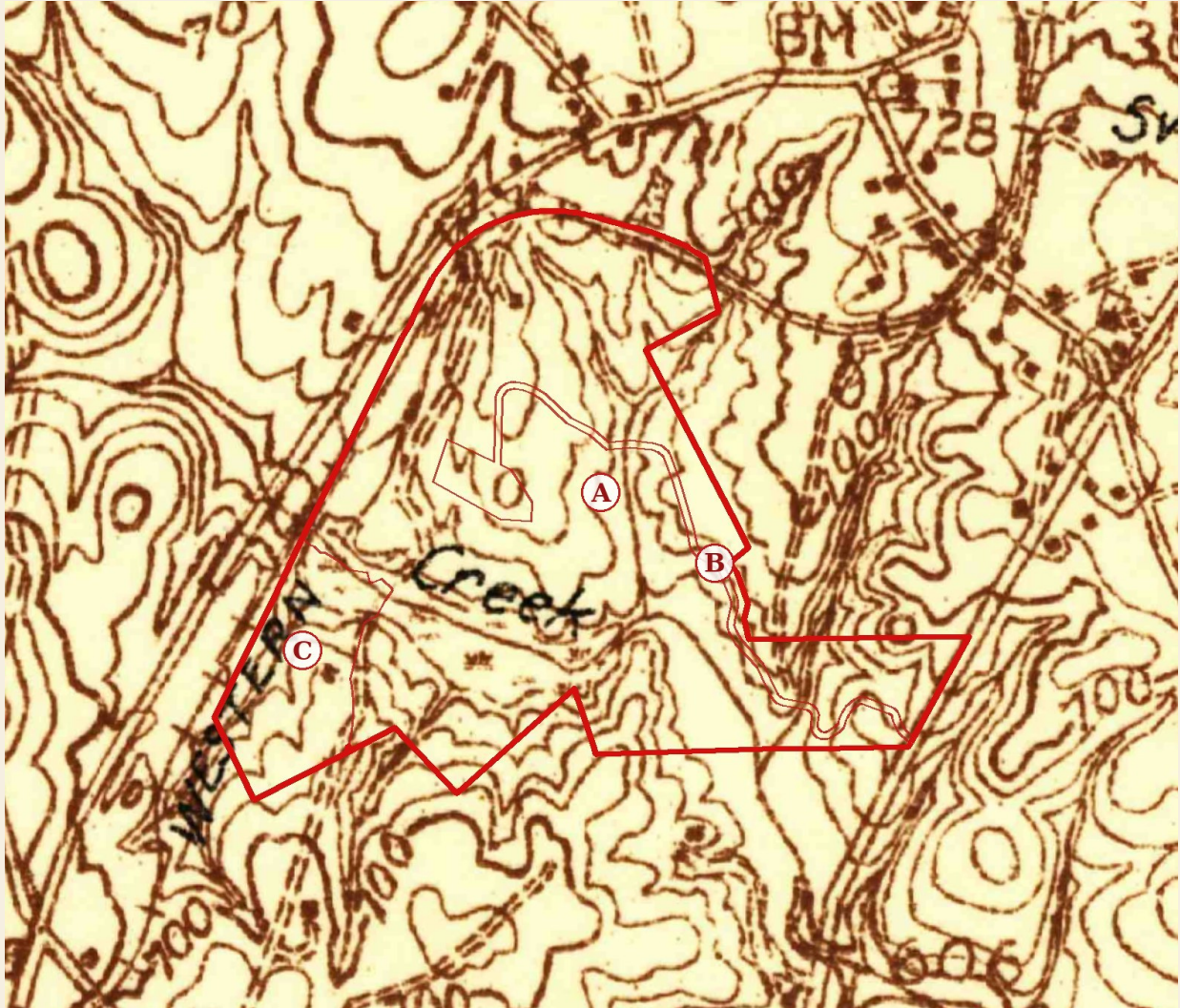


The Railroad Tract on Ferguson Creek

About 260 acres between Old Spartanburg Highway and Highway 221, Woodruff, South Carolina



The whole property, outlined in red, on the 1935 U.S. Geological Survey map of the Greer quadrangle. The railroad marked "WESTERN" runs down the west line and bends along the north line, and Ferguson Creek crosses the middle. Thin lines and the letters A, B and C mark the three county tax parcels that make up the property today.

Sample report prepared October 21, 2026 from public records. Facts are cited on the last page. Anything not yet confirmed from an original record is labeled "to verify."

At a glance

Item	What the records show
Size	260.1 deeded acres in three adjoining parcels (county record). The county GIS outline measures about 257 acres.
Location	West side of Highway 221 and east of Old Spartanburg Highway, Woodruff, SC 29388, just south of the Switzer community. Center point about 34.7971 N, 82.0292 W.
Boundary	About 3.3 miles around. The railroad wraps two sides like the letter r: it runs down the west line and curves along the north line toward Switzer (confirmed on the ground, October 2026). The southeast corner reaches Highway 221.
Water	About 0.8 mile of Little Ferguson Creek (called Ferguson Creek on the 1935, 1957 and 1983 USGS maps), about 1.3 miles of unnamed branches, and a chain of small ponds on the north end.
Elevation	Roughly 640 feet at the creek to a little over 700 feet on the hilltops (read from USGS contours; the 1983 metric map puts the creek bottom near 195 meters).
County land use	Parcel A: other agriculture. Parcels B and C: farms, general. A building on parcel B is listed as built in 2013.

The three parcels

Map letter	County parcel	Deeded acres	Owner of record	County legal description
A	4-13-00-056.01	219.554	A family land company	"W side Hwy 221 & E of Old Spartanburg Hwy"
B	4-13-00-056.00 (8340 Highway 221)	11.0	The current owner (an individual)	Same as A; split from it by later plats
C	4-13-00-057.00	29.5	The current owner (an individual)	"N of Rd 120, E side Atlantic Coast Line R R Company"

All three parcels share one mailing address in the county record, and the county GIS shows them touching, so this report treats them as one property.

What the ground is made of

The USDA soil survey maps eleven soils and some open water inside the lines. Grouped, they tell a plain story: about half the property is Piedmont red clay upland that the survey marks as eroded, the usual scar of a century of cotton; about a fifth is creek bottom that floods often and was never good for a plow.

Group	Soils (map symbol)	Acres	Share
Gentle upland, little erosion	Cecil sandy loam, 2 to 6% (CcB); Cecil sandy loam, 6 to 10% (CcC); Hard Labor sandy loam, 2 to 6% (HaB)	68.6	27%
Upland, moderately eroded	Cecil sandy clay loam, 2 to 6% and 6 to 10% (CeB2, CeC2); Pacolet sandy clay loam, 10 to 15% (PcD2); Cecil and Bethlehem soils, 10 to 25% (CmD2, CmE2)	114.3	44%
Upland, severely eroded	Cecil clay loam, 6 to 10% (CfC3)	19.0	7%
Creek bottom, floods often	Chewacla loam, 0 to 2% (CwA); Toccoa fine sandy loam, 0 to 2% (ToA)	53.1	21%
Water	Ponds (W)	2.2	1%

Acres are measured from the USDA map inside the county outline (257.3 acres total). The "2" and "3" at the end of a symbol are the survey's erosion classes: "2" means part of the original topsoil is gone, "3" means most of it is gone and the red subsoil is at the surface.

By parcel

Parcel	Largest soils	Creek bottom acres
A (219.6 ac)	CcB 33.9, PcD2 28.5, CwA 27.4, CmE2 25.4, ToA 20.3, CfC3 18.4, CcC 16.3, CmD2 16.2, CeB2 13.7, CeC2 10.2, HaB 5.4, water 2.2	47.7
B (11.0 ac)	CcB 6.1, PcD2 2.6, CeC2 1.0, CfC3 0.7, ToA 0.4, CmE2 0.3	0.4
C (29.5 ac)	CeC2 10.1, CcB 6.9, PcD2 6.3, CwA 4.9	4.9

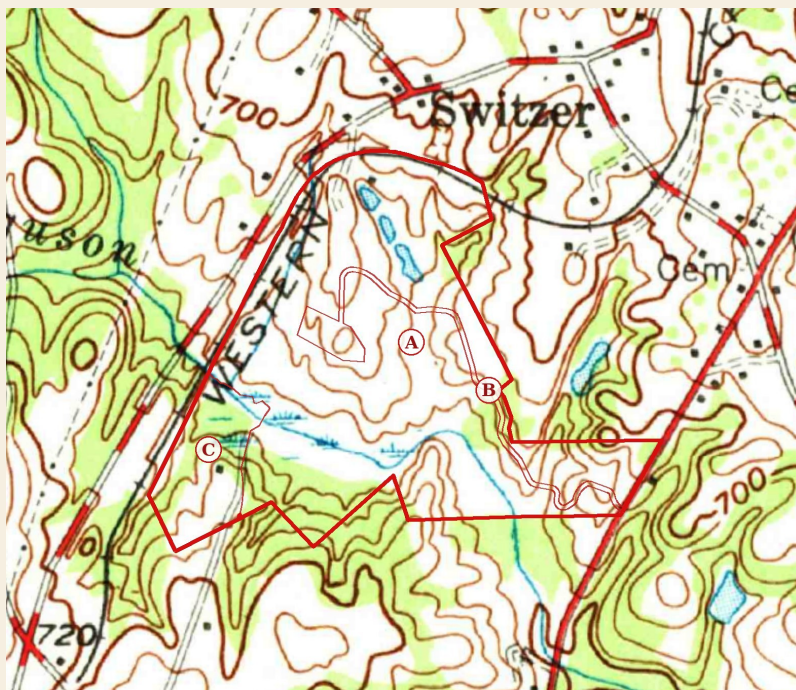
The land through time

This property sits where three histories cross: the Woodruff farm community, the railroad that arrived in 1885, and the creek. The early owners of this exact ground come from the deed and plat books listed on page 6.

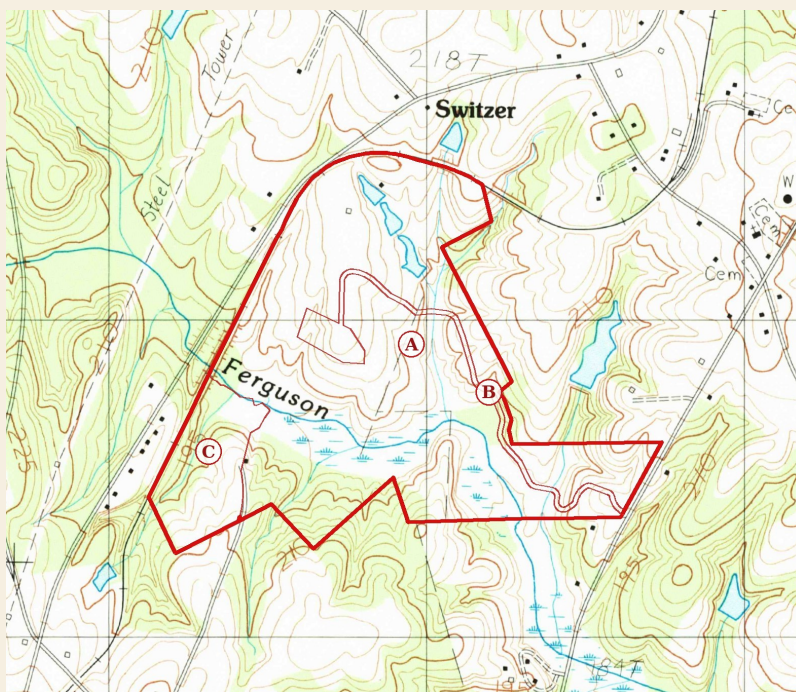
When	What happened	Source
1785	Spartanburg County founded, named for the Spartan Regiment, a local Revolutionary War militia.	[1]
1787 to 1789	Joseph Woodruff and his brothers appear in the first minutes of the Church of Christ at Jamey's Creek; by 1789 Joseph has bought 200 acres on Jamey's Creek, including the site of the future town.	[2]
By 1825	A post office and Woodruff's Tavern stand at the crossroads, named for postmaster Thomas Woodruff.	[2]
1874	Town of Woodruff incorporated, about 150 people.	[2]
1885	The Greenwood, Laurens and Spartanburg Railroad is built and reaches Woodruff. This is the line along the west side of the property.	[2][3]
1886	The line becomes part of the Port Royal and Western Carolina Railway. A post office named Switzer opens just north of the property, named for the Switzer family, the original owners of that townsite.	[3][4]
1896 to 1897	The Charleston and Western Carolina Railway is formed to run the line; the Atlantic Coast Line takes control a year later, which is why parcel C's legal description still names the "Atlantic Coast Line R R."	[3][5]
Before WWII	Peaches are the main crop besides cotton around Woodruff, with more than 200,000 trees within ten miles of town.	[2]
1935	USGS Greer map: open upland between the railroad and Ferguson Creek. No ponds are drawn on the property (map reading).	[6]
1957	USGS Greer map: a chain of small ponds now appears on the north end, woods line the creek, and the hilltops are open (map reading).	[7]
1959 to 1986	The C&WC is absorbed into the Atlantic Coast Line (1959), which merges into Seaboard Coast Line (1967), later CSX (1986). CSX still owns the line as its Spartanburg Subdivision.	[3][5]
1983	USGS Reidville map: marsh symbols along Ferguson Creek, the north ponds still there, and a power line crossing the middle (map reading).	[8]
June 22, 2012	A family trust to a family land company, Deed Book 100Z, Page 562: the 219.554 acre parcel A.	[9]
July 19, 2013	The prior owner (an individual) to the current owner (an individual), Deed Book 103V, Page 434: the 29.5 acre parcel C.	[9]
June 19, 2014	A family land company to the current owner (an individual), Deed Book 106J, Page 927: the 11 acre parcel B, split from A by recorded plats.	[9]

Three maps, one piece of ground

Each map is the original USGS sheet, cropped to the same window and placed on the same coordinates, with the county parcel lines drawn in red. The older surveys were drawn by hand, so roads and creeks can sit a little off from the modern lines.



1957, USGS Greer 1:62,500. Green is woods. Note the ponds on the north end that are not on the 1935 map.



1983, USGS Reidville 1:24,000 (contours in meters). Blue tufts along Ferguson Creek are marsh.

Chain of ownership

The links below come straight from the county's current property records. A full Land Pedigree report walks each chain back deed by deed. Rows marked "to pull" are the exact records that do that.

Parcel	Owner	How they got it	Record	Status
A	A family land company	Deed, June 22, 2012	DB 100Z, p. 562; related DB 100Z-558; plats PB 166-780, 166-964	Confirmed in county record
A	A family trust	Earlier deed	Cited inside DB 100Z-562	To pull
B	The current owner (an individual)	Deed, June 19, 2014	DB 106J, p. 927; related DB 101M-565; plat PB 168-700	Confirmed in county record
B	A family land company	Same chain as A before the split	See A	Confirmed in county record
C	The current owner (an individual)	Deed, July 19, 2013	DB 103V, p. 434	Confirmed in county record
C	The prior owner (an individual)	Earlier deed	Cited inside DB 103V-434	To pull
All	Owners back to about 1900	Each deed cites the one before it	Spartanburg Register of Deeds grantor and grantee index	To pull
All	First private owners	State land grants and plats, likely 1780s to 1820s	SC Archives State Plat Books, searched by "Ferguson Creek"	To pull

Records to pull next

Order	Record	Where
1	Deeds DB 100Z-558, 100Z-562, 101M-565, 103V-434, 106J-927 (each names the deed before it)	search.spartanburgdeeds.com (online index; copy fees may apply)
2	Plats PB 166-780, 166-964, 168-700: surveyed lines, creek, railroad and road calls	Spartanburg County Register of Deeds plat books
3	Prior deeds back to about 1900, one per owner	Register of Deeds, 366 N. Church St., Spartanburg (copy fees)
4	Railroad right of way deed, about 1885	Register of Deeds index under Greenwood, Laurens and Spartanburg Railroad
5	State land grant plats naming Ferguson Creek	SC Department of Archives and History online index (State Plats 1784 to 1868), free to view

What a buyer gets in the full version

Every owner back to the original grant, with dates and deed book citations; the original grant plat with the surveyor's notes; the historic maps above plus older county maps where they exist; and a one page poster of the whole story. This sample shows what public data alone produces in one evening, before any courthouse visit.

Sources

- [1] "Spartanburg County, South Carolina," Wikipedia (founding 1785; named for the Spartan Regiment).
en.wikipedia.org/wiki/Spartanburg_County,_South_Carolina
- [2] "Woodruff, South Carolina," Wikipedia (Joseph Woodruff, Jamey's Creek, 1825 post office, 1874 incorporation, 1885 railroad, peaches). en.wikipedia.org/wiki/Woodruff,_South_Carolina
- [3] "Spartanburg Subdivision," Wikipedia (built 1885 by the Greenwood, Laurens and Spartanburg Railroad; 1886 Port Royal and Western Carolina; later owners). en.wikipedia.org/wiki/Spartanburg_Subdivision
- [4] "Switzer, South Carolina," Wikipedia (post office 1886 to 1952; named for the Switzer family).
en.wikipedia.org/wiki/Switzer,_South_Carolina
- [5] "Charleston and Western Carolina Railway," Wikipedia (formed 1896; ACL control 1897; absorbed 1959).
en.wikipedia.org/wiki/Charleston_and_Western_Carolina_Railway
- [6] USGS, Greer, SC 1:48,000 quadrangle, 1935. USGS Historical Topographic Map Collection
([SC_Greer_261758_1935_48000_geo.pdf](#))
- [7] USGS, Greer, SC 1:62,500 quadrangle, 1957. Same collection ([SC_Greer_261861_1957_62500_geo.pdf](#))
- [8] USGS, Reidville, SC 1:24,000 quadrangle, 1983. Same collection ([SC_Reidville_261477_1983_24000_geo.pdf](#))
- [9] Spartanburg County GIS, CAMA Parcels layer, parcels 4-13-00-056.01, 4-13-00-056.00 and 4-13-00-057.00 (owner, prior owner, deed book and page, sale date, legal description, acreage, outline). maps.spartanburgcounty.org, queried October 21, 2026
- [10] USDA NRCS Soil Data Access, soil map units intersecting the merged outline, with acres measured inside it.
sdmdataaccess.sc.egov.usda.gov, queried October 21, 2026
- [11] USGS National Hydrography Dataset, flowlines inside the merged outline (named "Little Ferguson Creek").
hydro.nationalmap.gov, queried October 21, 2026
- [12] SC Department of Archives and History, "State Plats, Land Grants 1784 to 1868 Now Available Online" (2021). scdah.sc.gov

How this was made

The three parcel outlines come from the county's public GIS and were merged into one outline. The historic maps were placed on the same coordinates with GDAL and cropped to one window, so the red outline lands on the same ground in every year. Map readings (ponds, woods, power line) are labeled as readings until confirmed on the ground or in a deed or plat. This sample does not replace a title search and is not legal advice.

Owner names in this public copy are replaced with general descriptions.