



## Property Information Packet

**28 AC Horseshoe Bend Rd/Hwy 97  
Home Site and Recreation Tract  
Decatur County, GA  
Near Flint River Boat Ramp  
Mixed Woods, Timber Production  
OFFERED @ \$3,800 PER ACRE**

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CROCKER REALTY, INC  
1207 E. Jackson St.,  
Thomasville, GA 31792



**All Property Line Drawings are Approximate and taken from County Tax Assessor Website.**

# Details (MLS Data)



Viewing 27 of 27

MLS #: A915704A (Active) List Price: \$106,400 (6 Hits)  
0000 Horseshoe Bend Road (28 Acres) Bainbridge, GA 39819

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Present Use: Timber, Vacant	Lot #:	
	Apx Total Acreage: 28	Main Area: Decatur County	
	Price/Acre: 3800	Subdivision: No Recorded Subdivision	
	Terrain: Level, Other-See Remarks	County: Thomas	Zoning:
<p><b>WARNING:</b> For safety purposes-appt &amp; advance notice to show.</p>			
<p>Lot Dimensions:</p>			
Deed Book/Page:		Plat Book/Page:	HOA: No    Assoc Fee:    Assoc Fee Pd:
City Taxes:		County Taxes:	Tax Year:
Improvements: Other-See Remarks			
Allotments:			
Character: Timber, Wooded			
Road Access: Paved, Other-See Remarks		Utilities:	
Frontage:			
<p>Directions: From Bainbridge, Take 97 South. Horseshoe Bend Road down on Right. Some Frontage on Hwy 97.</p>			
<p>Public Remarks: Good looking tract suitable for residential use. Possible commercial use off of Hwy 97. (Check with Decatur County for Use Approval) Possible to live and work on the same tract. Convenient to Bainbridge...but more importantly...convenient to the boat ramp down the street!!! Good Soils for Dwellings. Solid tract for a home or multiple homes. Walking trails on property. Ag Covenant would need to be assumed. Home can still be built on property. Good seed trees on property. Attractive frontage for home sites on Horse Shoe Bend Road. Turkey and deer in the area. Survey would be advised. Brush Cutting and Tractor work would really transform this tract.</p>			
<p>REALTOR Remarks: Ag Covenant would need to be assumed.</p>			
Office Notes:			
Owner's Name:		Owner's Email Address:	
Owner's Phone:		Owner's Business Phone:	

# Topo Map (28 Acres, Horseshoe Bend Rd/Hwy 97)

  
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229-228-0552





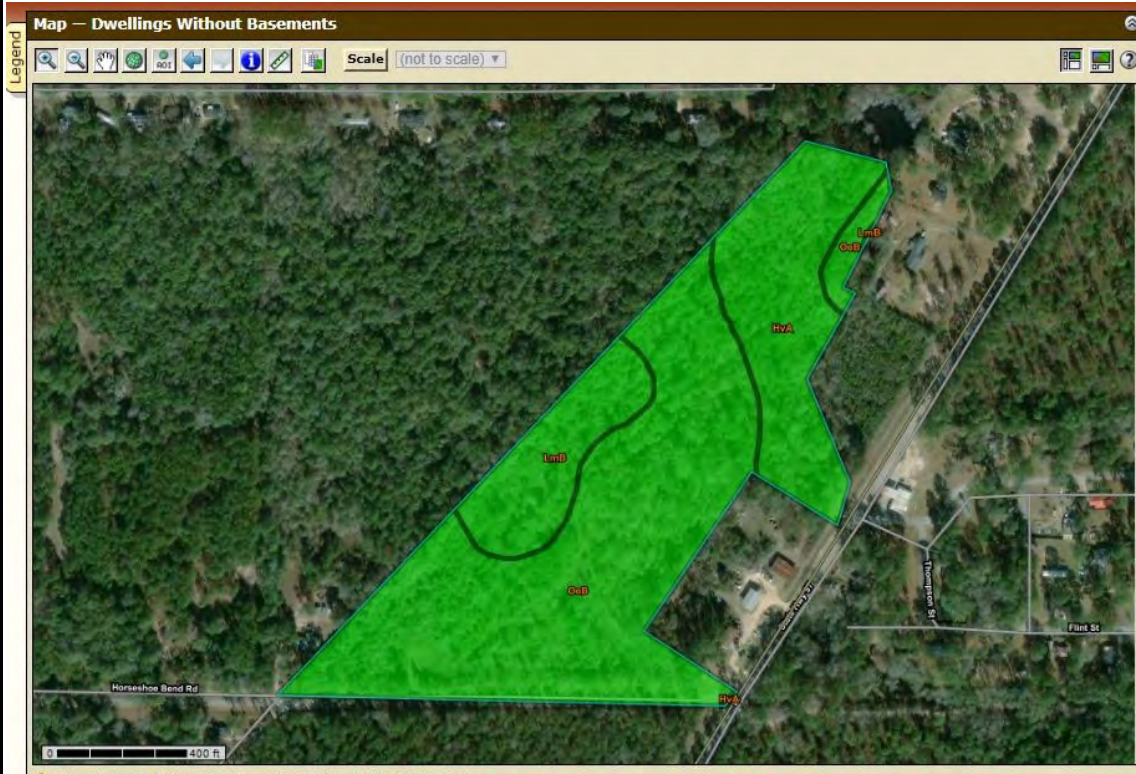
# Aerial Map (28 Acres, Riverbend Rd/Hwy 97)

  
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Property lines are drawn as Tax Assessor has them drawn. Survey would be advisable. Once out of Tax Covenant property would divide very well for home sites.

# Soil Map (28 Acres, Horseshoe Bend Rd / Hwy 97)



**USDA Web Soil Survey Map.** Green shaded area represents soils that are suitable for homesites.....subject to county approval. *(This is a General Area Map and does not follow the exact property lines.)*

## EXCELLENT SOIL MAP FOR HOMESITES

**Green = Not Limited**  
**Yellow = Somewhat Limited**  
**Red = Limited**



# Drone Photos (Horseshoe Bend Road )

  
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**Top Photo Facing North NE Hwy 97, Horseshoe Bend Rd.  
Bottom Photo Facing SW at Corner of Horseshoe Bend Rd.  
and Old Southland Road.**





# Photos (Horseshoe Bend Road )

  
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# Locator Map

  
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# Locator Map



**4+/- Miles South of Bainbridge, GA**