



Property Information Packet

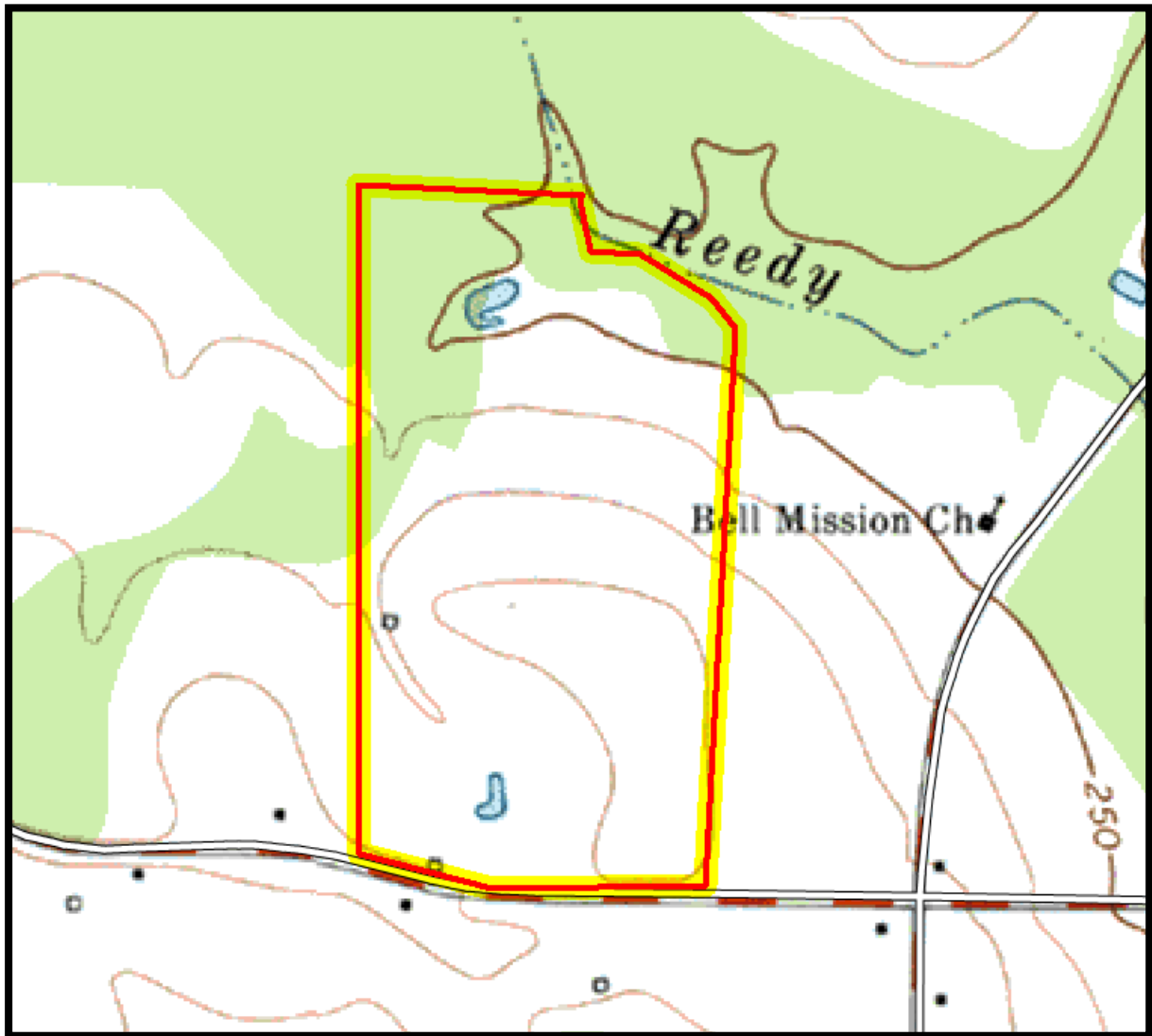
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CROCKER REALTY, INC
1207 E. Jackson St.,
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**97 Acres, Custom Built Home, Several Ponds,
Good Pine Timber Value. Big Pond History on
this tract. Call for the Story! See 1908 Map.
Offered at (Thomas Cty. GA)**

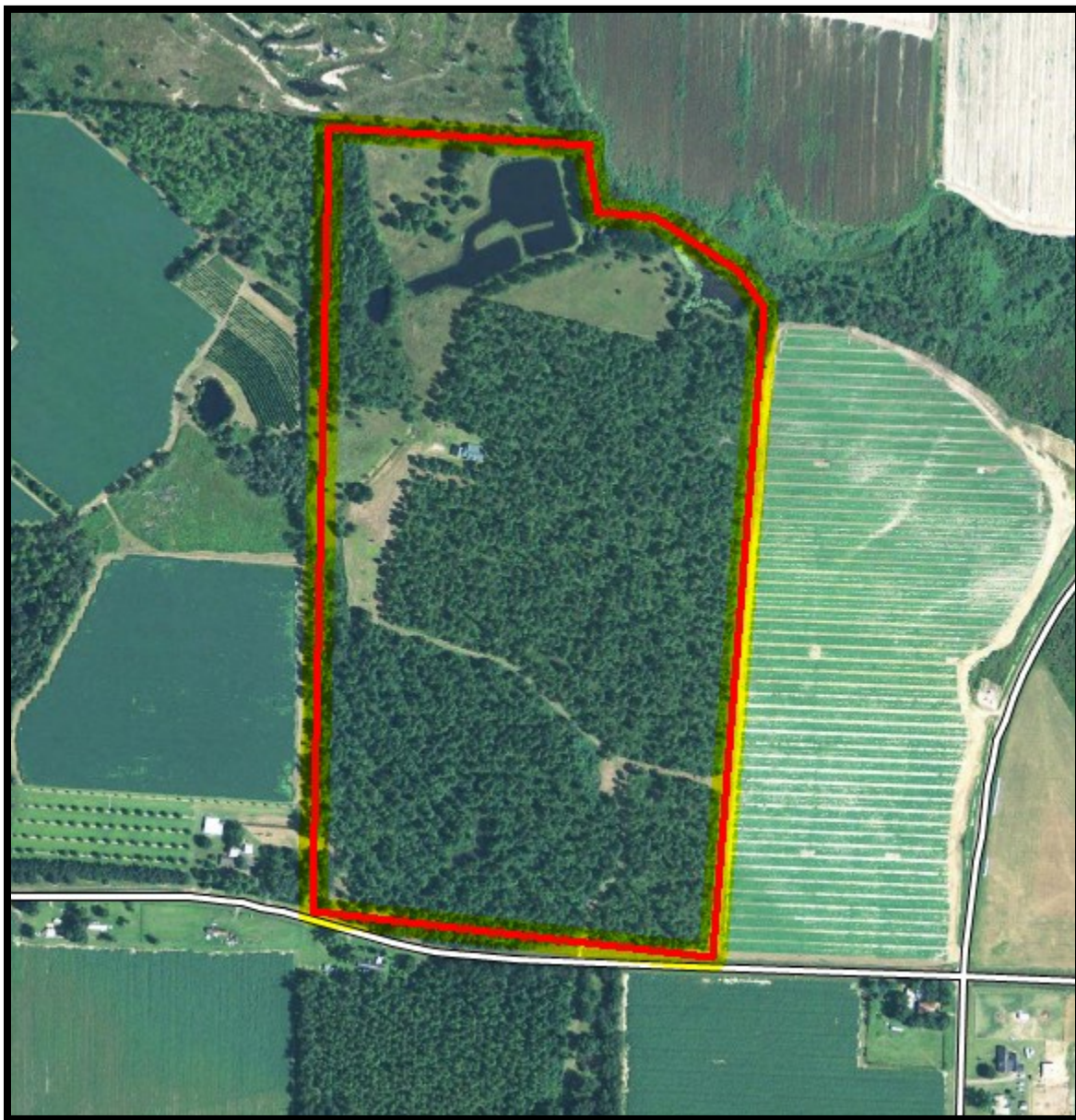

**CROCKER
REALTY INC.**
landcroc.com
229-228-0552



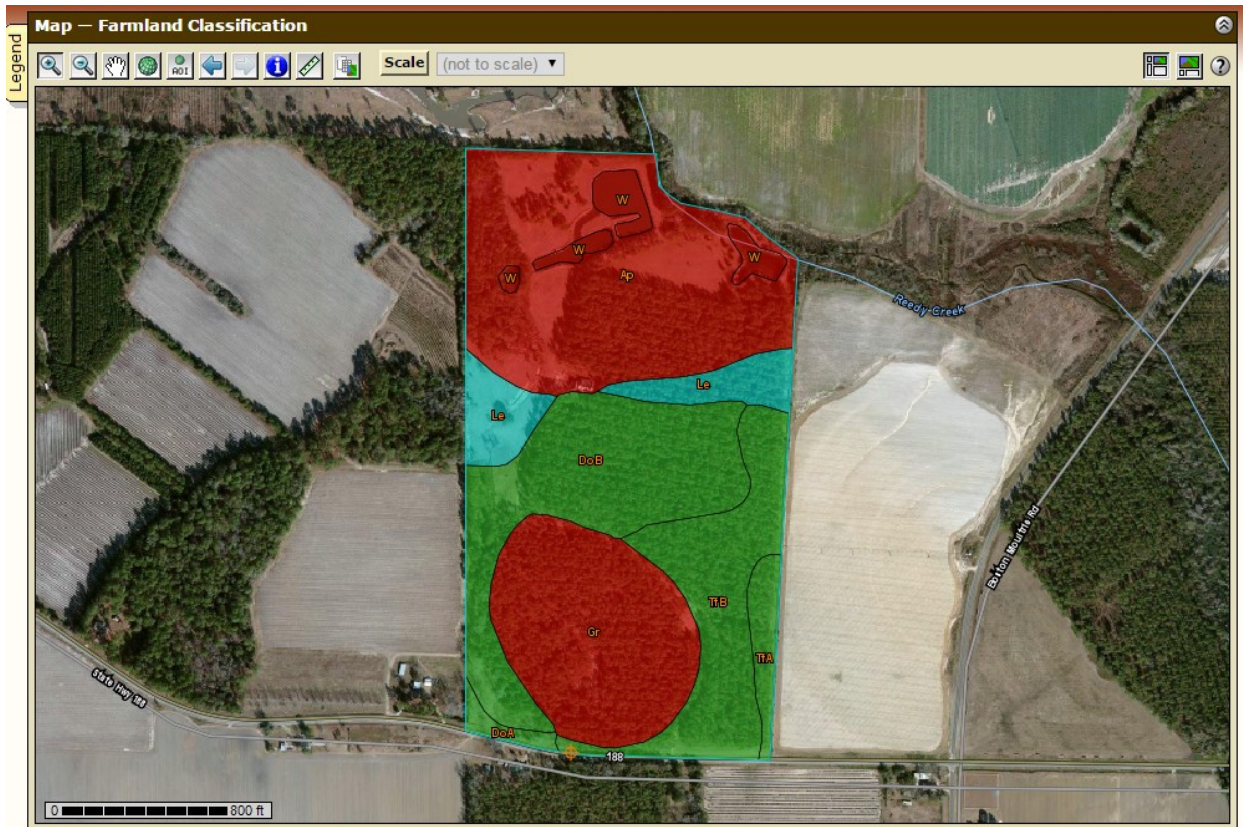
TOPO Map



Flown Map



Soil Map



Tables — Farmland Classification — Summary By Map Unit				
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand	Not prime farmland	31.4	31.9%
DoA	Dothan loamy sand, 0 to 2 percent slopes	All areas are prime farmland	1.0	1.1%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	20.2	20.6%
Gr	Grady sandy loam	Not prime farmland	19.2	19.5%
Le	Leefield loamy sand	Farmland of statewide importance	6.7	6.8%
TfA	Tifton loamy sand, 0 to 2 percent slopes	All areas are prime farmland	2.3	2.4%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	14.1	14.4%
W	Water	Not prime farmland	3.3	3.3%
Totals for Area of Interest			98.3	100.0%

There is some drain tile on this property. If you look at a 1908 Thomas County Map you can see that the big red area on this map was an enormous pond at one time....now there is a small pond and a very long ditch. Very interesting. Might even be interesting to harvest the timber in this area and make it a pond again!

MLS DATA



STYLE: Traditional, Cottage	UNIT #:
STORIES/LEVELS: 1 Story	MAIN AREA: Thomas County
BEDROOMS: 2	SUBDIVISION: No Recorded Subdivision
FULL BATHS: 2	COUNTY: Thomas
HALF BATHS: 1	ZONING: AG
APX SQFT: 2470	
SOURCE SQFT: Tax Record	
APX YEAR BUILT: 2008	
APX ROOF AGE:	

LOT DIMENSIONS:	APX TOTAL ACREAGE: 97
DEED BOOK/PAGE:	RESTRICTIVE COVENANTS:
CITY TAXES:	ASSOC FEE:
ELEC CO:	ASSOC FEE PD:
WTR CO:	AVERAGE UTILITIES:
TAX YEAR:	CBL PROV:

UTILITIES: Private Well, Septic Tank
MECHANICAL FEATURES: Central Heat/Air, Heat Pump
ENERGY SAVING FEATURES: Ceiling Fan(s)
APPLIANCES: Cook Top, Microwave, Range/Oven, Refrigerator

INTERIOR FEATURES: French Doors, Open Floorplan
GENERAL FEATURES: Near Recreation
SPECIAL ROOMS: Dining, Great Room
BEDROOM FEATURES: Master Bedroom Walk-in Closet, Walk-in Closets
BATH FEATURES: Separate Shower
LAUNDRY FEATURES: Laundry Room
KITCHEN DINING FEATURES: Breakfast Area

EXTERIOR FINISH: Frame	SETTINGS: Countryside, Secluded, Other-See Remarks
FOUNDATION: Crawl Space	EXTERIOR FEATURES: Porch, Screen Porch
ROOF:	POOL:
WALL FEATURES: Sheetrock	RURAL AMENITIES: Horses OK
FLOORING FEATURES: Carpet, Laminate Wood, Tile	OUTDOOR LEISURE: Fishing, Water Privileges
CEILING FEATURES: Crown Moldings	LANDSCAPED: Fencing, Garden Space, Grass, Mature Plantings
WINDOW FEATURES:	COMPLEX AMENITIES:
DRIVEWAY: Dirt Drive, Other-See Remarks	COMMUNITY AMENITIES:
PARKING: 2 Car Garage	CONDITION: Well-Kept

DIRECTIONS: Pavo Road...to Left on Salem Road, then down to second Stop Sign and take Left (West) on to Hwy 188. Property will be first gated entrance on your right. Appointment needed. Hwy 188 from Coolidge, and Dillon Rd to Hwy 188 are alternate routes.

PUBLIC REMARKS: Custom Home with close to 4,000 sq ft under roof including garage, screened back porch, and front porch. Home is in excellent shape. Large open floor plan with a great room of 22x33 and bedrooms of 14 x 17 with super nice bathrooms with high counter tops. Each bedroom has french doors that lead to the screened porch. Watch the birds or watch the deer come and feed. A wonderful house for entertaining....easy to convert a third bedroom if neccessary. Property is made up of a beautiful pine stand with upwards of \$65K in Timber Value. Market Fluctuates...check with your forester. Listen to that wind rolling through the tree tops! Assorted fruit trees on property and yes, there are May Haw Trees on the property. Property is gated with long winding driveway. The ponds.....where do I start....technical lab pond with walk outs! Very nice....Retriever Area.....Black Water! Big fish! I know! They do take a fly! Check out the pics of the deer sign on this property. Open Pasture area

Flown Map



This photo was taken a few years back. You can see the retriever pond below this tract at the bottom of the picture.





