



Present Use: Timber	Lot #:
Apx Total Acreage: 65	Main Area: Grady County
Price/Acre:	Subdivision: No Recorded Subdivision
Terrain: Gentle Sloping, Level	County: Grady County
	Zoning:

WARNING:

Lot Dimensions:

Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:		

Improvements: Fenced

Allotments:

Character:

Road Access: Paved, Public	Utilities:
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Frontage: Road

Directions: From Thomasville Hwy 84 West. Cross over into Grady County. Take First Pave Road to Left (Moore Rd.) Property will be down on your right just before stop sign. (67 Acres on Corner) Sign. Two gated entrances on the South Side and East Side of Property.

Public Remarks: Good looking wooded Acreage with Older Longleaf, Hardwood Creek Bottom 2,700' +/- Road Frontage on Moore Road. With this much road frontage on a square tract, this property would work well for subdividing. Check with Grady County. Good Hunting with Excellent Trail and Road System. Property best walked or shown by ATV. Good Turkey and Deer Area. Nice creek drain running through property that would make a humdinger of a pond. Consult with a pond builder. No Flood Zone indicated on map. Clear Water stream....very unique in that I have seen it flowing in very dry times. A "one hop" creek. You could build a series of ponds on this tract. Timber- check out the diameter on some of these logs. Longleaf, Loblolly, Slash. If you like to quantify your investment, bring your forester out here and let him have a look at these trees and give you a \$\$\$\$. This is a perfect size tract to manage.. Not too big...Not too small. Good Sandy Clay Fill Dirt in this area of Grady County...might be worth checking out on this tract. Big Live Oaks on NE Corner of this tract...pretty homesite if cleared and burned. Property could use a good prescribed fire. The property is about 7 miles from Thomasville City Limits. Peaceful Woods. Great place for a walk and a Talk. Feed Plots in place. Gated. Property has a great exit strategy for small acreage residential. Video Available.

REALTOR Remarks: Home and 2 Acres being divided out of this tract offered at \$214,000.00.

Owner's Name:

Owner's Phone:	Owner's Business Phone:	Owner's Email Address:	
Owner's Address:	Owner's City:	Owner's State:	Owner's Zip:

Sign On Property: Yes To Show: Call Listing Office, Gated

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0	CoopComm: 3	DualRate:	Var Rate:
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Occupied: Agent Owned: No

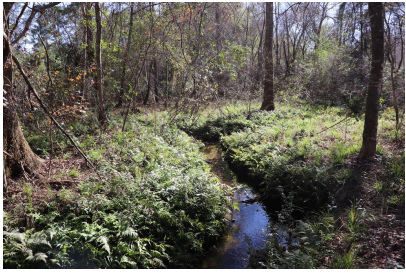
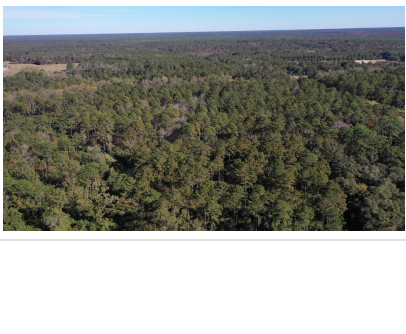
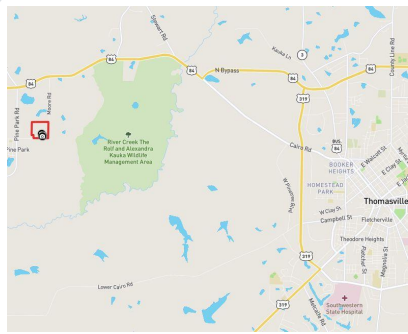
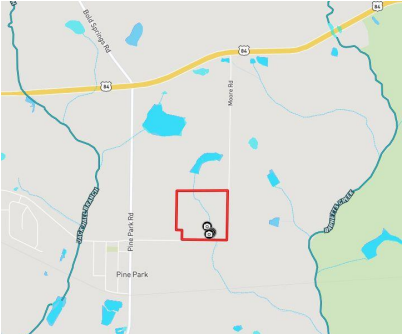
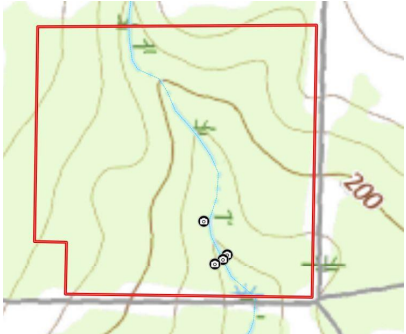
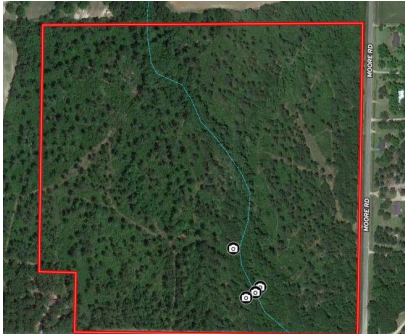
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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CntctDate:

Marketing Date: 1/25/2023	Original List Price: \$365,000	Days on Market: 53
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Contingent Expiration Date:





Listing Office: Crocker Realty (#:7)
Main: (229) 228-0552
Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)
Contact #: (229) 403-6297
Agent Email: landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

Moore Road, 65 Acres Grady County, GA
Grady County, Georgia, 65 AC +/-



Boundary

Stream, Intermittent

River/Creek

Water Body