



Property Information Packet

Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792

63 Patterson Still Rd, 44+/- Acres,
Thomas County, GA.

City Conveniences, County Privileges!

Zoned R-1, City Services Available

Waterfront Home Sites, Income Producing.

Future Land Use (Crossroads Neighborhood Commercial)

Home, Barn, 3+ Acre Pond....Location, Location, Location!



Offered at \$1,000,000.00 (NW Corner of Pinetree Blvd and Patterson Still Rd)



Subject Property Info.

Acreage.....44+/- Acres, (No survey listed on Tax Record)
Zoning.....R-1, (City Annex. may be possible...consult city planner)
Comp. Land Use Plan
Future Land Use District.....Crossroads Neighborhood Commercial
Road Frontage.....430'+ Pinetree Blvd, 1900+ Patterson Still
City Water.....Available
City Sewer.....Can be made available, Consult with City Engineering Dept.
Pond/Lakes.....3.4 Acres. (Built in green space in wetland areas above and below the pond.)
Improvements.....Well, Two Barns, 2,200 sqft Home, Mobile Home Lot
Timber.....Yes, consult forester.
Cultivation/Pasture.....Yes, 20+/- Acres used for pasture/hay production.
Wildlife.....Yes
Fishing.....Are you kidding me!!!???
AG Covenant.....No, not listed on Tax Card
Surrounding Land Use/Ownership.....Residential, Fraternal, Religious, Institutional

LEGAL DESCRIPTION

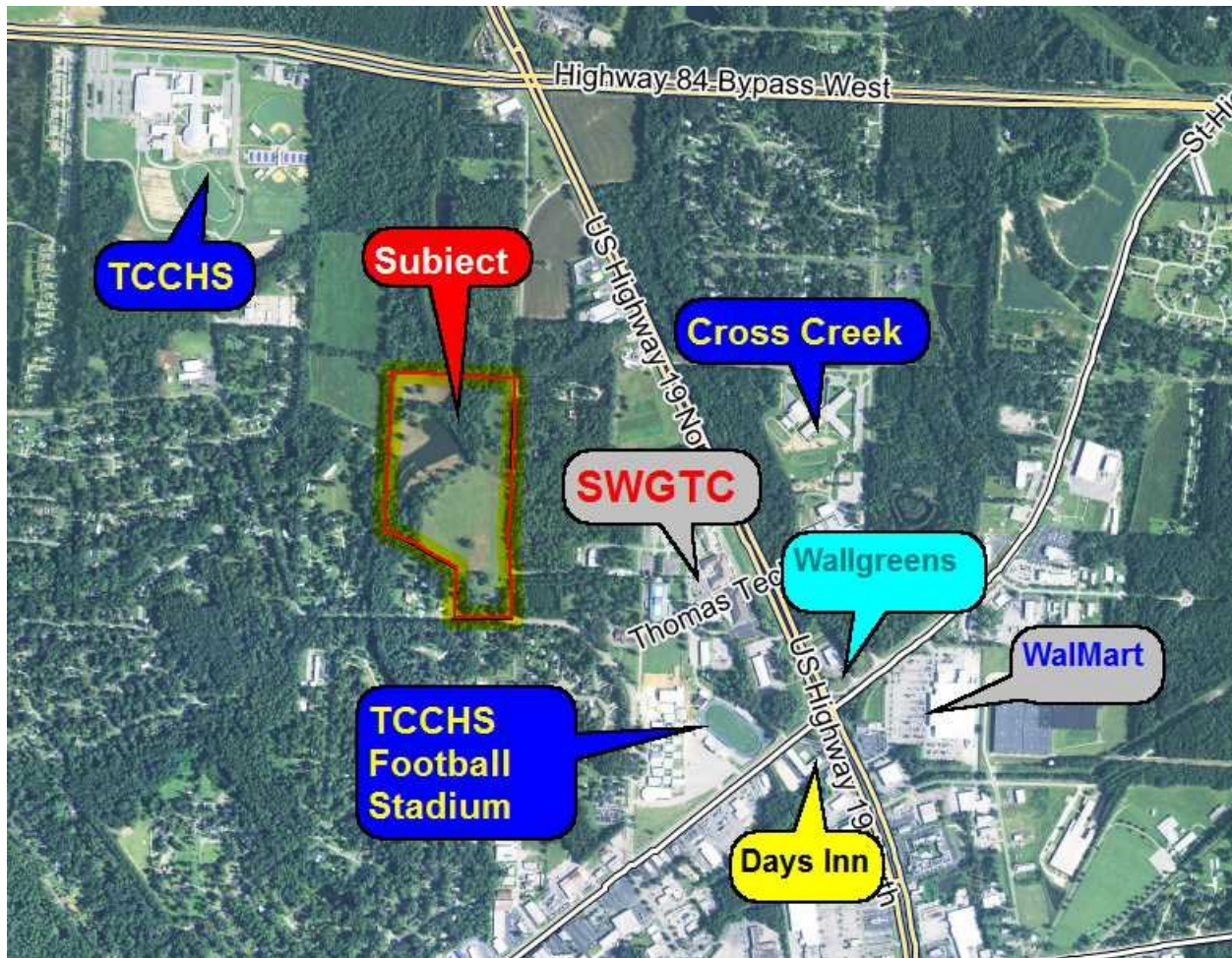
COMMENCING at the corner formed by the west margin of the old Patterson Still Road with the north margin of Pine Tree Boulevard and run thence west along the north margin of Pine Tree Boulevard 534 feet and to the southeast corner of the lands deeded by J. E. Porter to William T. Castleberry and Lois H. Castleberry by a deed recorded in Deed Book 8-F, page 407; run thence north 1 degree 30 minutes west along the line of the lands deeded to Castleberry 388.5 feet to a point on a fence line at the northeast corner of said Castleberry tract; run thence northwesterly along a fence line and the lands aforesaid deeded to Castleberry and the lands now or formerly of V. A. Cox, III, a distance of 548 feet, more or less, to the line of the lands formerly of W. H. Taylor and his widow and children; run thence north along the line of the lands now or formerly of Taylor a distance of 1516 feet, more or less, to an established fence corner with the lands now or formerly of said Taylor; run thence east along a fence line and the lands now or formerly of said Taylor 1093 feet, more or less, and to the westerly margin of the old Patterson Still Road; run thence south along said margin of said road 2086 feet, more or less, to the point of beginning. Said tract of land is bound now or formerly on the north by the lands of W. H. Taylor and his widow and children; on the east by the west margin of the old Patterson Still Road; on the south by the north margin of Pine Tree Boulevard, and the lands now or formerly of William T. and Lois H. Castleberry, and the lands now or formerly of V. A. Cox, III; and on the west by the lands now or formerly of William T. and Lois H. Castleberry and the lands now or formerly of W. H. Taylor, his widow and children. Said tract is further identified as all of the lands conveyed to M. B. Bush by Mrs. Maude Andrews Porter, Harold G. Turner and Mrs. Allie Mae Fleetwood by deeds recorded in Deed Book 7-T, page 140, Deed Book 8-F, page 453, and Deed Book 9-A, page 398.

Flown / Topo Map



Very functional tract with many uses given the current zoning, future land use, and the possibility of city annexation. This is an aesthetically pleasing tract with old growth pine and hardwood trees on the property and a very strong water feature surrounded by pasture. Interesting mix of properties around this tract consisting of Residential Single Family Dwellings, Mobile Home Lots, Mobile Home Parks, Apartments, Educational Institutions and a Fraternal Business Organization. This would be an excellent tract for several buyers to come together, either for residential use or as a mixed use of residential, institutional, and investment. The location is what really separates this property from other tracts.

Locator Map



The subject property, along with the neighboring property to the north (also for sale), would allow connectivity from TCCHS all the way to SWGTC. Institutional ownership of at least part of this tract, if not all, would greatly protect and in some ways enhance the current residential integrity of this area. This location works for many uses. Many of these uses would require re-zoning...but different users and uses, could work together to benefit each other on this tract. Staying with the R-1 Zoning.....this water feature could act as a focal point for a residential development. A sit down with the City and County planning departments would be well advised on this tract. Property owned by Southwest Georgia Technical College is located across Patterson Still Road from this property according to tax records.

County Zoning –R1



R-1 zoning will allow single family dwellings, certain types of day care services, and religious organizations. There is a multitude of conditional uses under R-1 zoning that could be considered for this property. These conditional uses can be found on the municode permitted use table, on the Thomas County website. The current actual use for this property is residential rental with some agricultural applications .

Future Land Use— Crossroads Neighborhood Commercial



This property is listed as Crossroads Neighborhood Commercial on the Thomas County Future Land Use Map. A change out of the Current R-1 Zoning to utilize the future land use of CNC would require re-zoning. Consult with Thomas County Planning and Zoning office for details and particulars. As seen in these shaded maps, part of this property touches city property (non-shaded area). The Thomasville City Planner could give more details as to the particulars of annexation and help weigh the pros and cons of such a move.

Ground Shots



Ground Shots

