

MLS #: S920917A (Active) List Price: \$659,000

17862 GA HWY 188 (2 Homes & 59+/- Acres) Coolidge, GA 31738



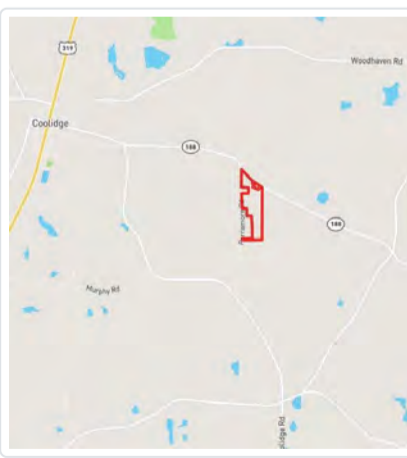
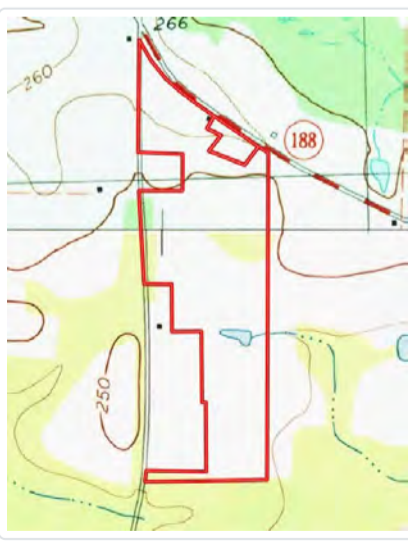
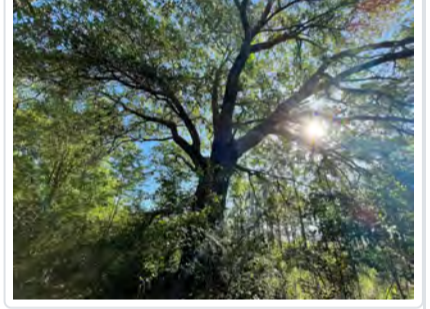
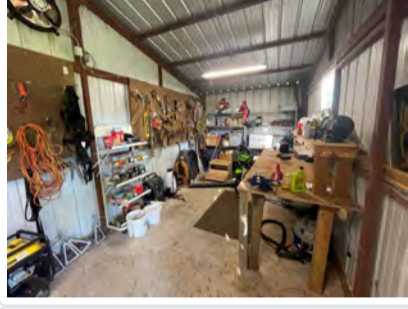
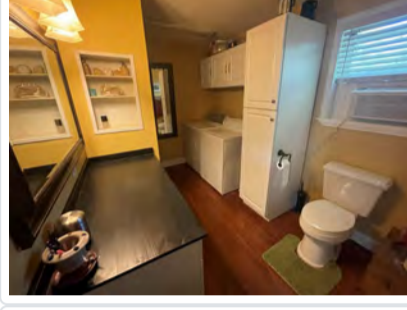
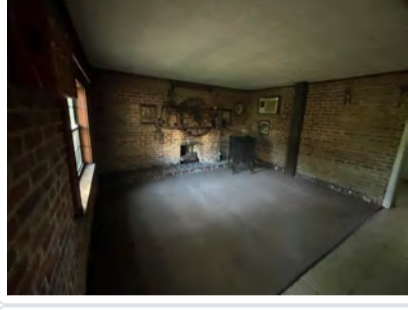
Style: Traditional, Cottage, Farmhouse
 Stories/Levels: One, Two
 Bedrooms: 3
 Full Baths: 1
 Half Baths:
 Apx SqFt: 2092
 Source SqFt: Tax Record
 Apx Year Built: 1943
 Handicap Accessible:
 Apx Roof Age:

Unit #:
 Main Area: Thomas County
 Subdivision: No Recorded Subdivision
 County: Thomas
 Zoning: AG

Lot Dimensions:		Apx Total Acreage: 59		
Deed Book/Page:	Restrictive Covenants:	HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:	Average Utilities:	
Elec Co:	Wtr Co:	Cbl Prov:		
Utilities: Septic Tank, Well				
Mechanical Features: Central Heat/Air				
Energy Saving Features: Ceiling Fan(s)				
Appliances:				
Interior Features: Back Staircase				
General Features: Wooded Lot, Other-See Remarks				
Special Rooms: Family Room/Den, Home Office, Living Room				
Bedroom Features:				
Bath Features:				
Laundry Features: Area, Laundry Room				
Kitchen Dining Features: Dining Room/Kitchen Combo				
Exterior Finish: Brick, Frame		Settings: Countryside, Pond Site, Woodland		
Foundation: Slab, Crawl Space		Exterior Features: Outbuilding(s), Workshop, Other		
Roof: Metal		Patio/Porch: Covered		
Wall Features: Sheetrock, Wainscotting		Guest House:		
Flooring Features: Carpet, Laminate		Pool:		
Ceiling Features:		Rural Amenities: Barn, Horses OK, Out Buildings		
Window Features:		Outdoor Leisure: Other-See Remarks		
Driveway: Dirt Drive		Landscaped:		
Parking: 2 Car, Attached Carport, Carport		Complex Amenities:		
		Community Amenities:		
		Condition: Well-Kept		
Directions: From Thomasville. Hwy 319 to Coolidge. Take a Right,..Head East on Hwy 188. Continue out a few miles and property will on you right on the SE Corner of Hwy 188 and Parramore Road.				
Public Remarks: Two Homes on 59+/- Acres with multiple outbuildings, workshops, and even a bonus "Tiny Home" if that's what you want to call it. 40+ Acres of income-producing planted longleaf pine, currently under a strong graduated 5-year lease for pine straw harvesting. The main house was built in 1943. The Two Story home was built in 2010 containing 896+/- sq ft and has a loft-style bedroom (possibly an Airbnb or VRBO home) Check out the pictures. The Swings, the Porches, the yards, the workshop, and the sheds...all under a canopy of Pecans and Pines. This is a feel-good property from the word go! Room for the family, room for equipment, room for gardening. Great Investment for further division. Future Income from Pinestraw Production and Timber Growth. Super Pond Site on property. (Dam and Pond Need to be reworked but there is a pond on the property.) The property is under a county CUVa agreement to help lower property taxes. (Entered 2023) Over 2000' of road frontage. The dominant soils are quality Tifton and Dothan soils. Check out the Pics of the Deer and Turkey. This is a heavy Timber/AG Area...this is where you want to be if you like wildlife. With some modifications to the pond, you could have a nice fish pond or duck hunting spot. You will enjoy looking at this property. (Interior photos to follow)				
REALTOR Remarks: Sign and Interior Photos to follow. 24-hour to 48-hour notice to show home. Just call if you want to show the land.				
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: Appointment Only, Lockbox, Occupied		
Terms Financing: Cash, Refinance			
Closing Information: Possession at Closing			
CoopFlat\$: 0	CoopComm: 3	DualRate:	Var Rate:
Occupied: Yes	Lead Based Paint Disclosure:	Agent Owned: No	
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Marketing Date: 4/22/2023	Original List Price: \$659,000	Days on Market: 6	
Contingent Expiration Date:			



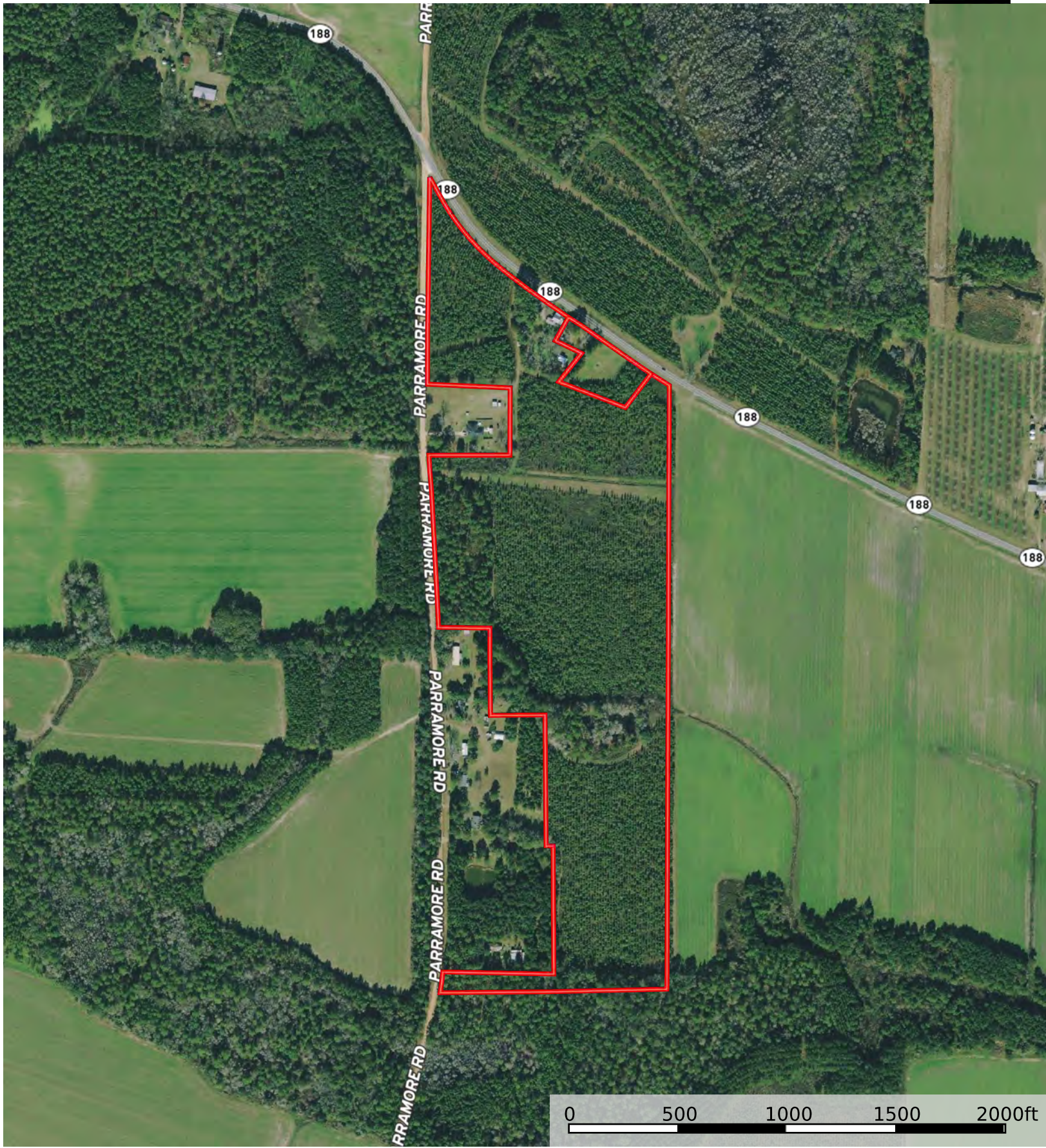





Listing Office: Crocker Realty (#:7)
Main: (229) 228-0552
Fax: (229) 226-6532

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

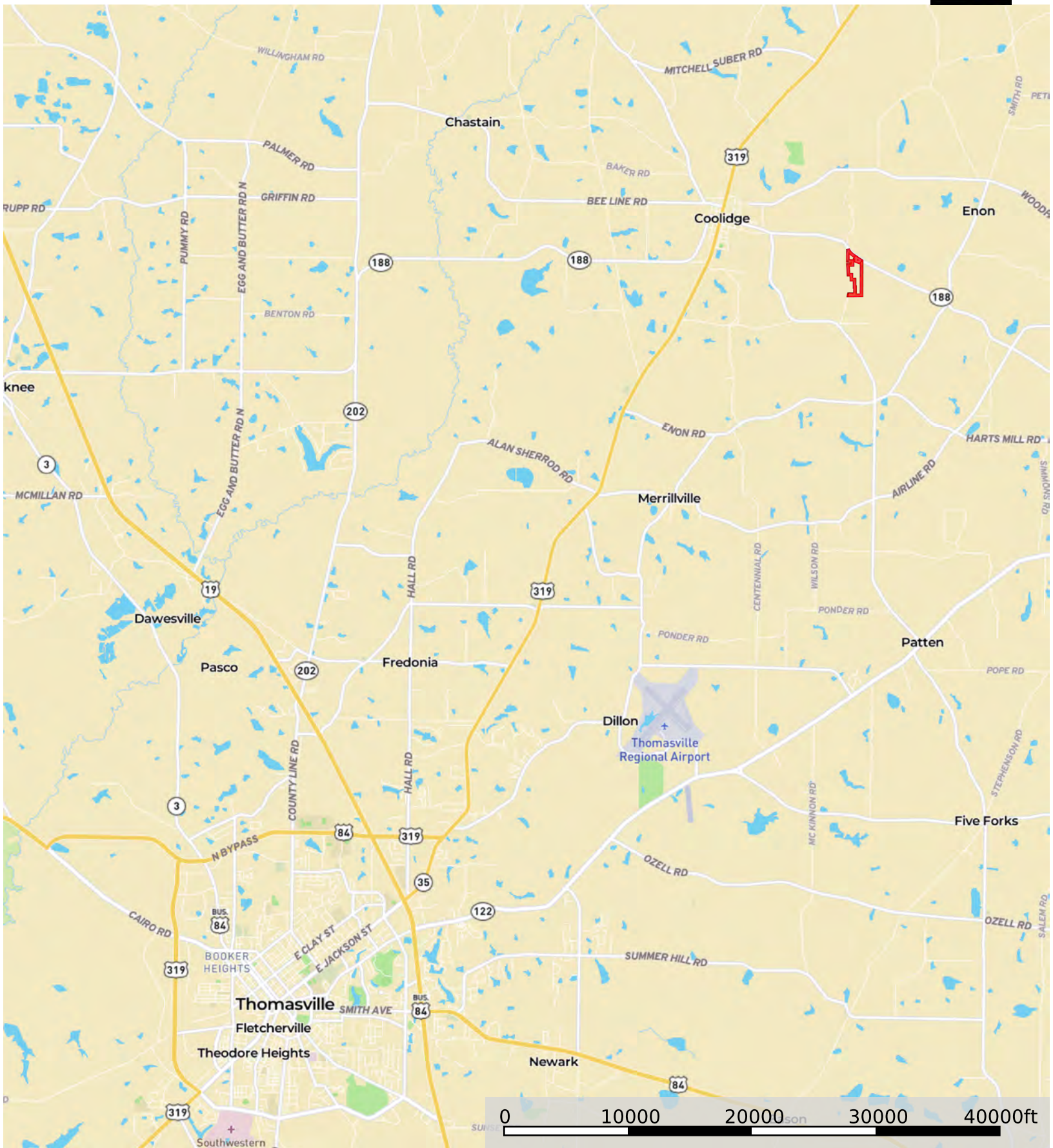
Information Herein Deemed Reliable but Not Guaranteed



 Boundary

Hwy 188 Parramore Road, Coolidge GA

Thomas County, Georgia, 59 AC +/-



Boundary

Daniel Crocker

P: O: (229) 228-0552 M: (229) 403-6297

landcrocdan@gmail.com / www.landcroc.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.


Dwellings Without Basements—Brooks and Thomas Counties, Georgia
 (Hwy 188 Parramore Soil Map Approx Acre (Landcroc))



Map Scale: 1:6,630 if printed on A portrait (8.5" x 11") sheet.
 0 50 100 200 300 Meters
 0 300 600 1200 1800 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)





 Area of Interest (AOI)

Background





 Aerial Photography

Soils





Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available


Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available






Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brooks and Thomas Counties, Georgia
Survey Area Data: Version 20, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 8, 2022—Mar 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00)	12.9	20.8%
				Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
Depth to saturated zone (1.00)						
DoA	Dothan loamy sand, 0 to 2 percent slopes	Not limited	Dothan (80%)		21.8	35.1%
Gr	Grady sandy loam, 0 to 2 percent slopes, frequently ponded	Very limited	Grady (80%)	Ponding (1.00)	0.4	0.7%
				Depth to saturated zone (1.00)		
			Pelham (5%)	Depth to saturated zone (1.00)		
			Alapaha (5%)	Flooding (1.00)		
Depth to saturated zone (1.00)						
Le	Leefield loamy sand, 0 to 2 percent slopes	Somewhat limited	Leefield (80%)	Depth to saturated zone (0.39)	3.8	6.1%
Se	Stilson loamy sand, 0 to 2 percent slopes	Not limited	Stilson (80%)		3.1	4.9%
TfA	Tifton loamy sand, 0 to 2 percent slopes	Not limited	Tifton (85%)		18.2	29.4%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		0.7	1.2%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	Not limited	Tifton, eroded (85%)		0.4	0.7%
W	Water	Not rated	Water (100%)		0.6	1.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Totals for Area of Interest					61.9	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	44.2	71.4%
Very limited	13.3	21.5%
Somewhat limited	3.8	6.1%
Null or Not Rated	0.6	1.0%
Totals for Area of Interest	61.9	100.0%

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher