

LITTLE CREEK MARTIN FARM
35.8 ACRES HWY 111 & POPLAR RD.
MITCHELL COUNTY GA
OFFERED @\$266,000.00

POND * FIELDS * LITTLE CREEK FRONTAGE * PECANS
HUNTING * FISHING * DEEP WELL * PEARS AND GRAPES
SHOP/SHELTER/BARN * STORAGE BUILDINGS * INCOME



Daniel E Crocker, ALC, MPAGA/FL
Licensed Real Estate Broker
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MLS #: A921144A (Active) List Price: \$266,000**Hwy 111 Hwy 111 Meigs, GA 31765**

Present Use: Other
 Apx Total Acreage: 35.84
 Price/Acre:
 Terrain: Bottom Land, Flood Plain,
 Gentle Sloping, Level, Rolling Slope

Lot #:
 Main Area: Mitchell County
 Subdivision: No Recorded Subdivision
 County:
 Zoning:

WARNING:

Lot Dimensions:

Deed Book/Page: 781 171

Plat Book/Page: 31 184

Insurance: \$0.00

HOA: No

Assoc Fee:

Assoc Fee Pd:

HOA Initiation Fee: \$0.00

City Taxes: 0.00

County Taxes: 502.01

Tax Year:

Improvements:

Allotments:

Character:

Road Access: Dirt

Utilities: Private Well

Frontage: Creek, Other-See Remarks

Directions: Northeast and Northwest of the intersection of Poplar Rd and HWY 111.

Public Remarks: Good Value - Good Land - Good Investment! 35.8 Acres with Road Frontage on Hwy 111 and Poplar Road. The property checks all the boxes for homesite, recreation, farming, ranching, fishing, and hunting! How about that South Georgia Red Clay Road? The property has field areas of 3+/- Acres, 2.7+/- Acres and 9.43+/- Acres. There is a deep well on the property (200'+ deep), Tractor Shed has an enclosed shop area with two roll-up doors and an enormous attached covered shelter. Shed could make a great weekend getaway/hunt camp with some modifications. Two other smaller outbuildings for storage. Service pole in place but needs to be hooked up to well and shelter. Electric currently feeding from the home next door to the property. Fish Pond...three casts, three fish! That speaks more about the pond than me! Just a wonderful location. Check out the setting... a full-shaded summer canopy of pecan trees, blackwater pond with lots of shade and structure, grape arbors loaded with grapes, and pear trees dropping pears as of this writing...this tract works.. Little Creek is the west boundary for the property. Pond site on the West Side of Poplar Road is in place where some digging was done long ago.... a good spot for a pond if someone wanted to finish. Sycamore trees, Pine trees, and a mix of hardwoods round out the west side. Saw some deer rubs from this past year. Towering pines and Hardwoods in the creek area. Prime deer and turkey habitat. A few hogs run down this creek line on occasion. The field acreage is under a farm lease until 1/2023. Great for Pasture, Planted Pine, Dog training, or Cultivation. There is a survey in place and the property can be split as surveyed if the new owner wanted to sell off one side or the other. The property is under an Ag Covenant that was put in place in 2019 and runs for 10 years to help reduce taxes. Great getaway tract. Short hop back down to Thomasville. 19+/- Miles North of Thomasville.

REALTOR Remarks: Good Value when you consider the road frontage, Fields, Well, and Water Features. Ag Covenant will need to be assumed. Power needs to be run from the service by the well to the well itself. Easy to show. The West side will require more effort to get down in the woods....no trails in place at this time. 1/2 acre was cut out on the corner years ago where the house is. The drainage Ditch is the property line separating the corner. Water agreement needed to provide water to house on the corner.

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

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 8

CoopComm: 4

DualRate:

Var Rate:

Occupied: No

Agent Owned: No

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

CntctDate:

Marketing Date: 6/28/2023

Original List Price: \$266,000

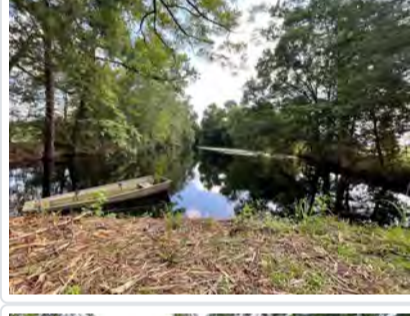
Days on Market: 6

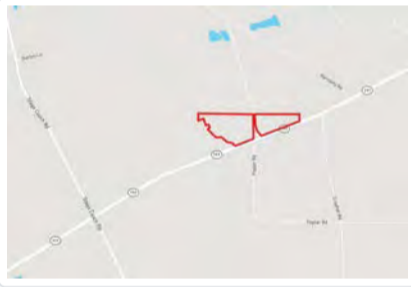
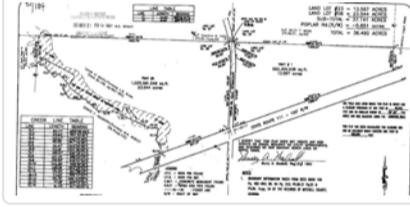
Contingent Expiration Date:

GREC Firm #: H-907

GREC Agent #: 164943







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

HWY 111 Martin

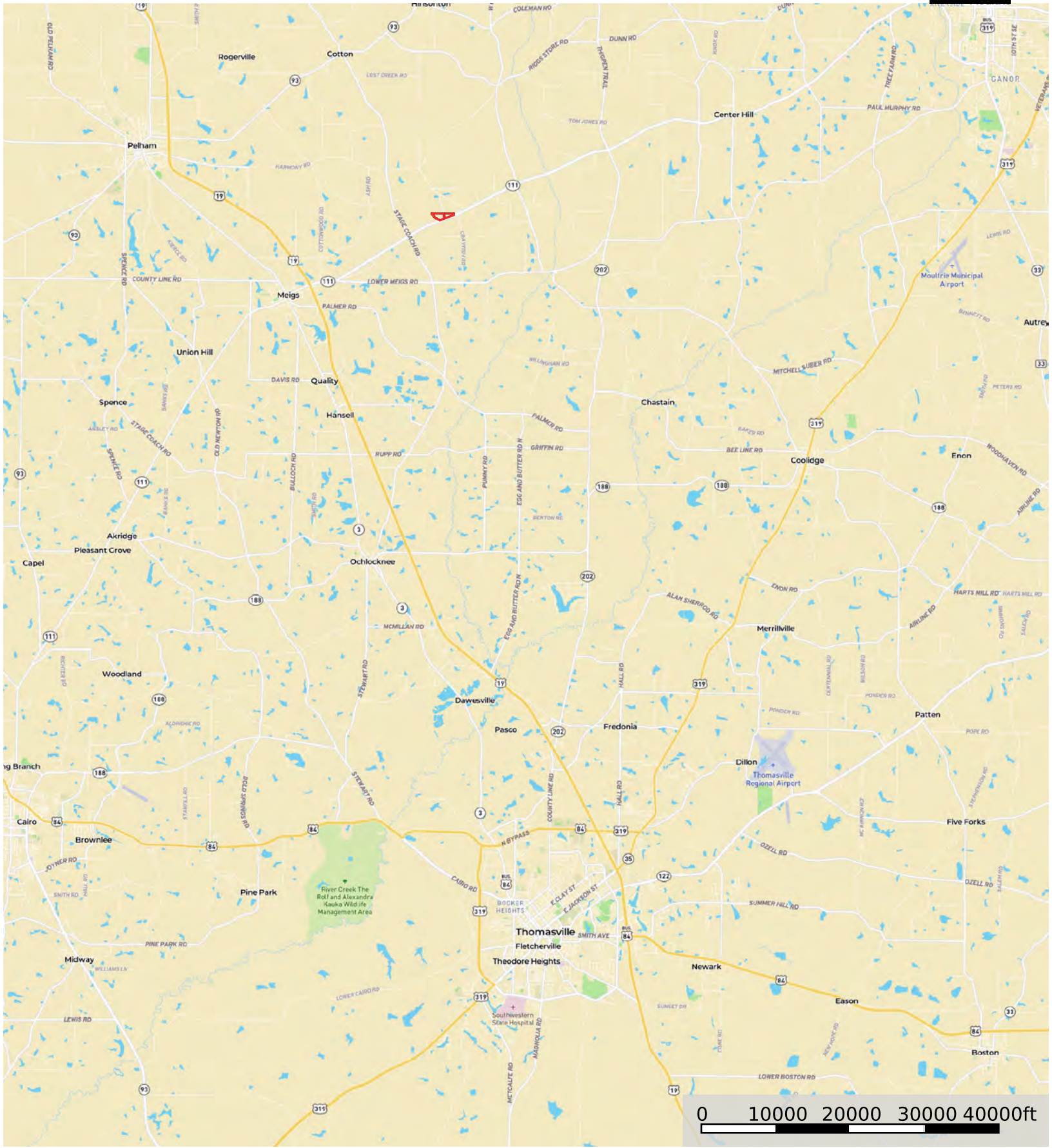
Mitchell County, Georgia, 35 AC +/-



 Boundary

HWY 111 Martin

Mitchell County, Georgia, 35 AC +/-



 Boundary