

MLS #: L922462A (Active) List Price: \$59,000 (1 Hits)

439 439 B. Willingham Rd (2 Acres) Meigs, GA 31765



Present Use: Other
Apx Total Acreage: 2.04
Price/Acre:
Terrain: Gentle Sloping, Level, Steep Slope

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

WARNING: For safety purposes-appt & advance notice to show.

Lot Dimensions:

Deed Book/Page:

Plat Book/Page:

Insurance: \$0.00

HOA: No

Assoc Fee:

Assoc Fee Pd:

HOA Initiation Fee: \$0.00

City Taxes: 0.00

County Taxes: 200.00

Tax Year:

Improvements: Cleared, Other-See Remarks

Allotments: None

Character: Pond, Wooded, Other-See Remarks

Road Access: Easement

Utilities: Water Available, Private Well, Septic Tank

Frontage:

Directions: From Thomasville: Highway 19 to right on Stage Rd to right of Widow White Rd. To left on Willingham Rd. Google maps.

Public Remarks: Hard-to-find wooded 2 Acre Lot with Live Oaks and Mature Pines on a high-ground ridge overlooking a storied pool of water (Spring) that is really hard to find. This water feature is too unique to call a pond. This is about as close to an artesian spring as you will get in South GA. You really need to check this out! Electric, Power, and Septic are in place. Off the beaten path! Private! The Doublewide Home is not included in the sale of the property. The Lender has the title to the Mobile Home. The land is paid for free and clear. The Mobile Home is in need of significant repair. Remodel the home, Remove and use the land for an RV, Move in another home, or build a home. The property is served by a recorded and platted easement. The easement is currently obstructed and access is gained by going around the Edge of Tract 4 as shown by the red broken line on the LandID Map. Note: Something could possibly be worked out with the lender for the DW on the property. The Easement needs to be cleared or legally rerouted around Tract 4. All offers should take that into account. Make an offer. Good hunt camp tract. Video available. LandID map link available. This could be a good deal for someone.

REALTOR Remarks: Contact broker before showing.

Office Notes:

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: No

To Show: Call Listing Office

Terms Financing:

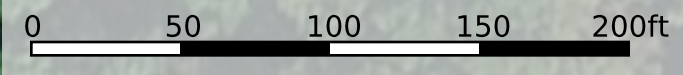
Closing Information: Possession At Closing

CoopFlat\$: 0	CoopComm: 4	DualRate: No	Var Rate: No
Occupied: No	Agent Owned: No		
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
List Dt: 9/25/2023	Expr Dt: 9/24/2024	CntctDate:	
Marketing Date: 10/13/2023	Original List Price: \$59,000	Days on Market: 19	
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



 Boundary



-- Access Entry - - - Road / Trail □ Boundary