

MLS #: S922880A (Active) List Price: \$715,600 (20 Hits)

2815 Fredonia Road (89 Acres) Thomasville, GA 31757

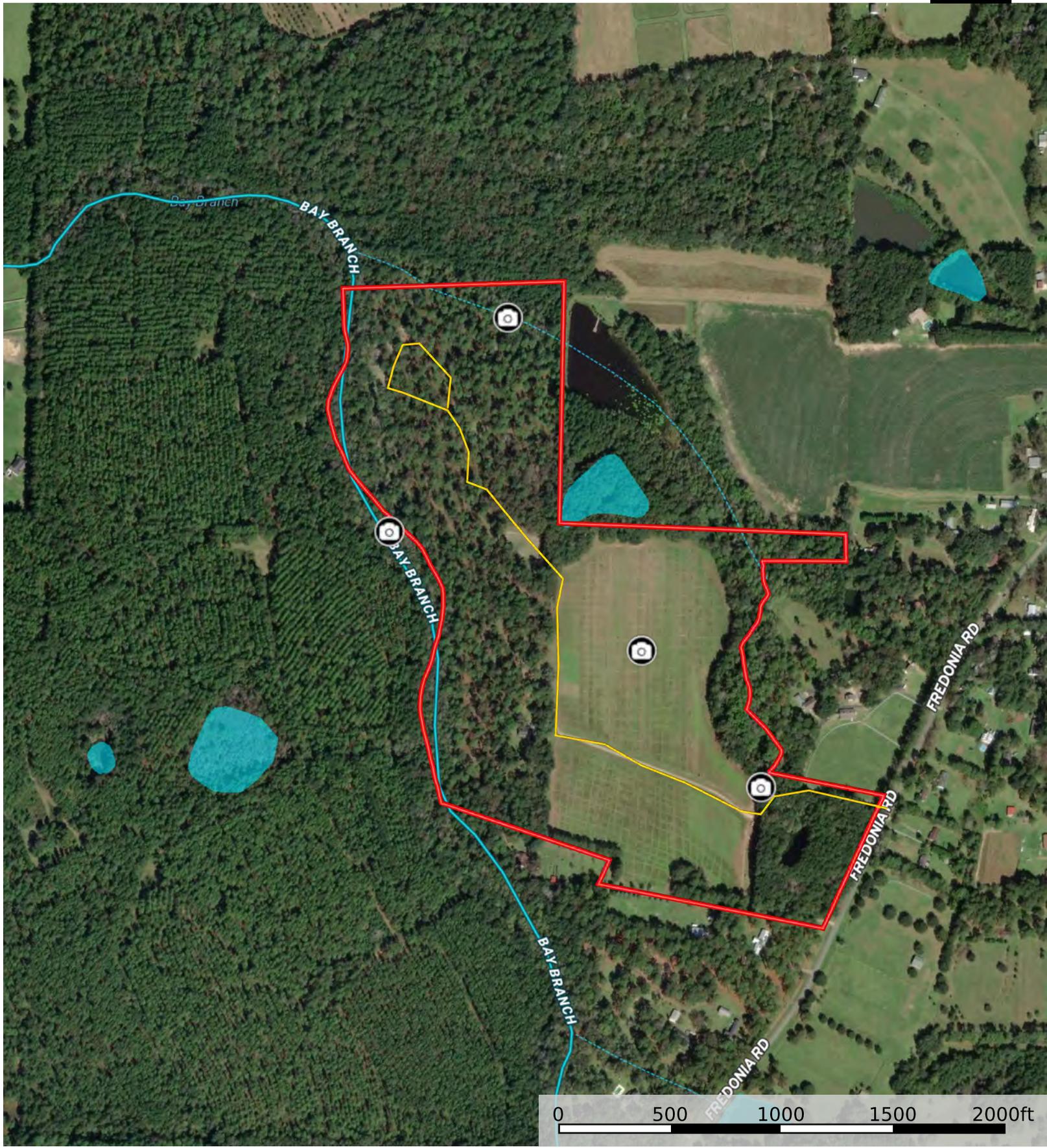


Style: Mobile Home, Other-See Remarks
Stories/Levels: One
Bedrooms: 2
Full Baths: 1
Half Baths: 1
Apx SqFt: 1,344
Apx Heated/CooledSqFt: 0
Apx Under Roof SqFt: 0
Source SqFt: Tax Record

Unit #:
Main Area: Thomas County
Subdivision: No Recorded Subdivision
County:
Zoning: AG
Handicap Accessible:
Apx Roof Age:
Apx Year Built: 1974

Lot Dimensions:		Apx Total Acreage: 89.54	
Deed Book/Page:		Restrictive Covenants:	
HOA: No	Assoc Fee:	Assoc Fee Pd:	Insurance: \$0.00
City Taxes: 0.00		County Taxes: 514.64	
Elec Co:		Wtr Co:	
Utilities: Private Well		Cbl Prov:	
Mechanical Features: Central Heat/Air, Heat Pump			
Energy Saving Features: Ceiling Fan(s)			
Appliances: Cooktop, Electric Range, Refrigerator			
Interior Features:			
General Features:			
Special Rooms: Living/Dining Room Combo, Sun Room			
Bedroom Features:			
Bath Features:			
Laundry Features:			
Kitchen Dining Features:			
Exterior Finish: Wood Siding		Settings: Countryside, Secluded, Stream	
Foundation:		Exterior Features:	
Roof: Shingle		Patio/Porch: Porch	
Wall Features: Paneling		Guest House:	
Flooring Features: Laminiate, Vinyl		Pool:	
Ceiling Features:		Rural Amenities: Barn, Horses OK, Other-See Remarks	
Window Features:		Outdoor Leisure:	
Driveway:		Landscaped:	
Parking:		Complex Amenities:	
		Community Amenities:	
		Condition: Needs Work	
Directions: From Thomasville Take Hwy 19 North to Right on Fredonia Road. The property will be on your left about .5 mile before Fredonia runs into Hall Road...or you could GPS/Google the address.			
Public Remarks: Good-looking land 5 miles north of Thomasville, GA! Private, Secluded, and Peaceful! Mature Longleaf, Loblolly, and Slash pine cover this Tract. This is the kind of wiregrass habitat that we don't find very often. Old growth Live Oaks with resurrections ferns are found throughout the property. The tract is a Deer and Turkey Juggernaut! The property has a 27-acre field offering income and fine dove hunting. A small pond (needs work) near the front of the property has some enormous Live Oaks around the edge. The property has a DW Camphouse and an assortment of small barns and sheds. The yard area is dotted with established Camellias, Gardenias, and other plantings. There are two well-defined creeks on the property and the amount of good Tifton soils and high, dry ground on this property is amazing! This is a good property! The property was recently placed under an Ag Covenant to lower taxes. The owner is currently cleaning out the DW Camphouse and removing years of equipment and farm material on the property. Well on the property needs to be replaced. The property is gated. Equestrian Area. Security. Shown by Appointment Only.			
REALTOR Remarks: FOR SAFETY REASONS WE ASK THAT NO CHILDREN BE ALLOWED IN THE DW CAMPHOUSE UNTIL IT IS EMPTIED OF PERSONAL BELONGINGS. Call Dan to Gate Code and Lockbox Code.			
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:	
Sign On Property: No		To Show: Appointment Only, Gated	
Terms Financing:			
Closing Information: Possession at Closing			
CoopFlat\$: 0.00		CoopComm: 3	
		DualRate:	
Occupied: Yes		Lead Based Paint Disclosure:	
		Agent Owned: No	
Display on Internet: Yes		Display Address: Yes	
		Allow AVM: No	
		Allow Comments: No	
List Dt: 2/14/2024		Expr Dt: 5/14/2024	
		CntctDate:	
Marketing Date: 2/16/2024		Original List Price: \$715,600	
		Days on Market: 7	
Contingent Expiration Date:			
GREC Firm #: H-907		GREC Agent #: 164943	
Listing Office: Crocker Realty (#:7)		Listing Agent: Daniel Crocker (#:2)	
Main: (229) 228-0552		Contact #: (229) 403-6297	
Fax: (229) 226-6532		Agent Email: landcrocdan@gmail.com	

Information Herein Deemed Reliable but Not Guaranteed



- Photo Point
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body