

MLS #: S923173A (Active)**List Price: \$1,400,000****1626 Big Creek Rd. (229+/- Acres) Meigs, GA 31765**

Style: Traditional, Ranch, Cottage

Stories/Levels: One

Bedrooms: 3

Full Baths: 2

Half Baths:

Apx SqFt: 1,680

Apx Heated/CooledSqFt: 1,680

Apx Under Roof SqFt: 0

Source SqFt: Tax Record

Unit #:

Main Area: Mitchell County

Subdivision: No Recorded Subdivision

County: Mitchell County

Zoning:

Handicap Accessible: No

Apx Roof Age:

Apx Year Built: 2016

Lot Dimensions: Apx Total Acreage: 229.87

Deed Book/Page: Restrictive Covenants: Insurance: \$0.00

HOA: No Assoc Fee: Assoc Fee Pd: HOA Initiation Fee: \$0.00

City Taxes: 0.00 County Taxes: 2240.18 Tax Year:

Elec Co: Wtr Co: Cbl Prov:

Utilities: Private Well, Septic Tank

Mechanical Features: Ceiling Fan(s), Central Heat/Air

Energy Saving Features: Ceiling Fan(s)

Appliances: Dishwasher, Microwave, Oven, Refrigerator

Interior Features: Open Floorplan

General Features: Other-See Remarks

Special Rooms: Attic, Great Room

Bedroom Features:

Bath Features:

Laundry Features: Laundry Room

Kitchen Dining Features:

Exterior Finish: Frame, HardiPlank Type

Foundation: Slab

Roof: Metal

Wall Features: Sheetrock

Flooring Features: Carpet, Tile, Other

Ceiling Features: Vaulted

Window Features:

Driveway: Dirt Drive

Parking:

Settings: Countryside

Exterior Features:

Patio/Porch: Covered, Porch

Guest House: No

Pool:

Rural Amenities:

Outdoor Leisure: Fishing, Other-See Remarks

Landscaped: Grass

Complex Amenities:

Community Amenities:

Condition: Well-Kept

Directions: From Thomasville Take Hwy 19 North. Enter Mitchell County, Big Creek Road will be on your Right. Continue East on Big Creek Road. The Road will turn to dirt/clay, and the property will be down on your Left at the Beaver Pond about .5 miles down the dirt portion. The entrance to the property will be the driveway immediately past the Beaver Pond. (Do not enter Driveway for home.)

Public Remarks: South Georgia Farm Property located 20+/- Mile North of Thomasville GA in Southern Mitchell County. 111+/- Acres of Farm Land with yearly income of \$15K on a year to year farm lease. The property offers a 3 Bedroom/2 Bath hilltop home built in 2016 overlooking the length of the entire property! (Leased for \$1000 mth) (\$27K Total Income) Abundant wildlife! Deer, Turkey, Hogs, Ducks, Fish...and one King Snake that I know of! The property features Rolling Hills with beautiful views everywhere you look. From one point there is over 3,000' of cleared land that is unobstructed. There is a world of cover for wildlife with some regeneration of pine and a good hardwood buffer zone paralleling Big Creek. The property could benefit from the replanting of pine in the timbered areas. Trails have recently been mulched around and on the interior of the property. There are 2, (4+/-Acre) ponds on the property...a beaver pond up front near the road and a nice fish pond in the back of the property. The property has the potential for a small plant and flood duck pond or to increase the size of the existing pond...the elevation and water source are there! Per the USDA Web Soil Survey, 64.8% +/- of the soils on the property are classified as farmland soils. Big Creek runs through the back part of the property. This creek flows year round and has a sandy bottom base. The creek is an incredible wildlife corridor and flows south into the Little Ochlocknee River in Thomas County. The whole creek system is another world to explore. Several trails have been mulched down to the creek. There are several feed plots/stand areas on the property. Many arrowheads have been found on this property per past owner reports. I have found some interesting pieces of flint. Nice Neighboring Properties. There is a restriction against chicken houses being placed on the property. The property is in a County Agricultural Tax Covenant to help lower the property taxes. Youtube Video and Land ID Link Available.

REALTOR Remarks: Appointment needed. If showing land please be respectful of farmers crops. CUVA program will need to be assumed. About to expire. No Chicken Houses.

Owner's Name: T5

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: Occupied

Terms Financing: Cash, Refinance

Closing Information: Possession at Closing, Subject to Lease

CoopFlat\$: 6

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: 4/19/2024

Original List Price: \$1,400,000

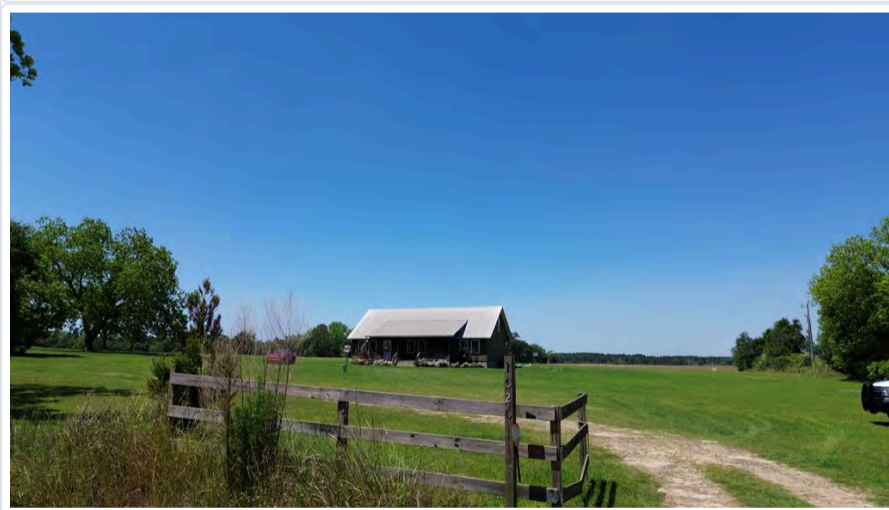
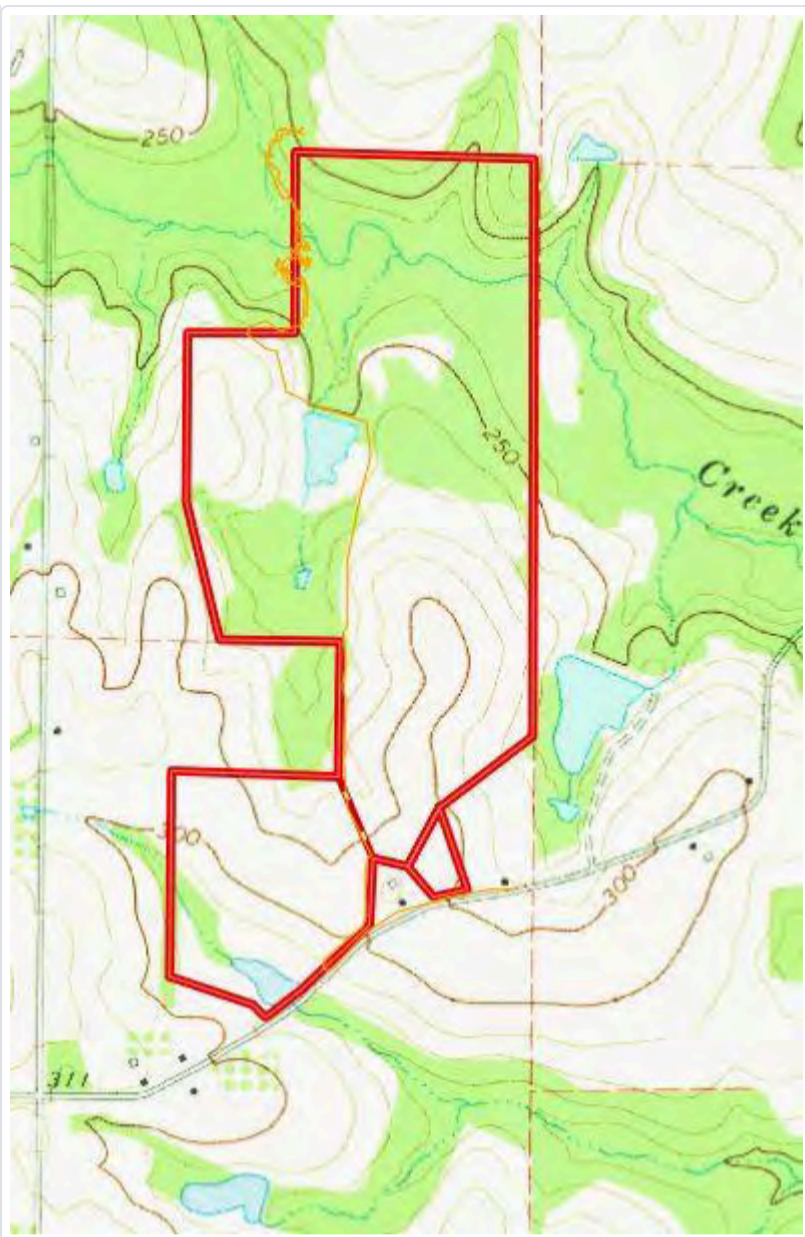
Days on Market: 27

Contingent Expiration Date:

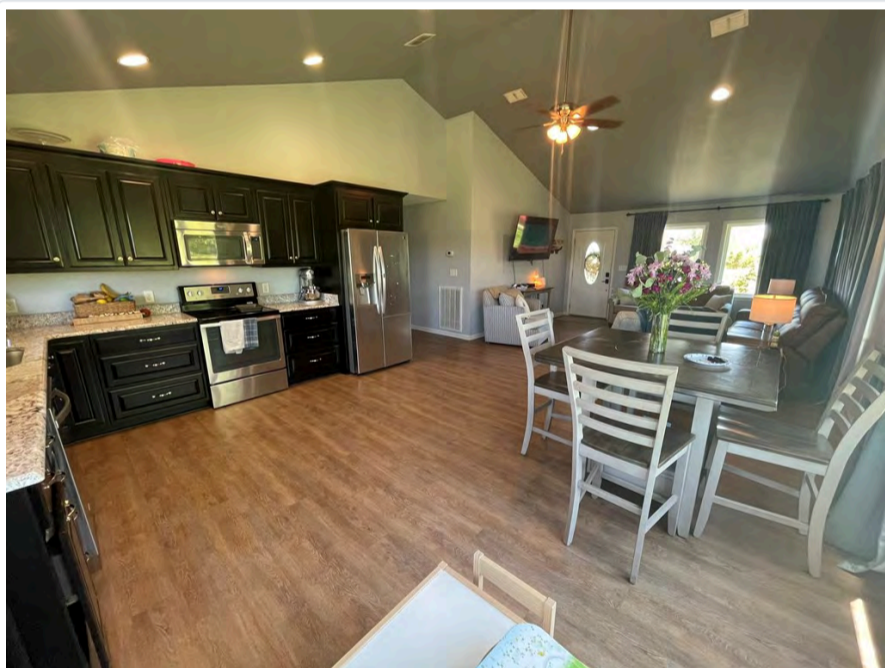






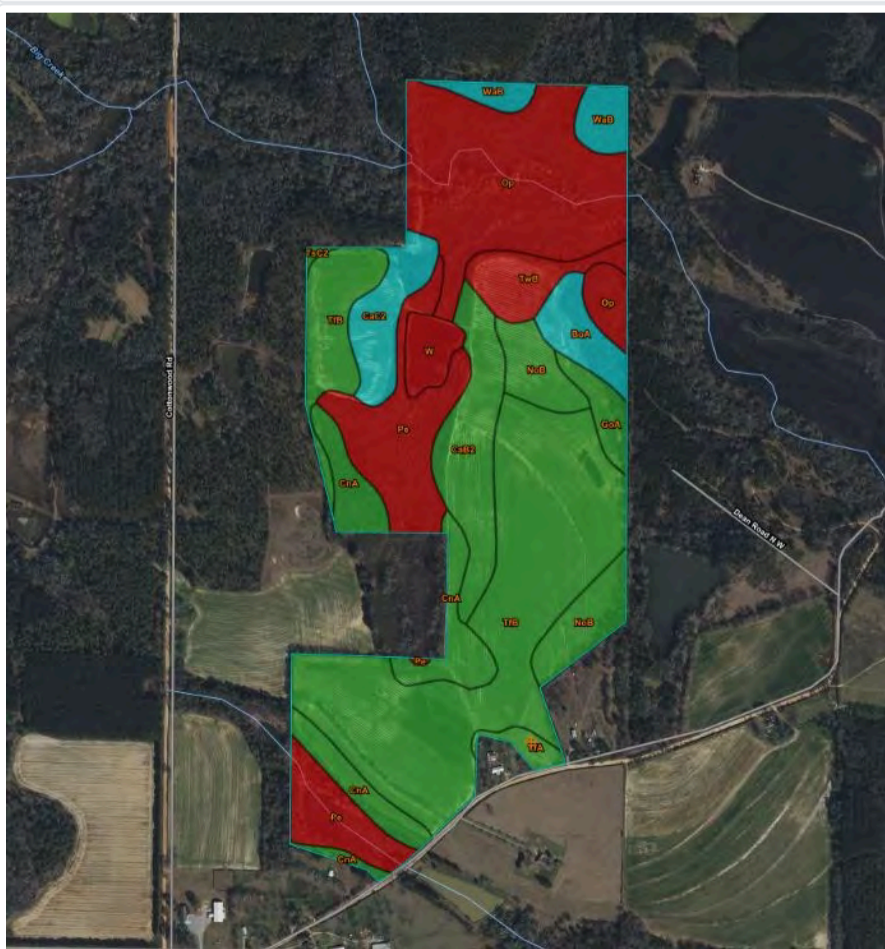














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Information Herein Deemed Reliable but Not Guaranteed



BIG CREEK

GAS LINE EASEMENT

