

MLS #: A922910A (Active) List Price: \$600,000 (4 Hits)**0000 Sanford Road (47.83 Acres) Thomasville, GA 31757**

Present Use: Grove
Apx Total Acreage: 47.83
Price/Acre:
Terrain: Gentle Sloping, Level

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

WARNING:**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:** 2157.11**Tax Year:** 2023**Improvements:** Buildings, Cleared, Other-See Remarks**Allotments:****Character:** Can Be Subdivided, Pond Site, Other-See Remarks**Road Access:** Dirt, Paved**Utilities:** Private Well**Frontage:** Road**Directions:** Hwy 319 North to Left on Sanford Road. Property at the corner or McGill and Sanford Road. (Pecan Orchard)

Public Remarks: Transitional Tract. The property is currently used as a well-managed Irrigated Pecan Orchard with a 6" Well with a 25 HP Pump, tractor sheds, and pecan varieties of Stewarts, Cape Fear, and Zinner. Consider adjacent and nearby zonings of MHP, R2, and R3 zonings and see how this site could transition into an excellent site for a Manufactured Home Subdivision or another multi-family site that could take advantage of City Water and location near Red Hills Industrial Park. GreatTifton and Dothan Soils, Road Frontage on two Streets, near other subdivisions, and convenient to Thomasville. City Water at the corner of the property. Near Red Hills Industrial Park locate .5 miles to the East on Hwy 319. 1,126' Sanford Road Frontage. 1,490' McGill Road Frontage. You need to put Pen to Paper on this one. The property would need to be rezoned. Rezoning makes all the sense in the world. The property would make a great homesite tract. as it now is. Country Setting. Quiet Dirt Road, Deer, and Turkey. Small pond Site. The property is not in the AG Covenant. It could be divided into several homesites as it is. Build a home. Lease out the peccan orchard for income. The exit strategy down the road would be to transition into a residential development if you did not want to develop now. A very good investment for future generations.

REALTOR Remarks: This property would be a good one to transition into a development tract. Great Small Farm Tract. Multiple Home Site Tracts if the property were divided.


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:** Yes**To Show:** Call Listing Office**Terms Financing:** Cash, Refinance**Closing Information:** Possession At Closing**CoopFlat\$:** 0**CoopComm:** 3.5**DualRate:****Var Rate:****Occupied:****Agent Owned:** No**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**List Dt:** 2/23/2024**Expr Dt:** 2/22/2025**CntctDate:****Marketing Date:** 2/27/2024**Original List Price:** \$600,000**Days on Market:** 5**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

Sanford Rd 48 AC Pecan

Thomas County, Georgia, 47 AC +/-




 Boundary

Daniel Crocker

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