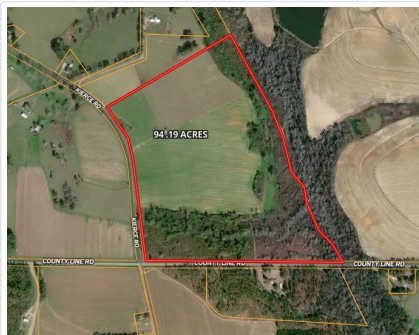


MLS #: A924502A (Active) List Price: \$517,000

154 Kierce Road (94+/- Acres) Pelham, GA 31779



Present Use: Pasture, Vacant
Apx Total Acreage: 94
Price/Acre:
Terrain: Bottom Land, Gentle Sloping, Level

Lot #:
Main Area: Mitchell County
Subdivision: No Recorded Subdivision
County: Mitchell County
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: 1098.19

Tax Year: 2023

Improvements: Fenced

Allotments:

Character:

Road Access: Paved, Public
Frontage: Creek, Road

Utilities:

Directions: Property is located at the NE Corner of County Line Road and Kierce Road. Plug in Address to phone or GPS. From Thomasville, Hwy 19 North to West on Hwy 111 in Meigs and then Right on (Old 19) GA 3, Head North. Take a Left onto County Line Road at the County Line Marker. Kierce Road will be on your right about 2+ Miles headed West.

Public Remarks: Farming Tract, Homesite Tract, Cattle and Equine Tract, Subdividing Tract, Recreational/Hunting Tract, or maybe a Combination Tract of all five uses. 94+/- Acres (To Be Surveyed) of high-ground pasture consisting of 85%+/- quality Tifton Soils. (Check out the attached Web Soil Survey Document) Fenced and Cross-Fenced. Over 3,500' of Road frontage on Kierce Road and County Line Road. Excellent tract for row-crop conversion. Property has been sitting fallow for a time. Pilcher Creek forms the East property line next to a large farming operation. The creek acts as a tremendous wildlife funnel offering excellent cover and habitat for Deer, Duck, Hogs, and Turkey. I actually heard a few quail sounding off in the grassy areas. There are some impressive Saw Tooth Oaks planted on the property, as well as Mulberry Trees, a few Pecan trees, and a large area available for food plots. There is a drain area running East to West through the property that would make an incredible pond(s) site. (See Pond Site Map) (Land ID Map Overlay Shows No Wetlands in this Pond Site Area). This could be a heck of a good retriever tract. Large open field area with just enough crown in the hill and a pond site that you could make into one or several technical ponds with ample room on all sides of the pond to work dogs. Consider the extensive paved road frontage and excellent soils for building sites. Plenty of hill-top home sites to choose from. The property could be easily subdivided into multiple tracts. With a little fence maintenance, cows could be grazing on this property in no time. The property rolls out of the AG Covenant in 2024. (Saves on Property Taxes) This property has value and many options in how it can be used. The property is located 1/4 mile West of the Thomas County Line. 20+/- mile North of Thomasville GA. 3+/- miles South of Pelham. The town of Meigs is located about 2.5 miles East. There is currently no lease on the property.

REALTOR Remarks: If the property is enrolled in the AG Covenant/Conservation Use, the Buyer will need to assume. Please call before showing. Sign forthcoming. Easy to show. (Home and Additional Land Could be Purchased)

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, Gated

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0

CoopComm: 3

DualRate:

Var Rate:

Occupied: No

Agent Owned: No

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

List Dt: 7/25/2024

Expr Dt: 7/24/2025

CntctDate:

Marketing Date: 8/9/2024

Original List Price: \$517,000

Days on Market: 16

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



94.19 ACRES

KIERCE RD

KIERCE RD

COUNTY LINE RD

COUNTY LINE RD

COUNTY LINE RD