

**MLS #: A924529A (Active) List Price: \$421,000 (9 Hits)**

**220 Dillon Rd Thomasville, GA 31757**



**Present Use:** Vacant  
**Apx Total Acreage:** 28  
**Price/Acre:**  
**Terrain:** Gentle Sloping, Rolling Slope

**Lot #:**  
**Main Area:** Thomas County  
**Subdivision:** No Recorded Subdivision  
**County:** Thomas  
**Zoning:** AG R#

**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:** 1600.00

**Tax Year:**

**Improvements:** Barn

**Allotments:**

**Character:** Crop Land, Pond

**Road Access:** Paved, Other-See Remarks

**Utilities:** Water Available

**Frontage:** Road, Other-See Remarks

**Directions:** From Thomasville, take US Hwy 319 N, turn right onto Dillon Rd, Property on right, enter driveway to blue commercial building and veer left toward shed.

**Public Remarks:** Country setting, 2 ponds on 28 acres, close to Thomasville, zoned AG and partially R3. Property adjacent to RM11, AG, COM and R-3, Zoned property. property, In addition to 200'+ frontage on Dillon Road, the property has ingress/egress right across a private road to the west, and frontage along Dillon Rd. Multiple Home Sites. Possible Retriever Training Tract with some pond modifications., Good Tifton Soil for pasture, planting, or Pine Trees. Some Deer and other wildlife (Gator spotted in pond.) Pond Birds, Ducks. Dove, Turkey. This property could make one nice dove field for sure. Nice little hunting tract close to Thomasville. Future Transitional Value - as Thomasville grows out 319 this property will likely transition into another higher and better use. City Water is already at the property. Very private setting in the back of the property. Towering Pines. Hilltop Views down on the ponds,, Wild Grapes and Persommons. Producing Pecan Trees at the front of the property on Dillon Road. Large Shed. Minutes to Downtown Thomasville. Crop Land Leased year to year.

**REALTOR Remarks:** Property has a GA Power easement running through the front part. Seller owns commercial property in front of subject property. Seller is surveying out approx. 1 acre of farm to go with commercial property (to be determined by Survey) - see information packet in attached documents. Possible investment opportunities with this parcel check with county zoning administrator for options. Gator in pond. Be mindful of that if you have dogs or children while showing.

**Office Notes:**

**Owner's Name:**

**Owner's Phone:**

**Owner's Business Phone:**

**Owner's Email Address:**

**Owner's Address:** Dillon Rd

**Owner's City:**

**Owner's State:**

**Owner's Zip:**

**Sign On Property:** No

**To Show:** Call Listing Office

**Terms Financing:** Cash, Refinance

**Closing Information:** Possession At Closing

**Occupied:**

**Agent Owned:** No

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**List Dt:** 8/9/2024

**Expr Dt:** 8/12/2025

**CntctDate:**

**Marketing Date:** 8/16/2024

**Original List Price:** \$421,000

**Days on Market:** 11

**Contingent Expiration Date:**

**GREC Firm #:**

**GREC Agent #:**

**Listing Office:** Crocker Realty (#:7)

**Main:** (229) 228-0552

**Fax:** (229) 226-6532

**Listing Agent:** Curtis Crocker (#:1)

**Contact #:** (229) 224-1391

**Agent Email:** [curtisc@rose.net](mailto:curtisc@rose.net)

Information Herein Deemed Reliable but Not Guaranteed

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