

MLS #: A924482A (Active)

List Price: \$197,000

0000 US Hwy 84 (16.09 Acres) Cairo, GA 39828



Present Use: Grove, Timber, Vacant
 Apx Total Acreage: 16.09
 Price/Acre:
 Terrain: Bottom Land, Flood Plain, Level, Rolling Slope, Steep Slope

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

WARNING:

Lot Dimensions:

Deed Book/Page:	Plat Book/Page:	Insurance: \$0.00
HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes: 0.00	County Taxes: 900.00	HOA Initiation Fee: \$0.00
		Tax Year: 2023

Improvements:

Allotments:

Character: Pond, Wooded

Road Access: Paved Utilities:

Frontage: Creek, Road

Directions: From Cairo. Take Hwy 84 East and the property will be on your right just before Peirce Chapel Road (4+/- Miles). From Thomasville, Take Hwy 84 West Property will be on your left just past Pierce Chapel Road (8+/- Miles)

Public Remarks: A 16-acre piece of the world with a Fish Pond, Pecan Trees, and Pine Trees! Super clean access to the pond making it a great place for the Kidos to fish or maybe work out your Lab. Cabled entrance leads up off the road onto a grassy knoll dotted with mature volunteer pines. As you descend towards the 1.25+/- acre pond you will enter a small 20+ tree pecan orchard...Full shade in the summer and plenty of sun in the winter...you gotta love pecan trees. There is a nice wooded buffer along the road frontage for privacy. An Old Growth Hardwood Ridge with an incredible change in elevation angles down to Rice Branch Creek which is the west property line. The slope down to the creek will make you think you are up in North GA. Take time to explore this Ridge. Big Magnolias and Hickory Trees, acorn-producing Oaks, and what I thought was a big old Bay tree. A very nice place to have a walking trail. Big Pine Timber on the South side of the pond. Be careful going across the footbridge on the dam. 550' of Road Frontage on Hwy 84. Over 1,300' frontage on the creek. The property has been surveyed. There are fish in the pond and they will take a fly. Good soils for homesites on the property. Plenty of room for a shop. Check with Grady County about all the options this property has and how you can use it. Multiple Homes, a Business, or just a get away...take a look and check with Grady County and see how this property could work for you. Video Available Soon. (This is "AI-Free.")

REALTOR Remarks: Property is cabled. Call for combination. Very clean. Easy to walk or you can drive down to the pecan orchard and walk around the pond.

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: 4 DualRate: Var Rate:

Occupied: No Agent Owned: No

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

CntctDate: 2/26/2023

Marketing Date: 8/4/2024 Original List Price: \$197,000 Days on Market: 6

Contingent Expiration Date:

GREC Firm #: H-907 GREC Agent #: 164943















