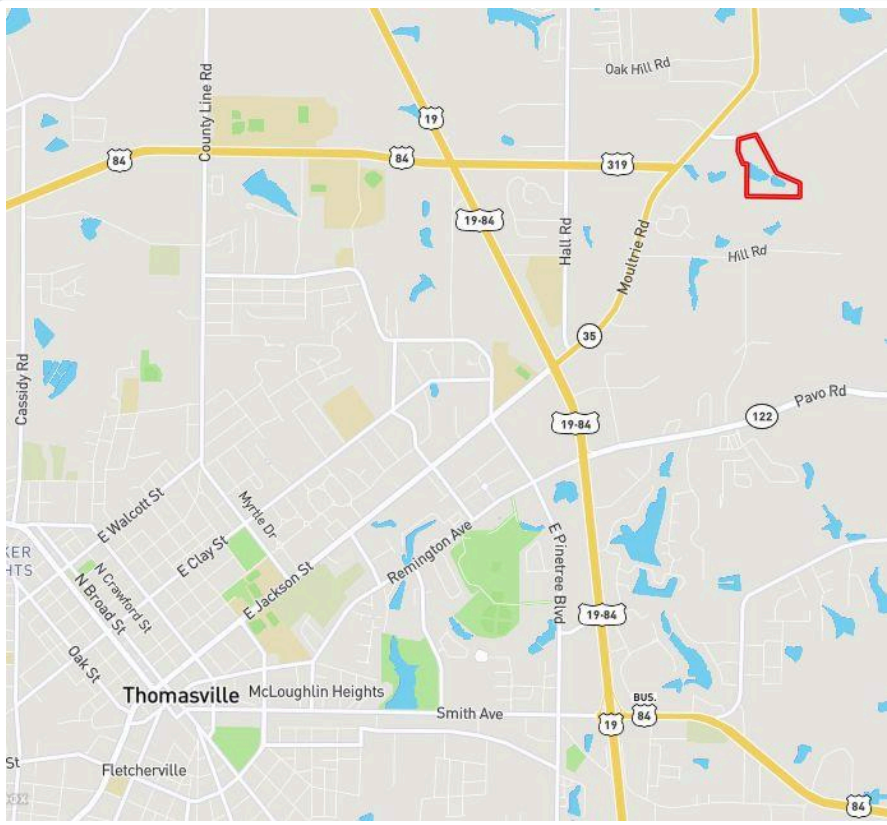


MLS #: A924529A (Active)
List Price: \$395,000
220 Dillon Rd (28 Acres) Thomasville, GA 31757

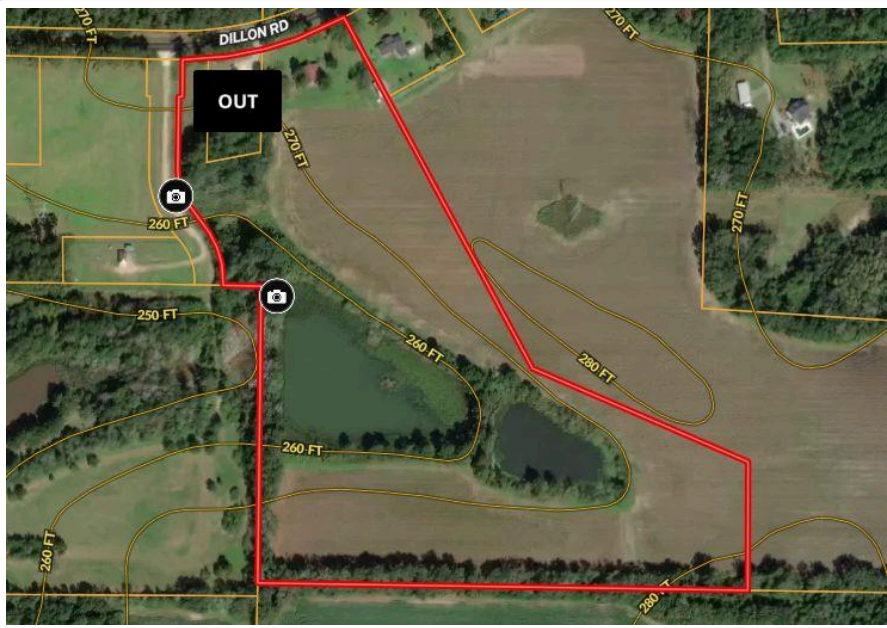


Present Use: Vacant	Lot #:
Apx Total Acreage: 28	Main Area: Thomas County
Price/Acre:	Subdivision: No Recorded Subdivision
Terrain: Gentle Sloping, Rolling Slope	County: Thomas
	Zoning: AG, R3,

WARNING:			
Lot Dimensions:			
Deed Book/Page:		Plat Book/Page:	
HOA: No		Insurance: \$0.00	
Assoc Fee:		Assoc Fee Pd:	
		HOA Initiation Fee: \$0.00	
City Taxes: 0.00		County Taxes: 1850.00	
		Tax Year:	
Improvements: Barn, Other-See Remarks			
Allotments:			
Character: Crop Land, Pond, Other-See Remarks			
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: Great Investment for Living! Build a home in the back where it is nice and private. 220 Dillon Rd.- Country Farm with 2 ponds on 28 acres zoned AG and partially R3. City of Thomasville Water. Property is adjacent to RM11, AG, CL, and R-3, Zoned property. In addition to 270'+ frontage on Dillon Road, the property has ingress/egress right across a private road to the west. 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 Persimmons. Producing Pecan Trees at the front of the property on Dillon Road. Large Shed. Minutes to Downtown Thomasville. Crop Land Leased year to year. Check out the deer pics! Shop on 1 acer in front of this 28 acers is also for sell seperatly. Youtube Video available and Land ID Link available.			
REALTOR Remarks: Property has a GA Power easement running through the front part. Seller owns commercial property in front of subject property. - see information packet in attached documents and surveys. 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. Call Crocker Realty for Key to Shop/office			
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: Yes		To Show: Call Listing Office, Key In 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	
CntctDate:			
Marketing Date: 2/24/2025		Original List Price: \$421,000	
		Days on Market: 350	
Contingent Expiration Date:			
GREC Firm #: H-907		GREC Agent #:	





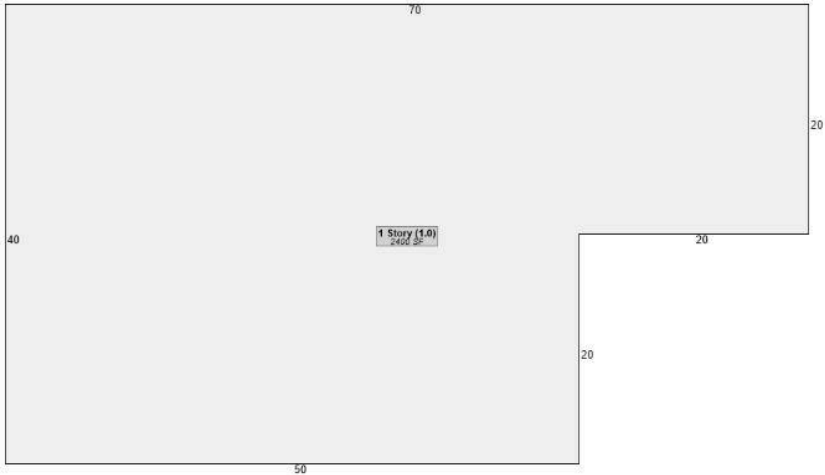












Listing Office: Crocker Realty (#:7)
Main: (229) 228-0552
Fax: (229) 226-6532

Listing Agent: Curtis Crocker (#:1)
Contact #: (229) 224-1391
Agent Email: curtisc@rose.net

Information Herein Deemed Reliable but Not Guaranteed

