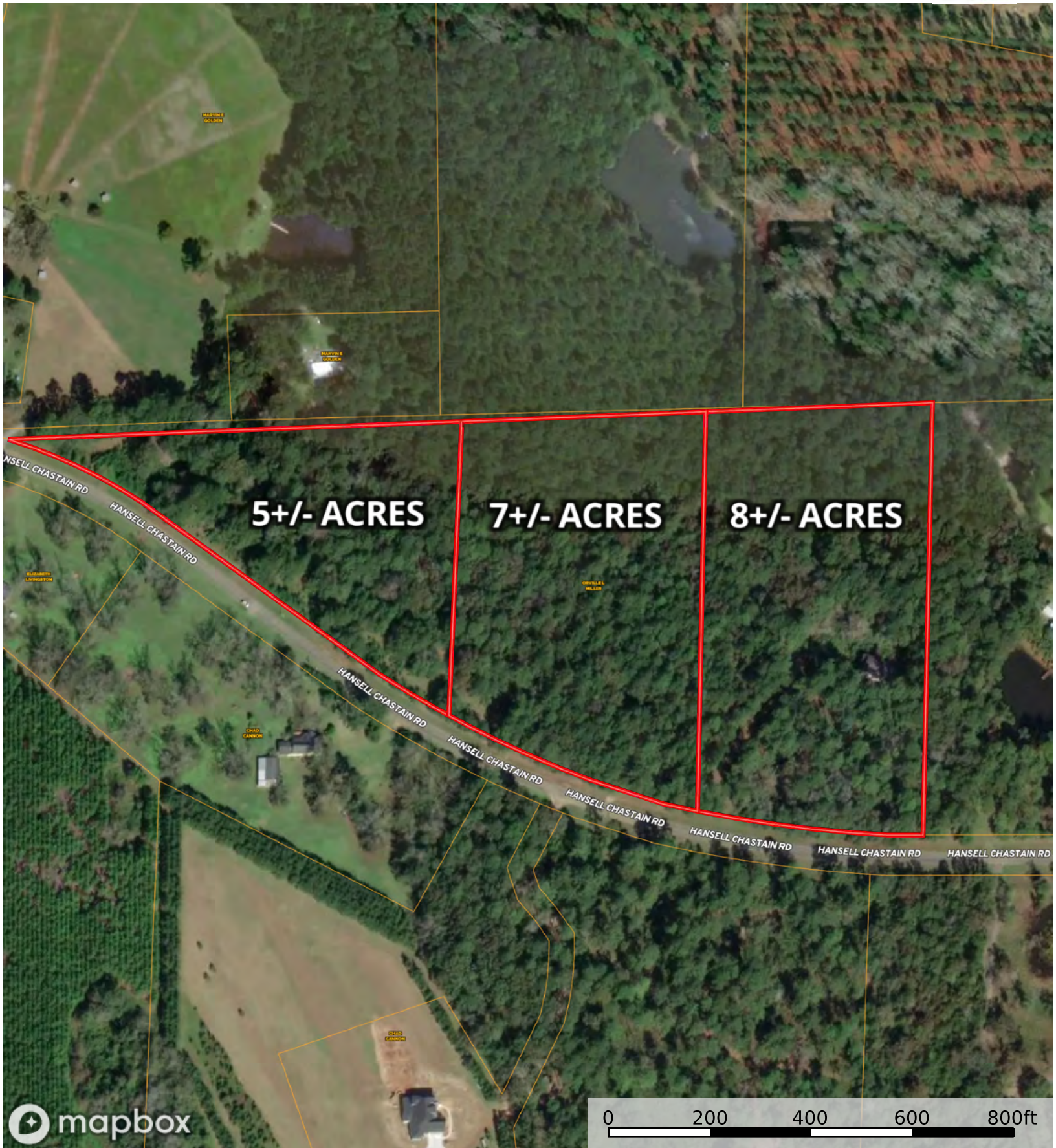


# Hansell Chastain Road Miller Tract

Thomas County, Georgia, 17.58 AC +/-



Boundary

Daniel Crocker

P: O: (229) 228-0552 M: (229) 403-6297

[www.landcroc.com](http://www.landcroc.com)

Crocker Realty, Inc., 1207



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**MLS #: A928786A (Active) List Price: \$142,000 (27 Hits)**

**815 Hansell Chastain Rd (5+/- Acres) Thomasville, GA 31757**



**Present Use:** Timber, Vacant  
**Apx Total Acreage:** 5  
**Price/Acre:**  
**Terrain:** Level

**Lot #:** 1  
**Main Area:** Thomas County  
**Subdivision:** No Recorded Subdivision  
**County:** Thomas  
**Zoning:** AG

**WARNING:**

**Lot Dimensions:**

<b>Deed Book/Page:</b>	<b>Plat Book/Page:</b>	<b>Insurance:</b> \$0.00
<b>HOA:</b> No	<b>Assoc Fee:</b>	<b>Assoc Fee Pd:</b>
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 1059.69	<b>HOA Initiation Fee:</b> \$0.00
		<b>Tax Year:</b> 2025

**Improvements:** Other-See Remarks

**Allotments:**

**Character:** Wooded, Other-See Remarks

**Road Access:** Paved  
**Frontage:** Road

**Utilities:** Other

**Directions:** Hwy 19 to Hwy 202, Right on Hansell Chastain Road, Property on Left.

**Public Remarks:** Small Acreage, Big Woods, Good Soils, Wonderful Homesites. There is a well and old doublewide on the far western portion of this parcel (Tract 1) Septic Tank and well may still be there. Good looking woods. Great Area. Private Homesites. (Old Homestead on this 20 acre property with supporting evidence left behind from years ago, including one Scoopy Doo looking van on the 8 acre lot!) Original legal description calls for 20 Acres, more or less. Property being divided into 5, 7, and 8 acre tracts. This tract will be 5+/- acres subject to a new survey. Mulching trails have recently been added to the property for easy viewing, walking, or riding on a mule. You could build a home on this property and never know it was back there. (Must be accompanied by an agent to view the property. Wear boots and use some bug spray...tis the season!) Some photos on this listing may be from the adjoining lot...the same woods.

**REALTOR Remarks:** This is an old homestead tract of 20+/- Acres. This listing is for Lot 1. The 4000+/- sq ft home (Lot 3) was moved on the property many years ago. We are offering the property divided into 3 lots. There is an abundance of "stuff" on the property. Work through it. Nothing here that can not be hauled off. The home is not easily accessible. Be very careful and use extreme caution if you want to view the inside of the home on Lot 3. Most people will likely have it torn down. Wear boots and bug spray.

**Office Notes:**

**Owner's Name:**

<b>Owner's Phone:</b>	<b>Owner's Business Phone:</b>	<b>Owner's Email Address:</b>
<b>Owner's Address:</b>	<b>Owner's City:</b>	<b>Owner's State:</b>
		<b>Owner's Zip:</b>

**Sign On Property:** No **To Show:**

**Terms Financing:** Cash, Refinance

**Closing Information:** Possession Negotiable

**Occupied:** **Agent Owned:** No

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

**List Dt:** 4/13/2026 **Expr Dt:** 4/14/2027 **CntctDate:**

**Marketing Date:** 4/23/2026 **Original List Price:** \$142,000 **Days on Market:** 31

**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](mailto:landcrocdan@gmail.com)

Information Herein Deemed Reliable but Not Guaranteed

**MLS #: A928787A (Active) List Price: \$154,000 (16 Hits)**

**815 (2) Hansell Chastain Rd (7 Acres) Thomasville, GA 31757**



**Present Use:** Timber  
**Apx Total Acreage:** 7  
**Price/Acre:**  
**Terrain:** Level

**Lot #:** 2  
**Main Area:** Thomas County  
**Subdivision:** No Recorded Subdivision  
**County:** Thomas  
**Zoning:** AG

**WARNING:**

**Lot Dimensions:**

<b>Deed Book/Page:</b>	<b>Plat Book/Page:</b>	<b>Insurance:</b> \$0.00
<b>HOA:</b> No	<b>Assoc Fee:</b>	<b>Assoc Fee Pd:</b>
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 1059.69	<b>HOA Initiation Fee:</b> \$0.00
		<b>Tax Year:</b> 2025

**Improvements:**

**Allotments:**  
**Character:** Timber

**Road Access:** Paved  
**Frontage:** Road

**Utilities:**

**Directions:** Hwy 19 to Hwy 202. Right on Hansell Chastain Road. Property down on left.

**Public Remarks:** Beautiful, untouched woods with full canopy of Pine and Oaks with a fairly clean understory. Mulched trails for easy walking or riding in ATV. Wear the boots and the bug spray. Great Soils for home sites. Very Private. Strong Values on neighboring properties. To be surveyed. Pictures on the listing have been taken from different areas of the entire 20 acres. Completely wooded homesites such as this are hard to find. (Must be accompanied by an agent when viewing) This 7+/- Acres is part of a 20 Acre Parcel being divided three ways. (Be careful if viewing (Lot 3)8+/- Acre Parcel. Home on property is not habitable in current condition.)

**REALTOR Remarks:** Please accompany your prospects when property is being viewed. Bug Spray and Boots are a must. Use caution if showing property around Lot 3 (Lot with Home and Mobile Homes.) The home was moved to this property many years ago.

**Office Notes:**

**Owner's Name:**

<b>Owner's Phone:</b>	<b>Owner's Business Phone:</b>	<b>Owner's Email Address:</b>
<b>Owner's Address:</b>	<b>Owner's City:</b>	<b>Owner's State:</b>
		<b>Owner's Zip:</b>

**Sign On Property:** No **To Show:**

**Terms Financing:**

**Closing Information:** Possession At Closing

**Occupied:**

**Agent Owned:** No

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
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<b>List Dt:</b> 4/13/2026	<b>Expr Dt:</b> 4/14/2027	<b>CntctDate:</b>
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<b>Marketing Date:</b> 4/23/2026	<b>Original List Price:</b> \$154,000	<b>Days on Market:</b> 31
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**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](mailto:landcrocdan@gmail.com)

Information Herein Deemed Reliable but Not Guaranteed

**MLS #: A928788A (Active) List Price: \$174,000 (27 Hits) 815 (3) Hansell Chastain Rd (8+/- Acres) Thomasville, GA 31757**



**Present Use:** Timber, Vacant  
**Apx Total Acreage:** 8  
**Price/Acre:**  
**Terrain:** Level

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

**WARNING:**

**Lot Dimensions:**

<b>Deed Book/Page:</b>	<b>Plat Book/Page:</b>	<b>Insurance:</b> \$0.00
<b>HOA:</b> No	<b>Assoc Fee:</b>	<b>Assoc Fee Pd:</b>
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 1059.69	<b>HOA Initiation Fee:</b> \$0.00
		<b>Tax Year:</b>

**Improvements:** Buildings, Other-See Remarks

**Allotments:**

**Character:** Pond Site, Timber, Other-See Remarks

**Road Access:** Paved  
**Frontage:** Road

**Utilities:**

**Directions:** Hwy 19 to Hwy 202. Turn Right on Hansell Chastain Road. Property down on left.

**Public Remarks:** You will not see this every day! 8+/- Acre tract with a Two Story abandoned home surrounded by old growth woods with a canopy so thick, piping in sunshine may be the best way to get a little more light on the forest floor. This tract needs a lot of clean up. The two story, 4,000+/- sq ft home on the property is the buyer's choice of what to do with it. (Be careful if viewing the home.) Look past the clean up that needs to be done with this tract, and you will see this property has some incredible land features: Ridge Lines, Creek, Ponding Areas, Great Soils, Big Deer Sign. This house was a home at one time with a family of its own. Somewhere, there is a septic tank, and somewhere there is a well. Neighboring properties support strong values, and I have not seen many tracts with untouched woods with a full canopy like the 3 tracts we have for sale. The property is to be surveyed. Nothing is chiseled in stone about how the property can be divided. Boots and Bugs Spray advised. Must be accompanied by an/your agent. Use extreme caution when if viewing the home.

**REALTOR Remarks:** This 8 Acre lot has a great deal of scrap, junk, buildings, autos, etc...that can all be removed. Look at the woods and get on the mulched trails. The home is a head scratcher...most people I think would call it a tear down or maybe salvage out what you can. The mobile homes can be scrapped out. If you have been looking for land...compare this land with what has been available...this property works. Sign forthcoming. Property lines are approximate and not set in stone. USE CAUTION around home. (Boogers, Bugs, etc. Safety First.) Boots and Bugspray.

**Office Notes:**

**Owner's Name:**

<b>Owner's Phone:</b>	<b>Owner's Business Phone:</b>	<b>Owner's Email Address:</b>
<b>Owner's Address:</b>	<b>Owner's City:</b>	<b>Owner's State:</b>
		<b>Owner's Zip:</b>

**Sign On Property:** No **To Show:** Call Listing Office

**Terms Financing:** Cash, Refinance

**Closing Information:** Possession At Closing

**Occupied:** **Agent Owned:** No

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>List Dt:</b> 4/13/2026	<b>Expr Dt:</b> 4/14/2027		<b>CntctDate:</b>
<b>Marketing Date:</b> 4/20/2026	<b>Original List Price:</b> \$174,000		<b>Days on Market:</b> 31

**Contingent Expiration Date:**

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