



Boundary

aniel Crocker

The information provided herein was obtained from sources deemed to be reliable.

**MLS #: A928826A (Active) List Price: \$325,000 (29 Hits)**

**963 Popes Store Rd 15 acres Ochlocknee, GA 31773**



**Present Use:**  
**Apx Total Acreage:** 15  
**Price/Acre:**  
**Terrain:**

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

**WARNING:** For safety purposes-appt & advance notice to show.

**Lot Dimensions:**

<b>Deed Book/Page:</b>	<b>Plat Book/Page:</b>	<b>Insurance:</b> \$0.00
<b>HOA:</b> No	<b>Assoc Fee Pd:</b>	<b>HOA Initiation Fee:</b> \$0.00
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 574.31	<b>Tax Year:</b>

**Improvements:**

**Allotments:**

**Character:**

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

**Utilities:**

**Directions:** From Thomasville take Hwy 84 West to Right on Stewart Rd; then approx. 1.8 miles veer left on Maddox Rd; then approx. 6 miles to left on Popes Store Rd. Proceed approx. 1.4 miles and property is on right, look for sign. 963 Popes Store Rd

**Public Remarks:** A MUST SEE, beautiful land with pond, field, hardwoods, and creek bottom. Property has frontage on two roads Popes Store Rd and Sammie Bulloch Rd (dirt). IF ALL THE ABOVE WASNT ENOUGH, property comes with metal barn, well, and RV hookup. The hardwoods and creek bottom are great habitat for wildlife. Look at the photos, request to see the video, and request a showing. The property is in an AG Covenant that expires 2027. The Seller to divide property and provide survey of 15 acer lot 1. You would be hard pressed to find a 15 acre lot with all this.

**REALTOR Remarks:** Property in AG covenant expires 2027 (buyer to assume if purchased before 2027). The lots have not been divided out. Seller will pay for survey. Acreages are approximate and can be negotiated out of the total property (68 acres). Call prior to showing.

**Office Notes:**

<b>Owner's Name:</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:** Yes      **To Show:** Call Listing Office

**Terms Financing:**

**Closing Information:**

<b>Occupied:</b>	<b>Agent Owned:</b> No
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes
<b>List Dt:</b> 4/23/2026	<b>Allow AVM:</b> No
<b>Marketing Date:</b>	<b>Allow Comments:</b> No
<b>Original List Price:</b> \$325,000	<b>CntctDate:</b>
	<b>Days on Market:</b> 21

**Contingent Expiration Date:**

**GREC Firm #:** H - 907      **GREC Agent #:** 295675

<b>Listing Office:</b> Crocker Realty (#:7)	<b>Listing Agent:</b> Curtis Crocker (#:1)
<b>Main:</b> (229) 228-0552	<b>Contact #:</b> (229) 224-1391
<b>Fax:</b> (229) 226-6532	<b>Agent Email:</b> <a href="mailto:curtisc@rose.net">curtisc@rose.net</a>

Information Herein Deemed Reliable but Not Guaranteed

**MLS #: A928827A (Active) List Price: \$325,000 (27 Hits)**

**963 Popes Store Rd (23 acres) Ochlocknee, GA 31773**



**Present Use:**  
**Apx Total Acreage:** 23  
**Price/Acre:**  
**Terrain:**

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

**WARNING:** For safety purposes-appt & advance notice to show.

**Lot Dimensions:**

<b>Deed Book/Page:</b>	<b>Plat Book/Page:</b>	<b>Insurance:</b> \$0.00
<b>HOA:</b> No	<b>Assoc Fee Pd:</b>	<b>HOA Initiation Fee:</b> \$0.00
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 574.31	<b>Tax Year:</b>

**Improvements:**

**Allotments:**

**Character:**

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

**Utilities:**

**Directions:** From Thomasville take Cairo Rd to Right on Stewart Rd; then approx. 1.8 miles veer left on Maddox Rd; then approx. 6 miles to left on Popes Store Rd. Proceed approx. 1.4 miles and property is on right, look for sign. 963 Popes Store Rd.

**Public Remarks:** A MUST SEE, beautiful land with pond, field, planted pines, hardwoods, and creek bottom (small tributary that feeds Barnett's Creek). Property has frontage on Popes Store Rd. The hardwoods and creek bottom are areas that attract wildlife. Look at the photos, request to see the video, and request a showing. The property is in an AG Covenant that expires 2027. The Seller to divide property and provide survey of 23 acres lot 2. This is a very nice site to possibly build a home or a getaway.

**REALTOR Remarks:** Property in AG covenant expires 2027 (buyer to assume if purchased before 2027). The lots have not been divided out. Seller will pay for survey. Acreages are approximate and can be negotiated out of the total property (68 acres). Call prior to showing.

**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:** Yes      **To Show:** Call Listing Office

**Terms Financing:**

**Closing Information:**

<b>Occupied:</b>	<b>Agent Owned:</b> 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> 4/23/2026	<b>Expr Dt:</b> 4/23/2027	<b>CntctDate:</b>	
<b>Marketing Date:</b>	<b>Original List Price:</b> \$325,000	<b>Days on Market:</b> 21	

**Contingent Expiration Date:**

**GREC Firm #:** H - 907      **GREC Agent #:** 295675

**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

**MLS #: A928828A (Active) List Price: \$325,000 (23 Hits)**

**963 Popes Store Rd 29 acres Ochlocknee, GA 31773**



**Present Use:**  
**Apx Total Acreage:** 29  
**Price/Acre:**  
**Terrain:**

**Lot #:** 3  
**Main Area:** Grady County  
**Subdivision:** No Recorded Subdivision  
**County:** Grady County  
**Zoning:**

**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>HOA Initiation Fee:</b> \$0.00		
<b>City Taxes:</b> 0.00		<b>County Taxes:</b> 574.31		<b>Tax Year:</b>	

**Improvements:**

**Allotments:**

**Character:**

<b>Road Access:</b>	<b>Utilities:</b>
<b>Frontage:</b>	

**Directions:** From Thomasville take Cairo Rd to Right on Stewart Rd; then approx. 1.8 miles veer left on Maddox Rd; then approx. 6 miles to left on Popes Store Rd. Proceed approx. 1.4 miles and property is on right, look for sign. 963 Popes Store Rd

**Public Remarks:** A MUST SEE, beautiful land with field acreage, hardwoods, creek bottom (small tributary that feeds into Barnett's Creek), and frontage along Barnetts Creek. Property has frontage on Popes Store Rd. The creek bottom and Barnett's Creek are natural corridors for wildlife. Barnetts creek is in a flood zone. Look at the photos, request to see the video, and request a showing. The property is in an AG Covenant that expires 2027. The property has a small cemetery in NE area of field. The Seller to divide property and provide survey of 29 acers lot 3. This is a very nice site to possibly build a home or a getaway.

**REALTOR Remarks:** Property in AG covenant expires 2027 (buyer to assume if purchased before 2027). The lots have not been divided out. Seller will pay for survey. Acreages are approximate and can be negotiated out of the total property (68 acres). Small cemetery in NE area of field. portion of this property along Barnett's Creek is in flood zone. Call prior to showing, owner is allowing someone to hunt the property.

**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:**

<b>Occupied:</b>	<b>Agent Owned:</b> 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> 4/23/2026	<b>Expr Dt:</b> 4/23/2027		<b>CntctDate:</b>
<b>Marketing Date:</b>	<b>Original List Price:</b> \$325,000	<b>Days on Market:</b> 21	

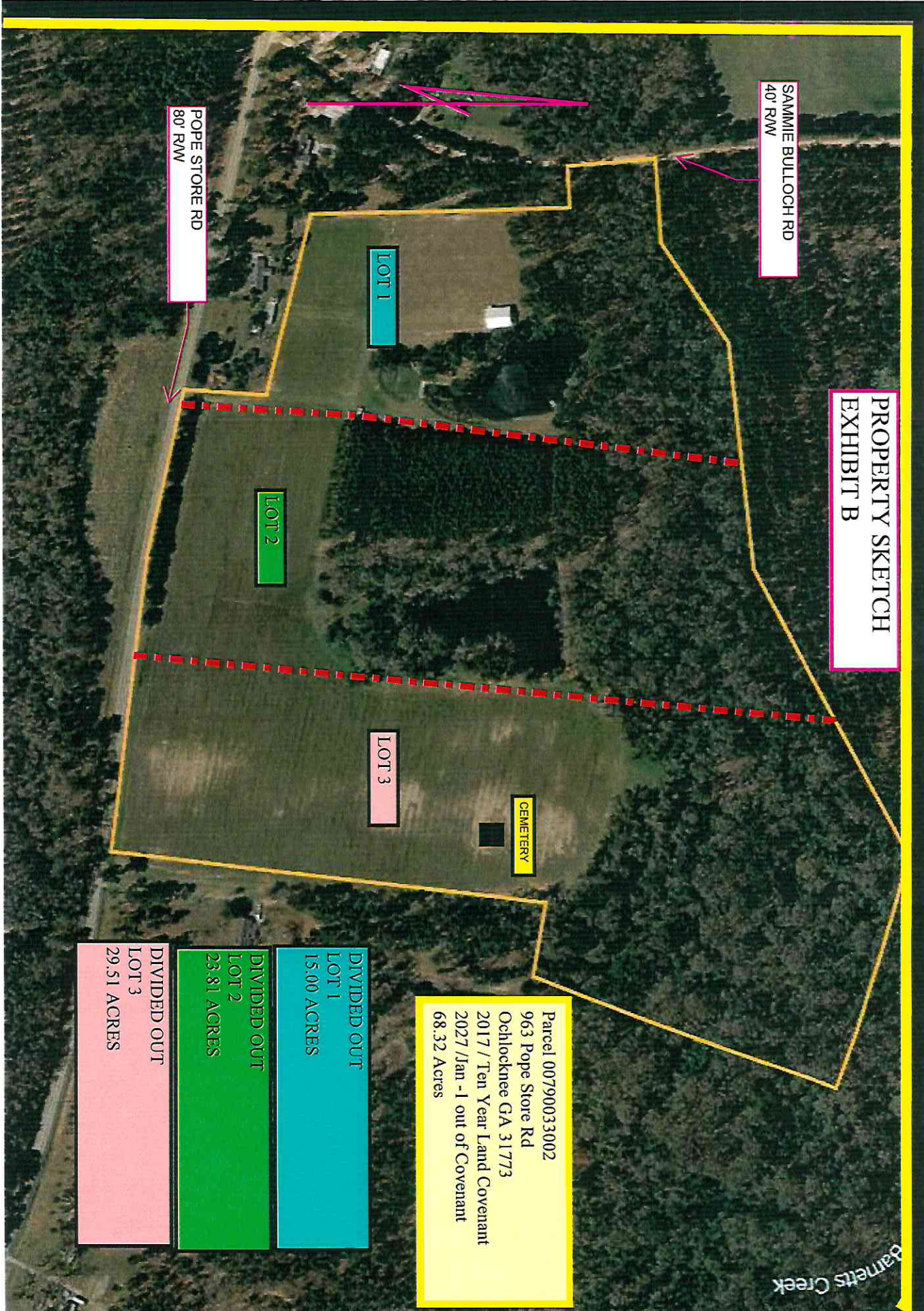
**Contingent Expiration Date:**

**GREC Firm #:** H - 907 **GREC Agent #:** 295675

<b>Listing Office:</b> Crocker Realty (#:7)	<b>Listing Agent:</b> Curtis Crocker (#:1)
<b>Main:</b> (229) 228-0552	<b>Contact #:</b> (229) 224-1391
<b>Fax:</b> (229) 226-6532	<b>Agent Email:</b> <a href="mailto:curtisc@rose.net">curtisc@rose.net</a>

Information Herein Deemed Reliable but Not Guaranteed





**PROPERTY SKETCH  
EXHIBIT B**

SAMMIE BULLOCH RD  
40' R/W

POPE STORE RD  
80' R/W

LOT 1

LOT 2

LOT 3

CEMETERY

Parcel 00790033002  
963 Pope Store Rd  
Ochlocknee GA 31773  
2017 / Ten Year Land Covenant  
2027 / Jan - 1 out of Covenant  
68.32 Acres

DIVIDED OUT  
LOT 1  
15.00 ACRES

DIVIDED OUT  
LOT 2  
23.81 ACRES

DIVIDED OUT  
LOT 3  
29.51 ACRES

Barnett's Creek

# FEMA FLOOD PANELS



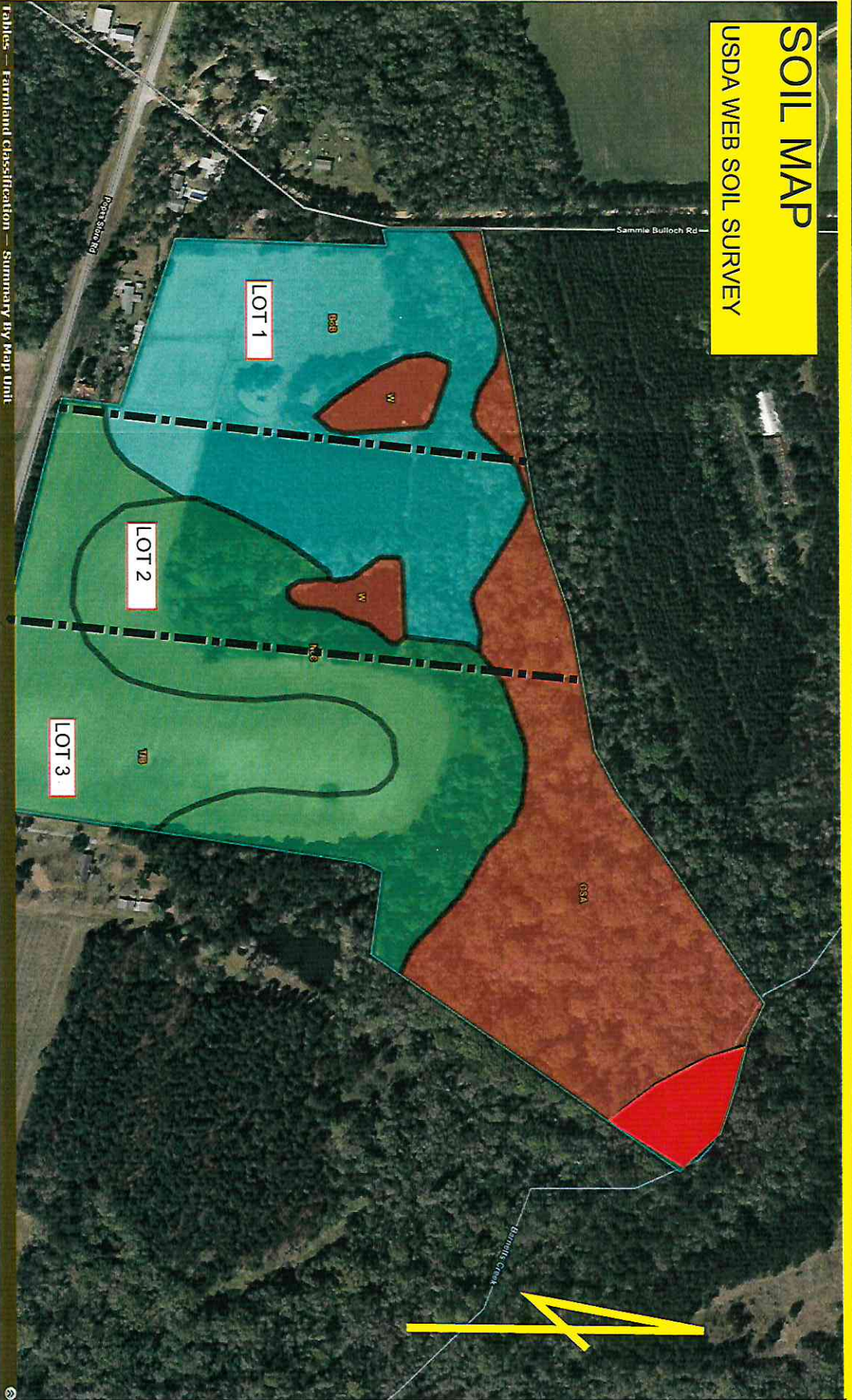
USDA, USGS The National Map: Orthomagestry, Data refreshed June, 2024.

Powered by Esri

<p><b>PIW</b></p> <ul style="list-style-type: none"> <li>Approximate location based on user input and does not represent an authoritative property location</li> <li>Selected Floodmap boundary</li> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) with BFE or Depth</li> <li>Regulatory Floodway Zone AE, AO, AH, VE, AV</li> <li>0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levees, See Notes, Zone X</li> <li>Area with Flood Risk due to Levees Zone D</li> </ul>	<p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance</li> <li>Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Area of Minimal Flood Hazard Zone X</li> <li>Area of undetermined Flood Hazard Zone B</li> <li>Otherwise Protected Area</li> <li>Coastal Barrier Reserve System Area</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>Area of Minimal Flood Hazard Zone X</li> <li>Area of undetermined Flood Hazard Zone B</li> <li>Otherwise Protected Area</li> <li>Coastal Barrier Reserve System Area</li> </ul>	

# SOIL MAP

## USDA WEB SOIL SURVEY



Tables — Farmland classification — Summary by Map Unit

Summary by Map Unit — Grady county, Georgia (GA131)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BOB	Bonneau loamy sand, 0 to 5 percent slopes	Farmland of statewide importance	19.1	27.8%
NCC	Nankin-Cowarts complex, 5 to 8 percent slopes	All areas are prime farmland	17.9	26.0%
OSA	Osler and Bibb soils, 0 to 2 percent slopes, frequently flooded	Not prime farmland	17.2	24.9%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	12.5	18.1%
W	Water	Not prime farmland	2.2	3.2%
<b>Totals for Area of Interest</b>			<b>68.9</b>	<b>100.0%</b>

### Description — Farmland classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

# CONTOUR MAP

