

MLS #: A929002A (Active) List Price: \$23,900 (13 Hits)

0000 Mountain View Way Bainbridge, GA 39819



Present Use: Vacant
Apx Total Acreage: 1.03
Price/Acre:
Terrain:

Lot #:
Main Area: Decatur County
Subdivision: Seminole Ridge Community on Lake Seminole
County: Decatur
Zoning:

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

Lot Dimensions:

Deed Book/Page:	Plat Book/Page:	Insurance: \$0.00
HOA: Yes Assoc Fee: 450.00	Assoc Fee Pd:	HOA Initiation Fee: \$0.00
City Taxes: 0.00	County Taxes: 0.00	Tax Year:

Improvements:**Allotments:****Character:** Wooded**Road Access:** Paved, Private**Utilities:** Water Available, Community**Frontage:** Lake, Lake Access, Other-See Remarks

Directions: From Bainbridge, Take Booster Club Road South, and Seminole Ridge will be on your Right. Enter community and take Mountain View on your left and property will be on the corner on your left. See Map and Survey Pic.

Public Remarks: Seminole Ridge Community...off the grid but still connected... if you want to be! Homes, RVs, and what appears to be Barndominiums, located in Seminole Ridge. Consider that this property is strategically located in the middle of thousands of acres of water, (37,500+/- more or less), thousands of acres of public land you can hunt on in the form of multiple Wildlife Management Areas (WMAs), located up, down, and around Lake Seminole. There are several public boat ramps in the immediate area that enable you easy entry to access it all...Duck Hunting, Fishing, Gator Hunting, Birding, Sightseeing, etc. If you have been on the water watching those ducks come in as the sun rises on a cold winter morning...you know! Lake Seminole is a special place and probably the best Big Water Value in all of Georgia! This land is going to be a good deal for someone. Stay tuned for more pics and video. The Water and the Wildlife Management Areas make this a year-round property! Convenient to Tallahassee, Bainbridge, Thomasville, and Cairo.

REALTOR Remarks: Push this lot to folks coming up from Florida and do your research on the amount of Public Hunting Land around Lake Seminole. These lots are good deals.

Office Notes:**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:** Gated**Terms Financing:** Cash, Refinance**Closing Information:** Possession At Closing**Occupied:****Agent Owned:** No

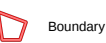
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
List Dt: 6/24/2026	Expr Dt: 6/23/2027	CntctDate:	

Marketing Date: 6/30/2026**Original List Price:** \$23,900**Days on Market:** 10**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

Information Herein Deemed Reliable but Not Guaranteed



Boundary

Deed Doc: WD
Recorded 02/16/2016 02:07PM
Georgia Transfer Tax Paid : \$16.90
CECILIA WILLIS
Clerk Superior Court, DECATUR County, Ga.
Bk **00393** Pg **0382-0384**

FILED IN OFFICE
2016 Feb 16 PM 02:07
CECILIA WILLIS
CLERK OF SUPERIOR COURT
DECATUR COUNTY, GEORGIA
2016-277

Cross Reference: DB 368 PG 463

Return to:
Brian A. Martin, LLC
c/o Patrick O. Dollar, Attorney
212 Trade Street
Greer, SC 29650

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DECATUR

THIS INDENTURE, made this __ day of February, 2016, between CAPITAL CREEK INVESTMENTS, LP, A NORTH CAROLINA LIMITED PARTNERSHIP, as Party of the First Part, hereinafter called "Grantor", and GARY R. MCCALL AND RUTH E. MCCALL, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and does by these presents grant, bargain, sell and convey unto the said Grantee the real property located in Decatur County, Georgia which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF

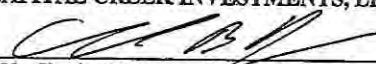
Cross Reference: DB 368 PG 463

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, executors, administrators, successors and assigns of the Grantee in Fee Simple.

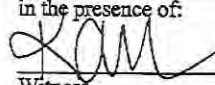
AND THE SAID Grantor warrants and will forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

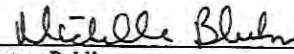
IN WITNESS WHEREOF, the said Grantor has hereto set hand and affixed seal, and delivered these presents the day and year first above written.

CAPITAL CREEK INVESTMENTS, LP,


BY: Charles B. Payne, Manager

SIGNED, sealed and delivered
On February 10, 2016
in the presence of:


Witness


Notary Public

(seal)

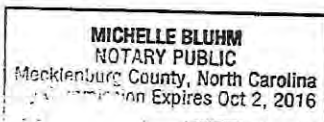


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 329 of the 21st District of Decatur County, Georgia being more particularly described as Lot 4, Block A, of the Seminole Ridge, as shown on a plat of survey dated July 20, 2007 by Richard Matthews & Associates, Inc., Georgia Registered Land Surveyor No. 2217, as recorded January 9, 2008 in Plat Cabinet C-63 at Pages 4-8, Decatur County, Georgia Deed Records. Said plat is incorporated herein and made a part thereof in reference thereto for the purpose of a more complete and accurate description.

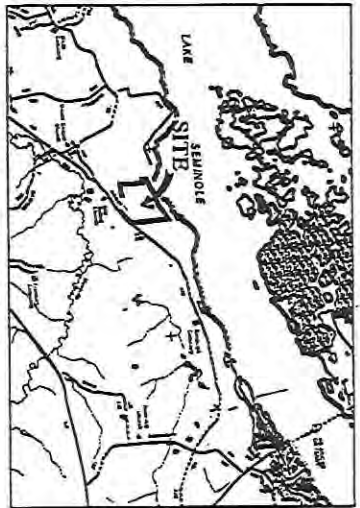
This being a portion of the same property conveyed to Capital Creek Investments, LP, by deed of Capital City Bank, recorded April 4, 2014 in Deed Book 368 at Page 463, of the Land Records of Decatur County, Georgia.

Tax Map #: 0021D-004-000

Subject to easements, restrictions and rights of way of record.

SEMINOLE RIDGE

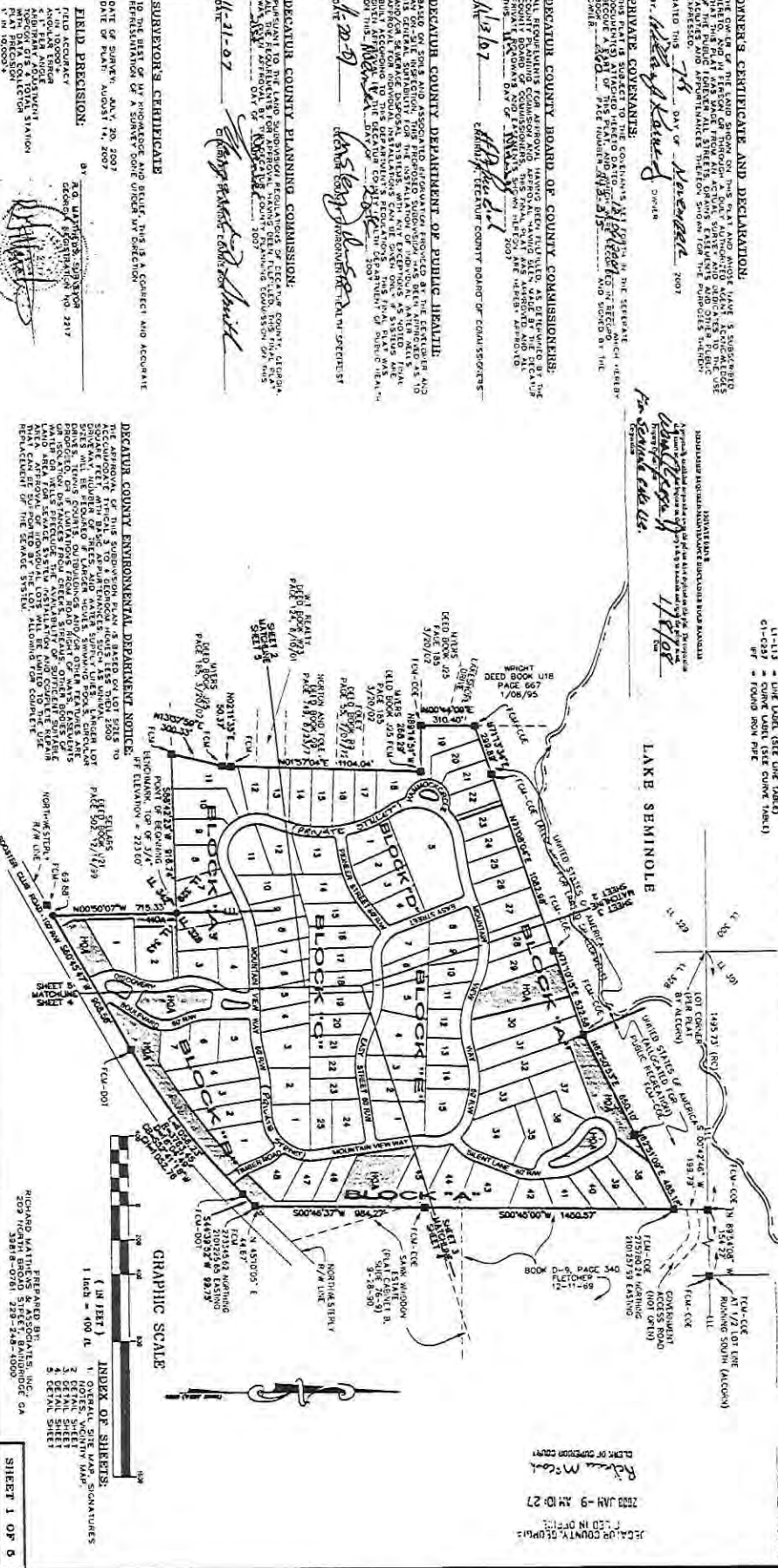
A SUBDIVISION OF A PORTION OF LAND LOTS 328, 329, AND 343,
DISTRICT NUMBER 21, DECATUR COUNTY, GEORGIA,
144.75 ACRES - AUGUST 8, 2006



VICINITY MAP
1 INCH = 1 MILE

- SYMBOLS & ABBREVIATIONS**
- NO. = NUMBER
 - 1 = 1/4 SECTION
 - 2 = 1/2 SECTION
 - 3 = 3/4 SECTION
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 - 100 = SECTION
- BUILDING SETBACKS:**
- FRONT = 40.00'
 - REAR = 10.00'
 - SIDE = 10.00'
- SYMBOLS & ABBREVIATIONS**
- 1 = FOUND 3/4" IRON PIPE
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OVERALL SITE MAP



OWNERS' CERTIFICATE AND DECLARATION:
THE OWNER OF THE LAND SHOWN ON THIS MAP, SEMINOLE RIDGE, LLC, HAS CAUSED THIS MAP TO BE PREPARED BY A LICENSED SURVEYOR, RICHARD MATTHEWS & ASSOCIATES, INC., AND HAS CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAS CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC. THE OWNER OF THE LAND SHOWN ON THIS MAP, SEMINOLE RIDGE, LLC, HAS CAUSED THIS MAP TO BE PREPARED BY A LICENSED SURVEYOR, RICHARD MATTHEWS & ASSOCIATES, INC., AND HAS CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAS CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC.

PRIVATE COVENANTS:
THE COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN THE DEEDS, RECORDS OF DECATUR COUNTY, GEORGIA, ARE HEREBY DECLARED TO BE A PART OF THIS MAP AND TO BE ENFORCED BY THE DECATUR COUNTY BOARD OF COUNTY COMMISSIONERS.

DECATUR COUNTY BOARD OF COUNTY COMMISSIONERS:
THE DECATUR COUNTY BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS MAP AND HAS CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAS CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC.

DECATUR COUNTY DEPARTMENT OF PUBLIC HEALTH:
THE DECATUR COUNTY DEPARTMENT OF PUBLIC HEALTH HAS REVIEWED THIS MAP AND HAS CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAS CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC.

DECATUR COUNTY PLANNING COMMISSION:
THE DECATUR COUNTY PLANNING COMMISSION HAS REVIEWED THIS MAP AND HAS CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAS CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC.

SURVEYOR'S CERTIFICATE:
I, RICHARD MATTHEWS, A LICENSED SURVEYOR, HAVE CAUSED THIS MAP TO BE PREPARED BY A LICENSED SURVEYOR, RICHARD MATTHEWS & ASSOCIATES, INC., AND HAVE CAUSED THIS MAP TO BE FILED FOR RECORD IN THE PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, AND HAVE CAUSED THIS MAP TO BE PRINTED AND DISTRIBUTED TO THE PUBLIC.

FIELD PRECISION:
BY RICHARD MATTHEWS & ASSOCIATES, INC., 2017
GEODETIC SURVEYING NO. 2017
DATE OF SURVEY: AUGUST 14, 2007
DATE OF PLAN: AUGUST 14, 2007

NOTES:

1. DATE OF PLAN PREPARATION: 8/14/2007
2. DATE OF SURVEY: 8/14/2007
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99. DATE OF PLAN: 8/14/2007
100. DATE OF SURVEY: 8/14/2007

GRAPHIC SCALE:
1 INCH = 400 FEET

INDEX OF SHEETS:
1. NOTES
2. VACANT SITE MAP
3. DETAIL SHEET
4. DETAIL SHEET

PREPARED BY:
RICHARD MATTHEWS & ASSOCIATES, INC. GA
2007 THE MATTHEWS SURVEYING COMPANY
3818-0761 228-248-1000

SHEET 1 OF 5