MLS #: A929486A (Active) List Price: $298,753 **0000 Old Thomasville Road Ochlocknee, GA 31773**

Present Use: Pasture, Unimproved, Vacant, Other
Apx Total Acreage: 30
Price/Acre:
Terrain: Level

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

WARNING:

Lot Dimensions:

Deed Book/Page: **Plat Book/Page:** **Insurance:** $0.00
HOA: No **Assoc Fee:** **Assoc Fee Pd:** **HOA Initiation Fee:** $0.00
City Taxes: 0.00 **County Taxes:** 0.00 **Tax Year:** 2025

Improvements: Barn, Other-See Remarks
Allotments:
Character: Crop Land, Pasture, Pond, Wooded, Other-See Remarks

Road Access: Paved, Public **Utilities:**
Frontage: Road

Directions: From Thomasville- Hwy 84 West to Riight on Stewart Road, Veer Left on to Maddox Road. Turn Left on Old Thomasville Road/Pendergast Road. Property on Left at the corner of Deer Lake Road and Old Thomasville Road.

Public Remarks: SMALL ACREAGE ALERT- 30+ Acres of mixed woods and field near the Thomas/Grady County Line. Majority of field area is currently used as a working hay field(through 2026, do not drive over hay. Stay on edge of field.) Open shelter barn in back of property with partial concrete pad. The Barn/Shelter offers many uses and applications...very sturdy. There is an old pond on the property in need of dam work. Have a pond builder take a look and give some ideas. Add water. Create Value. The pond would be an incredible focal if opened up. Good looking feature trees surround pond. Property needs some TLC but all the elements are there. The property is a little thick in places, so bring the boots...no place for heels or sandals! Mixed woods with some deer and turkey in the area. There were a couple of Sawtooth Oaks planted in the back of the hay field back towards the barn. Producing Pecan trees up by the pond(see pic). Extensive paved road frontage on Deer Lake Road and Old Thomasville Road makes this property a prime candidate for division or residential building. Majority of soils should support septic systems per Web Soil Survey. Check with Soil Scientist to confirm. A portion of the the property is fenced. This property has all the elements for a first rate mini-farm. Field Area, Water Feature, Mixed Woods, Convenience to both Thomasville and Cairo. The property is currently enrolled in a CUVA program with the county which may be assumed and possibly terminated. Grady County Land Use Regulations are less restrictive than neighboring Thomas County. Print out the map/plat and consider how this property might could work for several families through division. The neighbors take pride in this area and is shows! Good looking area of the County! You really appreciate folks who take care of their land.

REALTOR Remarks: This property has many options of how it could be used. Remember, Grady County does not have County Zoning. Driveway into Hay Field has a big dip in it truck would make it but a care migh bottom out.

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:** Call Listing Office
Terms Financing:
Closing Information:

Occupied: **Agent Owned:** No

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
List Dt: 10/20/2026 **Expr Dt:** 9/20/2027 **CntctDate:**
Marketing Date: 10/28/2026 **Original List Price:** $298,753 **Days on Market:** 9
Contingent Expiration Date: 1/1/0001

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

Old Thomasville Road

Grady County, Georgia, 30.52 AC +/-

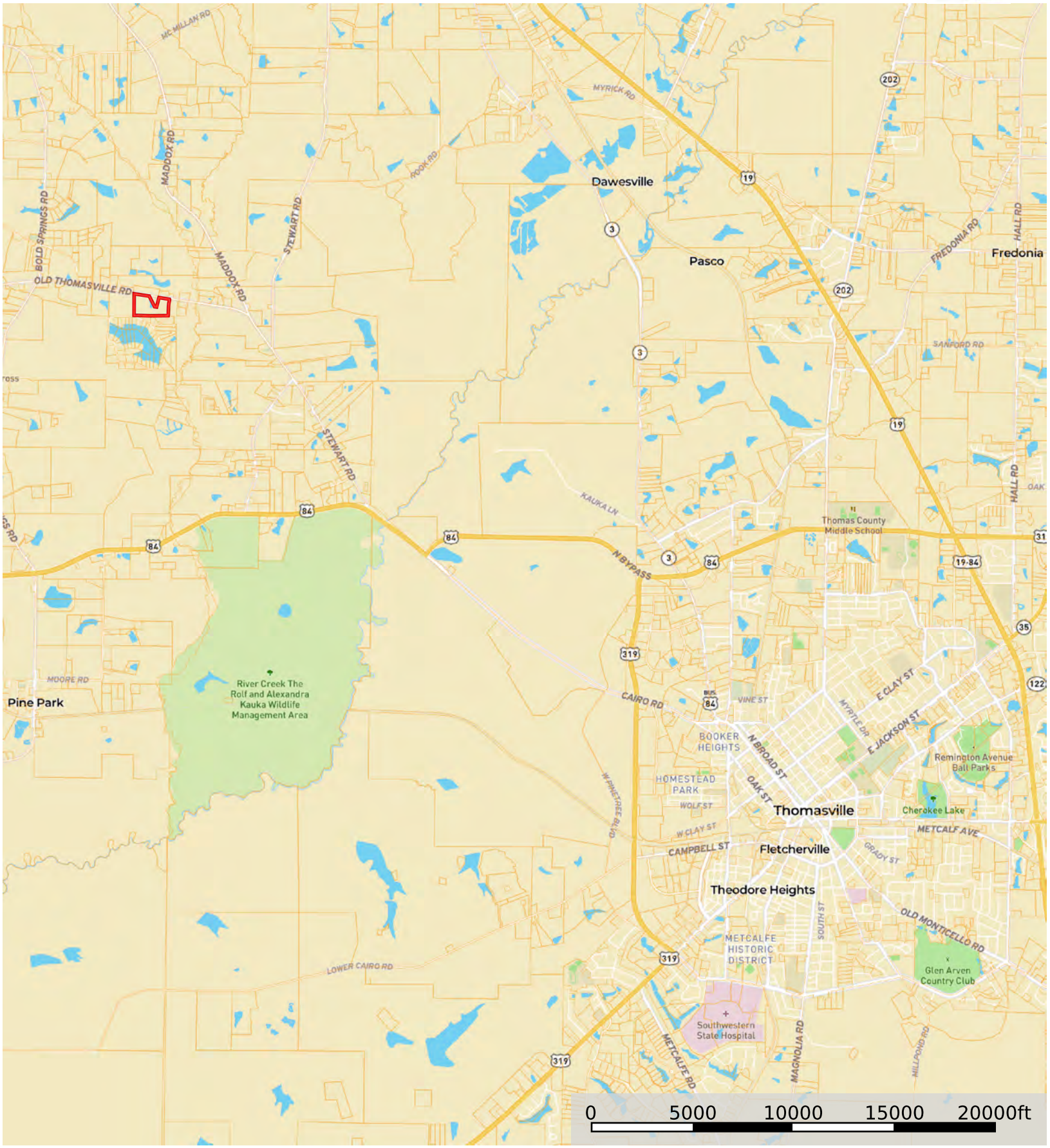
Boundary

Daniel Crocker
P: O: (229) 228-0552 M: (229) 403-6297 www.landcroc.com Crocker Realty, Inc., 1207

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Old Thomasville Road

Grady County, Georgia, 30.52 AC +/-



Boundary

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Old Thomasville Road (Tuten Tract)

Georgia, AC +/-

Boundary

Daniel Crocker

P: O: (229) 228-0552 M: (229) 403-6297 www.landcroc.com Crocker Realty, Inc., 1207 East Jackson Street,

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| Boundary 34.29 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoB	Bonneau loamy sand, 0 to 5 percent slopes	25.35	73.91	0	43	2s
BlD	Blanton loamy sand, 5 to 12 percent slopes	3.55	10.35	0	35	4s
BlB	Blanton loamy sand, 0 to 5 percent slopes	2.32	6.76	0	36	3s
TfA	Tifton loamy sand, 0 to 2 percent slopes	1.94	5.66	0	66	1
W	Water	1.13	3.29	0	-	-
TOTALS		34.29(*)	100%	-	41.57	2.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.