



Property Information Packet

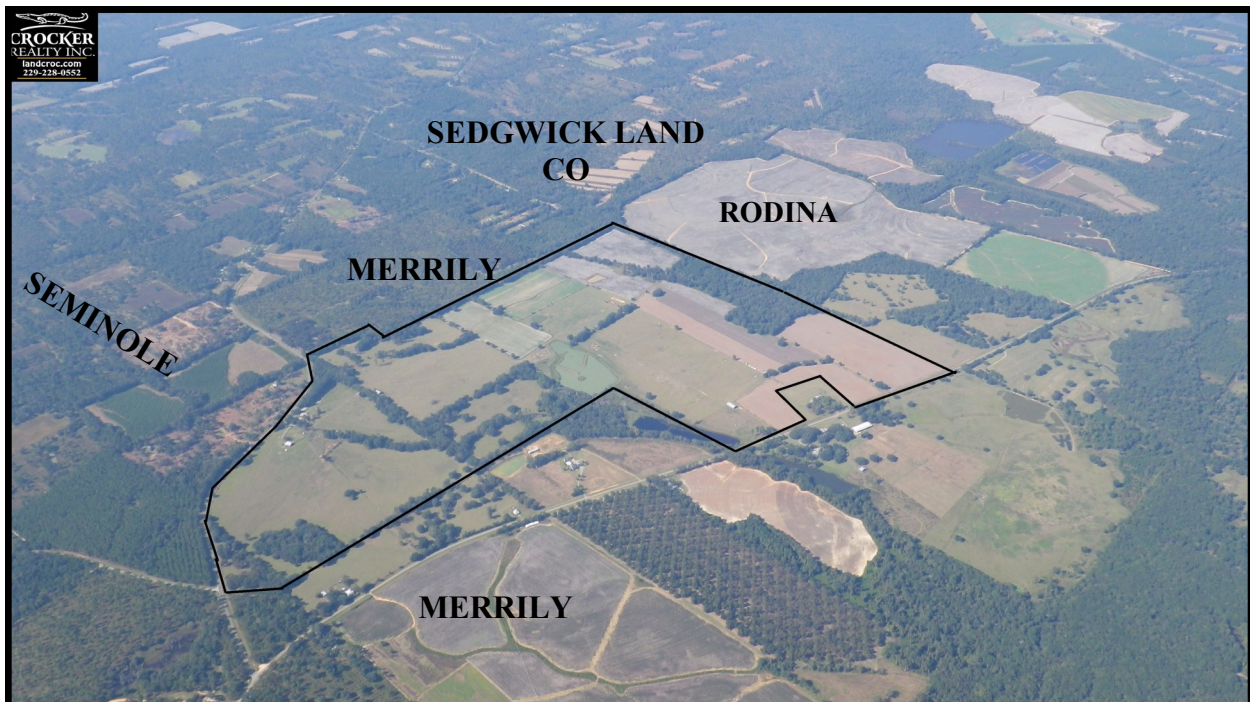
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CROCKER REALTY, INC
1207 E. Jackson St.,
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517+/- Acre Cattle Ranch

Boston Monticello Rd., Boston, GA 31626

Home, Ponds, Pasture, Cultivation Woods

Offered at \$3,619,000.00 (Shown by Appointment)



Rolling Red Hills with 170+/- Acres in Cultivation with the Balance of Property in Fenced Pasture, Ponds, Mixed Timber, and Live Oak Hammocks. A True Working Cattle Ranch with Aesthetics That Would Rival Any Property in the Area.

Fact Sheet

517+/- Acres—\$7000 per acre

8" Well with Seven Risers and 6" Lines. (Not Used)

Three 4" Wells

Property in Agricultural Tax Covenant, Buyer Must Assume.

1,900+ sq ft, 3BR/3BTH, Updated /Remodeled, Main House.

Barn/Bunk House/Office

Bunk House/Guest Cabin (Sleeps 5, More If Friendly)

Interior Wood From Property, 5 Stall Stable, Walker

Property Fenced. Commodity/Hay Barn on Cement.

Two Silage Pits on Concrete.

Numerous Sheds, Buildings, and Barns.

Paved Road Frontage on Parramore Fish Pond Road and Hwy 33 (Boston/Monticello Rd.)

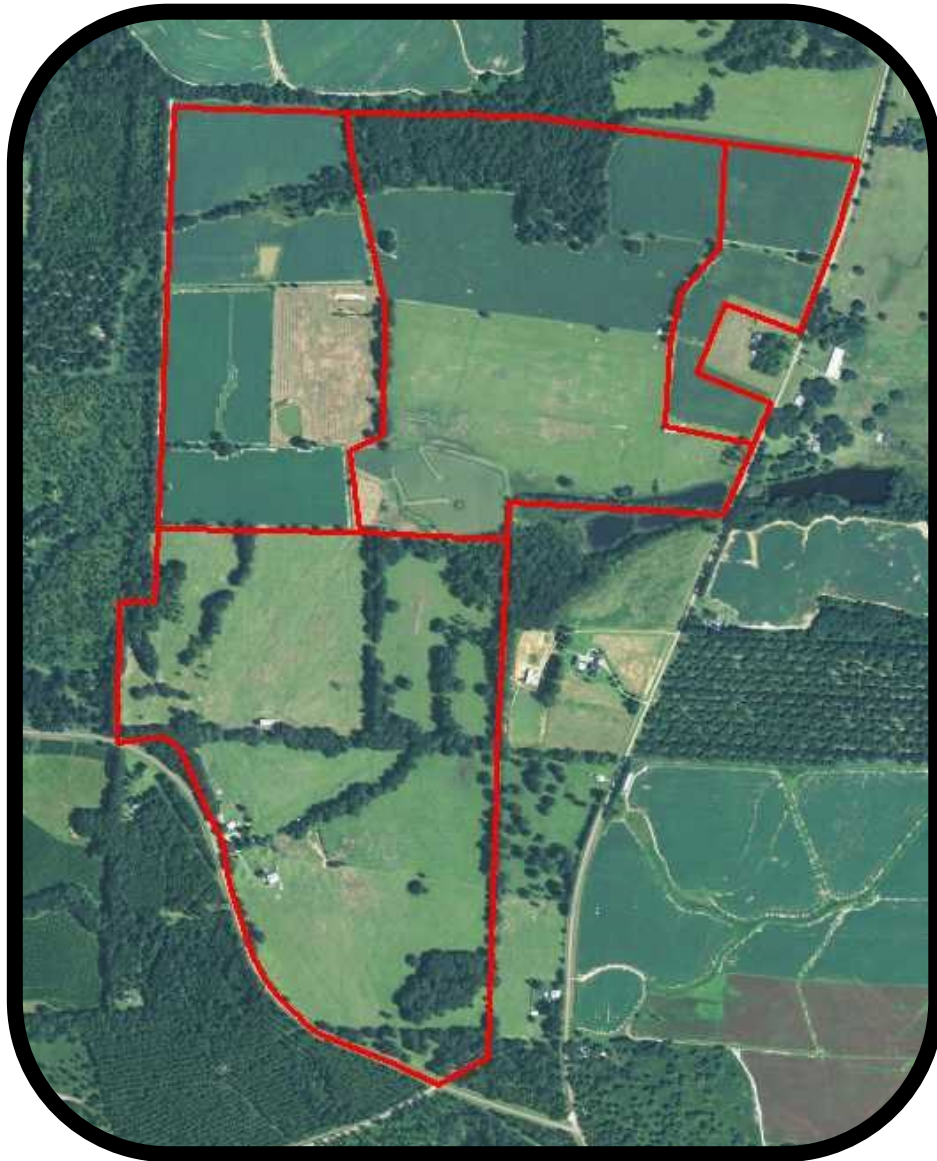
4 Ponds on Property. Excellent Large Focal Pond of 11 Acres in Center of Tract(6' to 10' in depth). Excellent Fishing.

Pond Used for Retriever Training(Walk Outs) and Watering Cattle. Excellent Duck and Dove Hunting.

Dog Kennel, Shop Area, Insulated Storage Room.

FLOWN Map

**90% +/- Acres of Property Classified as Farmland Soils
by the NRCS Web Soil Survey**



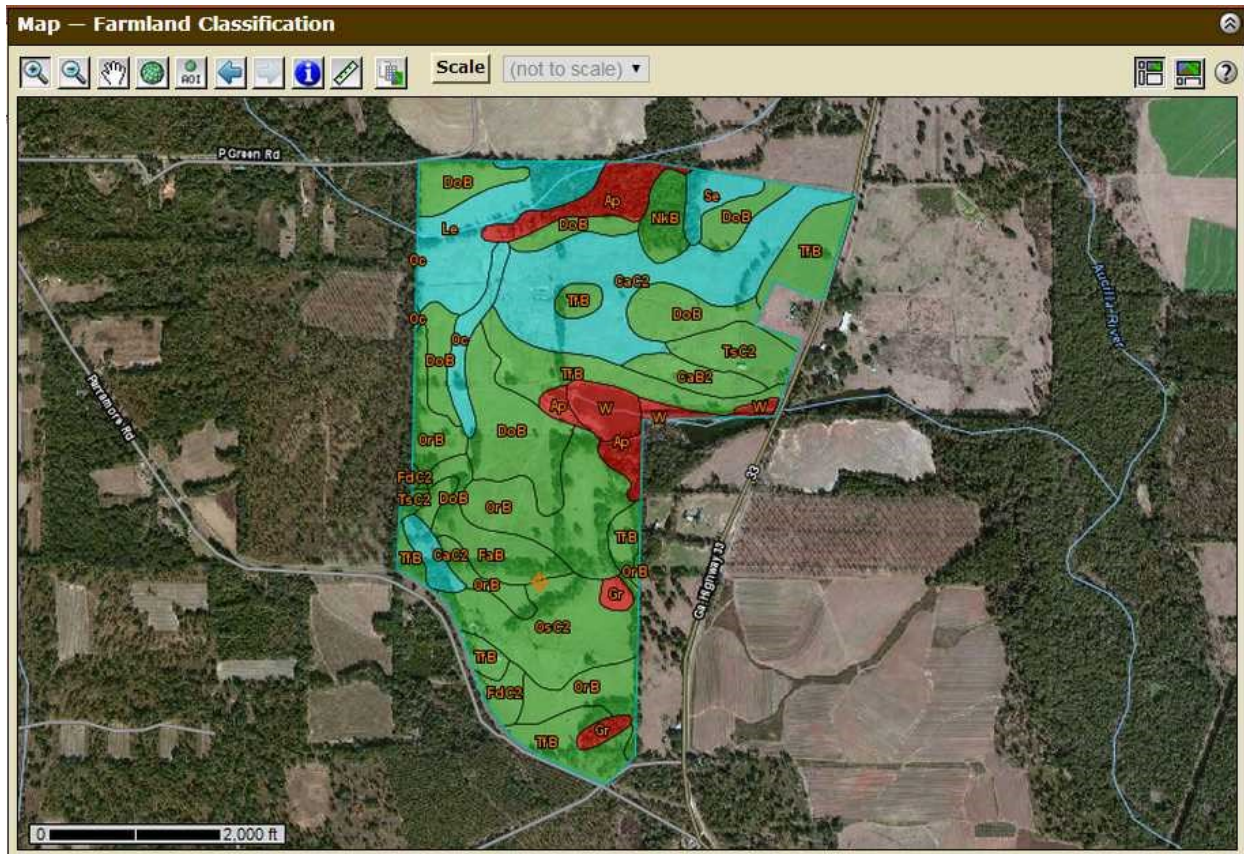
TOPO Map



Main Pond (11+/- Acres)



Soil Map



Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand	Not prime farmland	28.6	5.4%
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, eroded	All areas are prime farmland	10.1	1.9%
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, eroded	Farmland of statewide importance	78.6	15.0%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	88.1	16.8%
FaB	Faceville loamy sand, 2 to 5 percent slopes	All areas are prime farmland	20.2	3.8%
FdC2	Faceville sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	6.5	1.2%
Gr	Grady sandy loam	Not prime farmland	6.1	1.2%
Le	Leefield loamy sand	Farmland of statewide importance	37.7	7.2%
NkB	Nankin sandy loam, 2 to 5 percent slopes	All areas are prime farmland	10.8	2.1%
Oc	Ochlocknee loamy sand	Farmland of statewide importance	10.6	2.0%
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	All areas are prime farmland	73.0	13.9%
OsC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	41.9	8.0%
Se	Stilson loamy sand	Farmland of statewide importance	8.9	1.7%
TFB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	74.0	14.1%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	17.3	3.3%
W	Water	Not prime farmland	12.2	2.3%
Totals for Area of Interest			524.5	100.0%

Ground Pics



Ground Pics



2013 Flown Aerial



Locator Map



1+ Mile South of Boston, GA– South on Boston/Monticello Road Property Down on Right.

10+/- Miles Southeast of Thomasville, GA– Hwy 19 South to Left on Lower Boston Road, Veer Right on to Parramore Fish Pond Rd. Property Down on Left Before Boston/Monticello Rd.