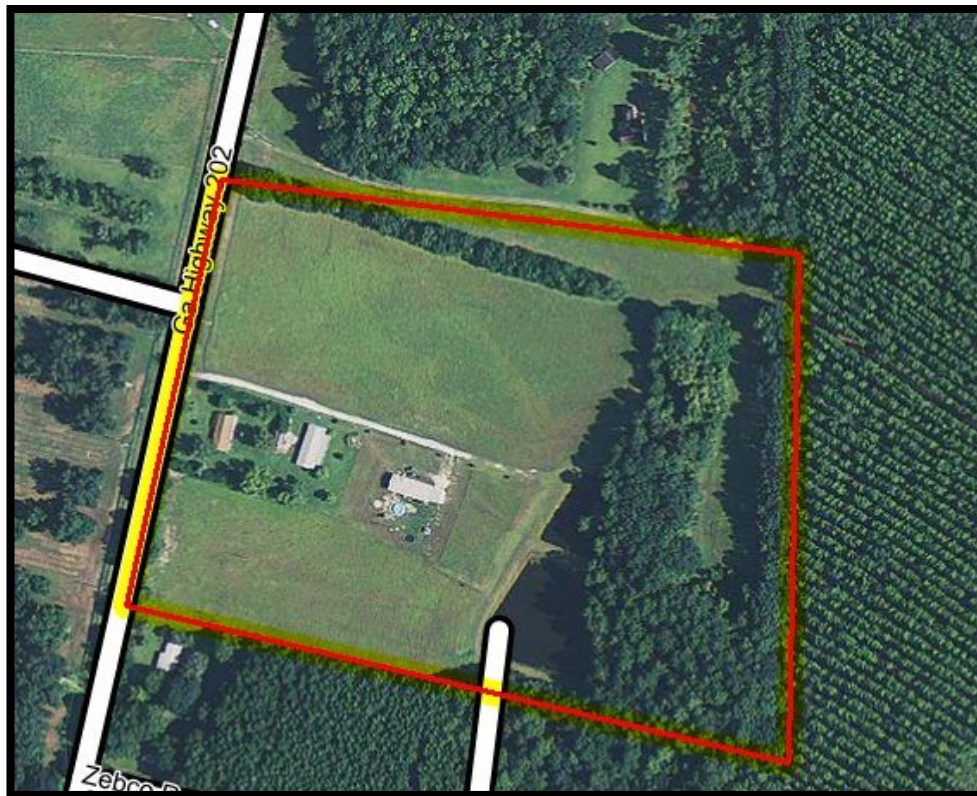




Property Information Packet

3BR/1.5 Bath Home and 25.7 Acres
6138 GA Hwy 202
Thomas County, GA
Two Ponds, Barns, Field Area
Woods, Extra Septic Tank and S. Pole
\$239,000.00

Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



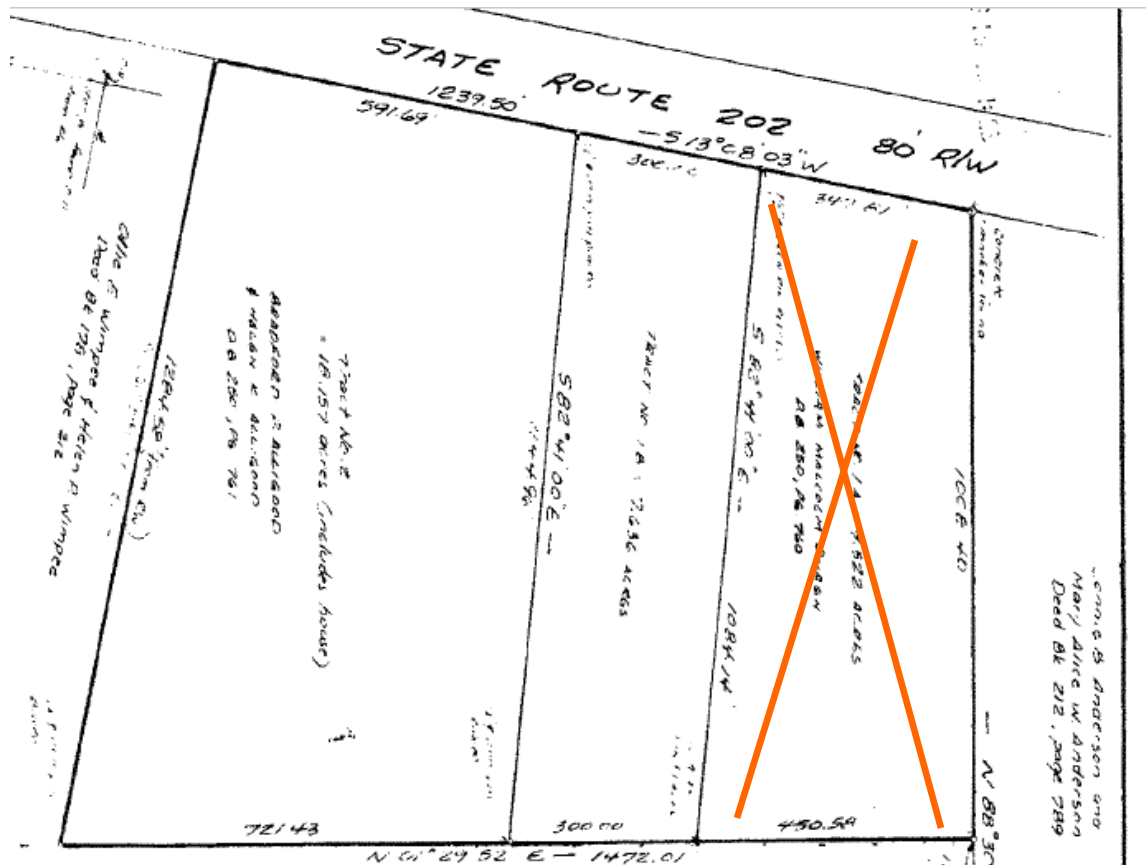
All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Aerial Map

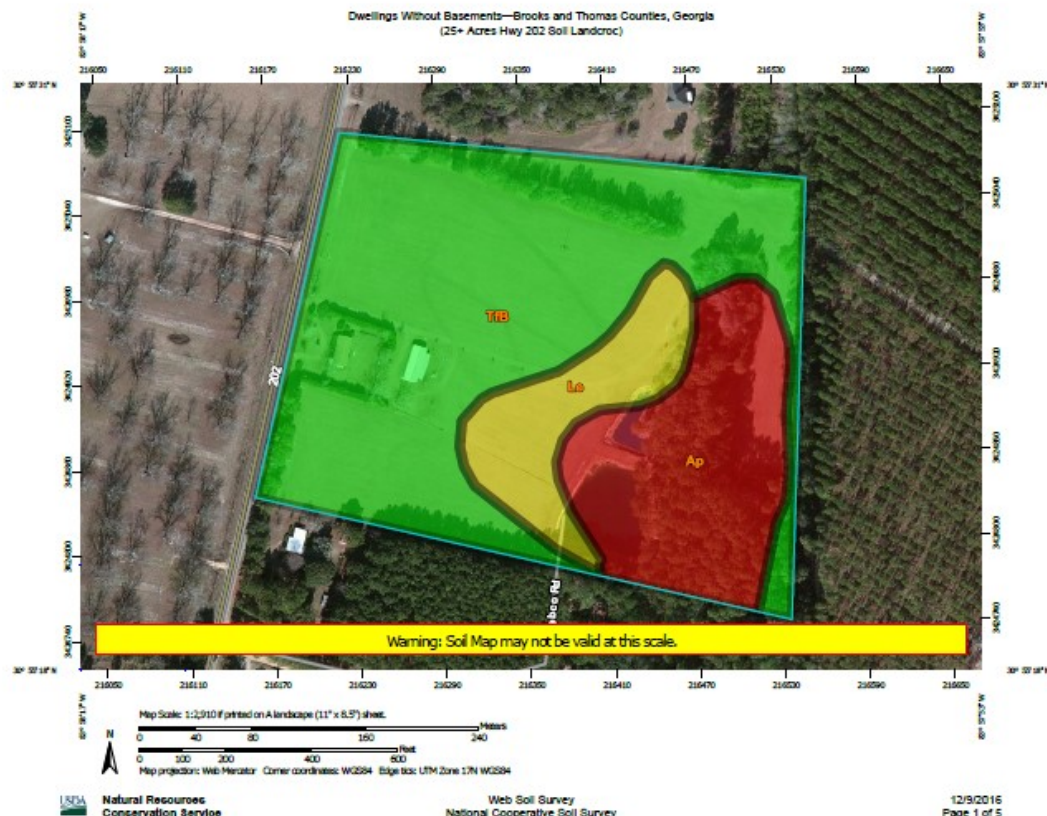

CROCKER
REALTY INC.
landcroc.com
229-228-0552



**Property backs up to large wooded tract known for big deer and lots of turkey....personal knowledge. (I sold the property on the North side of this large wooded tract years ago.)
Nice large feed plot area in the back of this property. Good fishing in the ponds!**



Soil Map



Dwellings Without Basements—Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (90%)	Flooding (1.00)	8.2	24.1%
				Depth to saturated zone (1.00)		
			Palmetto (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Flint (2%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
Lw	Leefield loamy sand, 0 to 2 percent slopes	Somewhat limited		Depth to saturated zone (1.00)	3.2	12.5%
			Leefield (80%)	Depth to saturated zone (0.39)		
TtB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (88%)		16.2	63.3%
			Purkey (5%)			
			Orangeburg (4%)			
			Cowarts (4%)			
Totals for Area of Interest					25.6	100.0%

Green = All Areas are Prime Farmland
Blue = Farmland of Statewide Importance
Red = Not Prime Farmland

Green is Good.....Red can usually get pretty wet...consult with Soil Scientist.

Details



MLS #: 33100000 (Active) List Price: \$249,000 (241113) 0100 CR Hwy 202 Thomasville, GA 31791

Request Showing		Reset Hit Count
	Style: Other-See Remarks	Unit #:
	Stories/Levels: 1 Story	Main Area: Thomas County
	Bedrooms: 3	Subdivision: No Recorded
	Full Baths: 1	Subdivision
	Half Baths: 1	County: Thomas
	Apx SqFt: 1485	Zoning: AG
	Source SqFt: Tax Record	
	Apx Year Built: 1953	
	Handicap Accessible:	
	Apx Roof Age:	

Lot Dimensions:	Apx Total Acreage: 25.79		
Deed Book/Page:	Restrictive Covenants: No	HOA: No	Assoc Fee: Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:	Average Utilities:
Elec Co:	Wtr Co:		Cbl Prov:
Utilities: Private Well, Septic Tank			
Mechanical Features: Ceiling Fan(s), Window Unit(s)			
Energy Saving Features:			
Appliances: Range/Oven, Refrigerator			
Interior Features:			
General Features:			
Special Rooms:			
Bedroom Features:			
Bath Features:			
Laundry Features:			
Kitchen Dining Features:			
Exterior Finish: Masonry/Block		Settings: Countryside	
Foundation: Concrete Slab		Exterior Features: Storage Building, Workshop, Other-See	
Roof: Arch Shingle		Remarks	
Wall Features: Sheetrock		Guest House:	
Flooring Features: Tile		Pool:	
Ceiling Features:		Rural Amenities: Barn, Out Buildings	
Window Features:		Outdoor Leisure: Fishing	
Driveway: Dirt Drive		Landscaped: Garden Space, Grass, Mature Plantings,	
Parking: Single Carport		Pond, Other-See Remarks	
		Complex Amenities:	
		Community Amenities:	
		Condition: Needs Work	

Directions: Hwy 19 North to North on Hwy 202, property across from old Bulter's Pony Farm, before Willow Ridge on your Right. Look for sign.

Public Remarks: 25.7 Acres Good Land! Two Ponds, Solid Block Home needs paint and floor coverings....but super solid! Two Room utility building with slab floor. Large Barn 30' x 80' with 20 x 30 of concrete slab. Solid Barn, steel truss, posts in concrete. 12 x 62 lean two off of barn. Deep Well...supplies 3 additional users at \$25.00 per month. Extra septic and service pole behind home for 4BR DW. 9+/- Pecan Trees, Property generates \$75 monthly on water income. Mostly pasture. Property backs up to large Balfour Land Co. Tract. Good large feed plot area in back surrounded by big woods. Property has been used for retriever training. Property has been surveyed. Loads of road frontage off Hwy 202. Zoned AG . Majority of property in good Tifton Soil. Great for pasture, Horses, Cattle, Dog Training, Gardening or Orchard. Great Home site in the back next to the Balfour Big woods secluded from the front....great tract to plant pines in. Hoe would be easy to divide out with a few acres.

REALTOR Remarks: Lot of ways to use this property. Water, Woods, Pasture, Under 6 miles to town. CONTACT LISTING OFFICE TO LET ME KNOW IF YOU ARE SHOWING.

Ground Pics


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Locator Map


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5+/- Miles North of Thomasville, GA



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