



## Property Information Packet

**24.19+/- Acres Union Church Road  
Brooks County, GA**

**18+/- AC of Loblolly Planted 2015/16**

**Rolling Elevations! Cypress Head**

**BIG Neighbors! BIG TIME GAME!!!**

**Offered at \$108,855.00**

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.**

# Topo Map



**Black Broken Line = State Line/Property Line.  
Red Line as drawn by Tax Assessor**

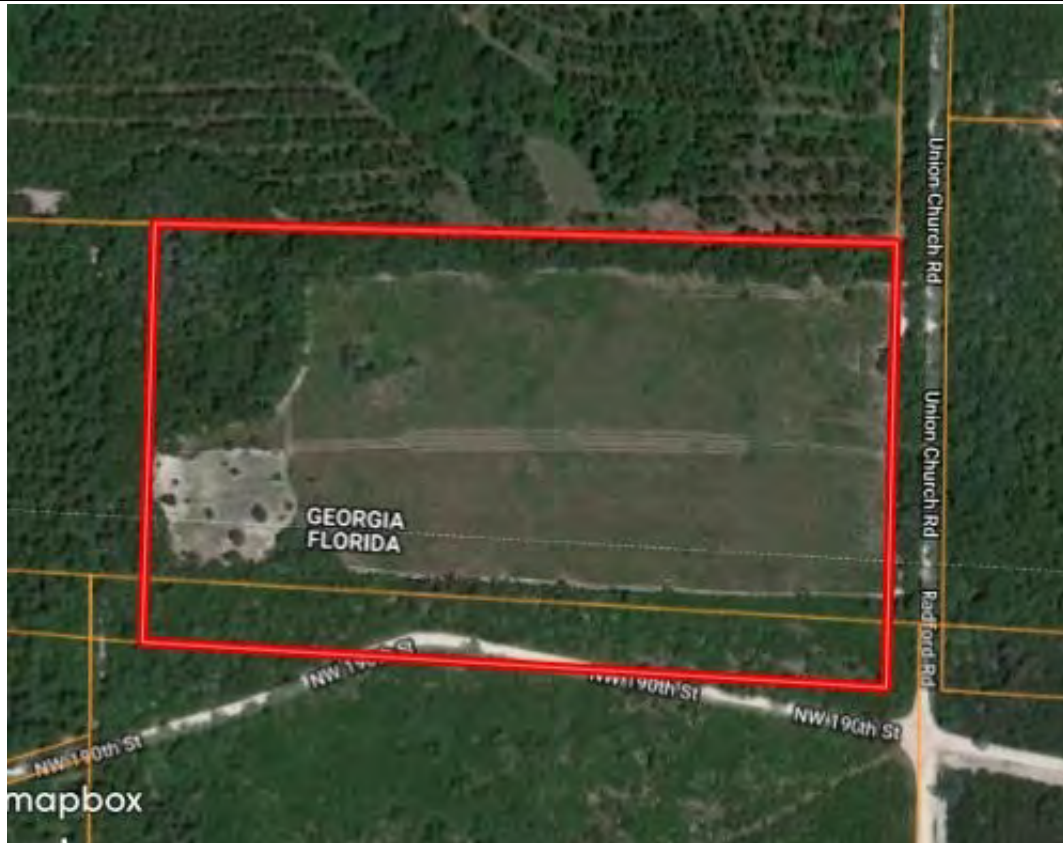


**Above Facing North, Below Facing West**



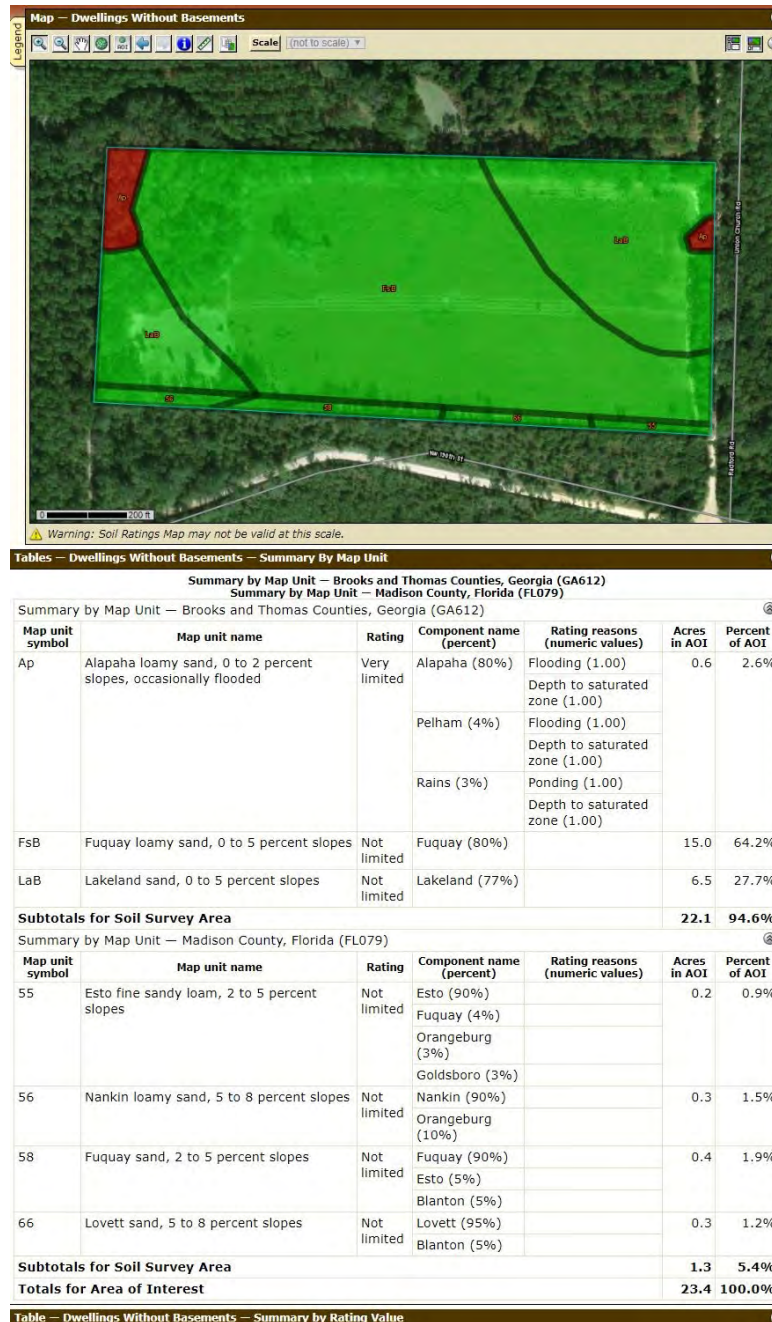
# Aerial Map

  
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# Soil Map



**GREEN INDICATES YUR BEST SOIL  
RED INDICATES YOUR WETTER SOILS**

# Survey



## Details



For the size, probably one of the best wildlife tract I have seen in 20 years. I can say this because I have looked at a ton of game pics that you can tell are from this tract going back several years. You usually do not see this much documentation with a tract this small. With small tracts it is all about the quality of your neighbors and their land. Langdale Property on two sides of this tract. We actually jumped a covey of quail on this tract 1/17/19. Check out the deer with 3 main beams, the Turkey with white patches and, just the overall look of these animals. More wildlife photos available. The growth on some of this Loblolly is crazy. These are 3 to 4 year old trees.(per owner). I am 6' 5", look at the tree I am standing in front of. The property is under county AG Conservation Use Covenant entered in 2015. This helps lower the taxes but you can still build on it. The new owner would have to assume the covenant for seven more years. Small Cypress head on the NW corner of property. Some older Oaks on the property lines and on the west end of property. Some older flat top longleaf on the SE corner of property. Several feed plot areas. This land at one time was cleared land so there is not a great deal of hardwood competition in the pine....easy to manage or mow or convert to some larger feed plot areas. Really good roll, nice views. Good looking live oaks. Very nice dirt road drive to the property...relaxing. 700'+ of road frontage on Union Church Road. The property is over 1,500' deep. State line is property line...seems that most folks, including the tax assessor office, treat the road as the GA/FL line as they have it drawn. Very heavy cover in this strip of land between the road and where the state line is supposed to be. 20+ miles SE of Boston GA. (Now there is a ride on a dirt road! Just head out Grooverville and don't stop!) 10.7 miles from Quitman. Nice home sites with high ground and plenty of privacy. Property is cabled. Easy to drive around property in truck. A little tight in places but no boggy areas. Excellent soil map with one wet area in the NW corner with some impressive cypress trees with the capacity to hold a few wood ducks with a little to no encouragement. Look hard at these animals...Turkeys with what patches, 3 beamed deer, heavy bodies, multiple bearded turkeys, healthy turkeys....nice, very nice.

# Drone Pics

  
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**Photo Above is Facing West**  
**Photo Below is Facing East**





# Flown Pics

  
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**Top Photo West End of Tract**  
**Bottom Photo Middle of Tract**





# Ground Pics

  
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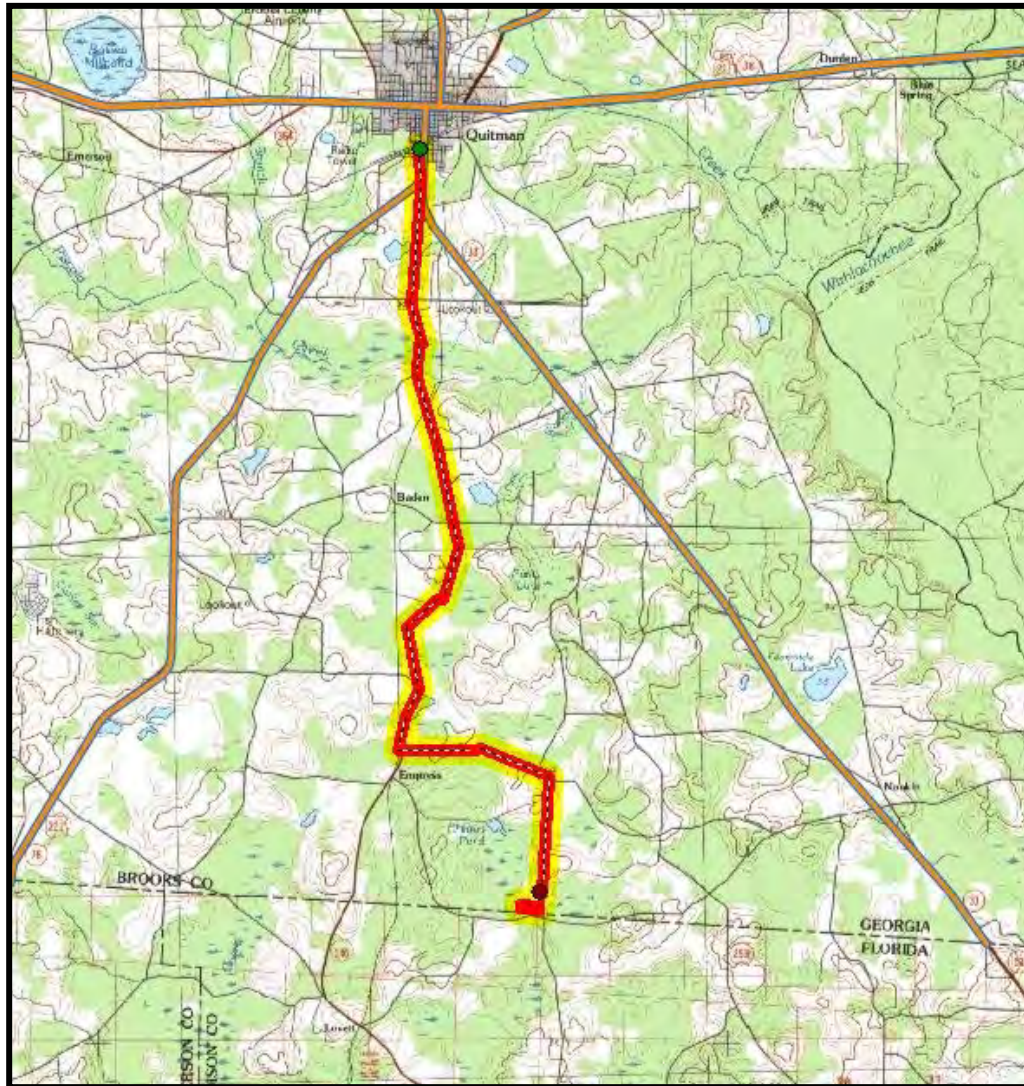
  
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# Locator Map

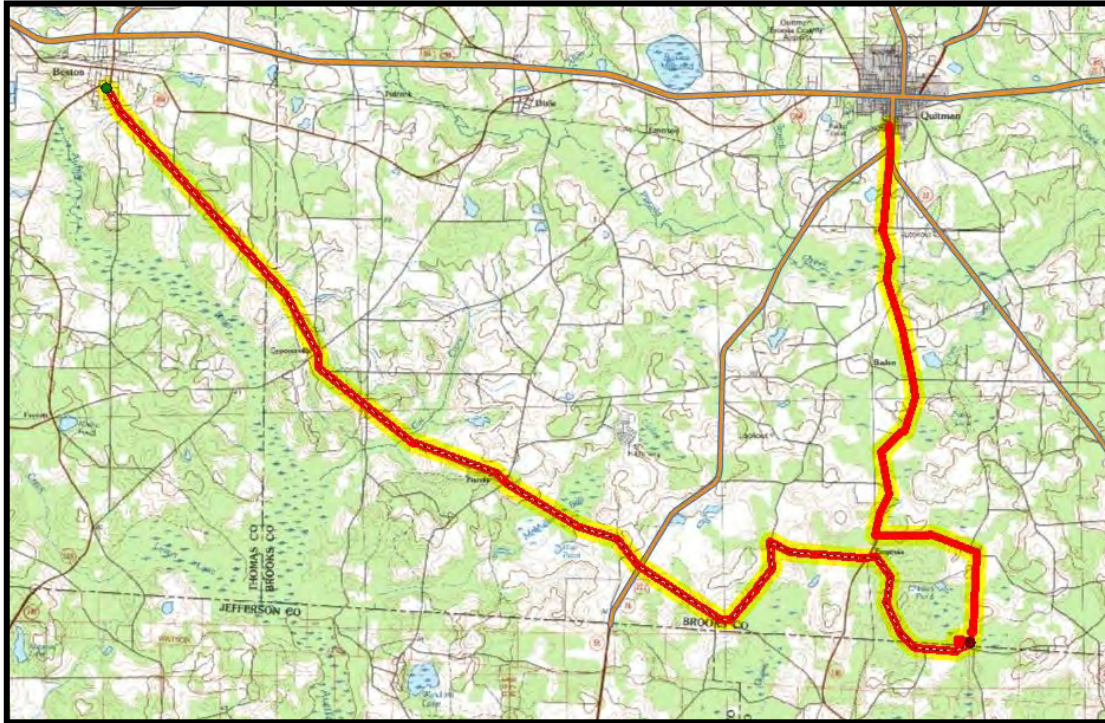
  
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**10.7 Miles South of Quitman, GA**

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**20+/- Miles SE of Boston, GA**