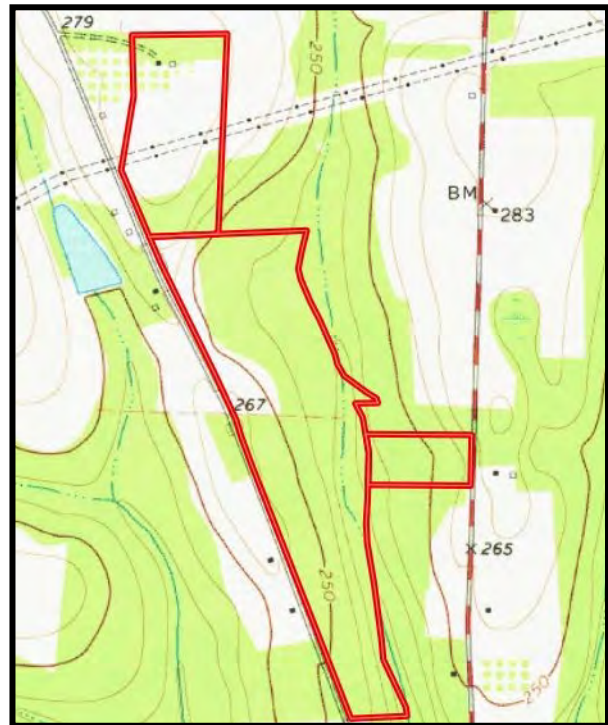




Property Information Packet

133+/- Acres, Three Tracts
Harrell Mill Rd. & Hwy 262
Climax, Decatur County, GA
Farmhouse, Pecans, Field
Wiregrass, Longleaf, Wildlife
37.5 AC & Farmhouse \$159K,
86 AC @\$2900 Per AC, 10 AC @ \$40K

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


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

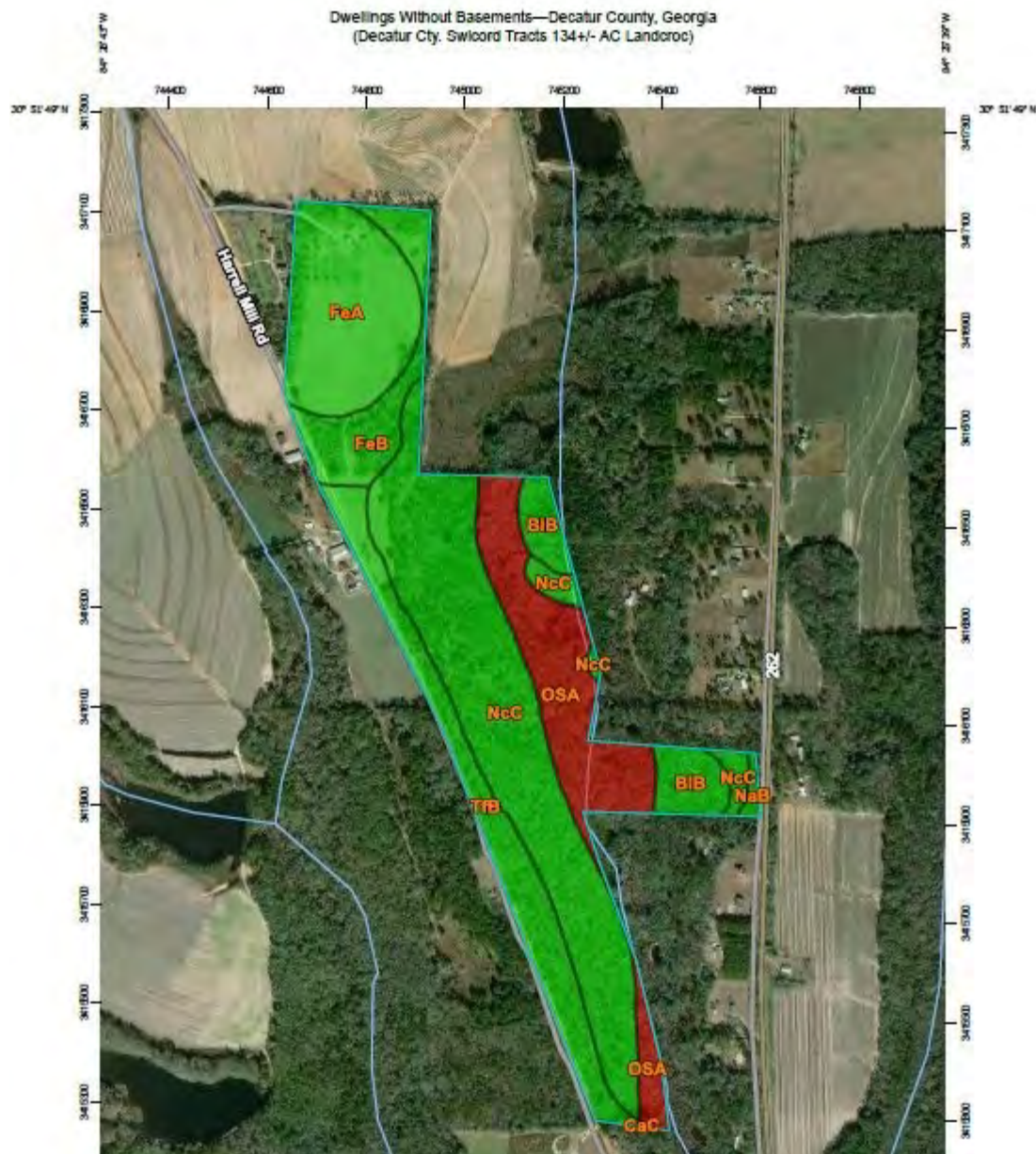


Aerial Map


CROCKER
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landcroc.com
229-228-0552



Soil Map



GREEN INDICATES YOUR BEST SOIL
RED INDICATES YOUR WETTER SOILS
Property Line Not Exact.

Details



2BR/ 1 Bath Home with Central Heat and Air. Rented through 5/19. Shown by Appointment. Deep Well, Metal Roof, Outbuildings. (134 Swicord, Lane, Climax, GA 39834

26+/- Pecan Trees

15+/- Acres of Field Area Included with 37.5 Acres and Home.

Property Not in CUVA (Ag Covenant) program.

Tracts Combined, over 4000' of Road Frontage.

Excellent Soil Map for a Property Bordering a Creek.

Mature Longleaf and Loblolly Pine Timber. Some Hardwood Areas with Good White Oaks.

Some Longleaf Regeneration going on in the Wiregrass Areas.

Excellent Tract to Divide for Home Sites.

Rolling Topography on the Interior of Property Not Shown on Topo Map.

Tremendous Deer and Turkey Sign on Property.

Very Little Hurricane Damage Compared With Other Tract in the Area.

With Burning and Mowing Property Would Work Great for Released Quail and Dog Training.

Decent Trails System Through the Woods....A Few Trees Blocking Trails.

Hillside Home Site Overlooking Beaver Pond.

Super Duck Hunting/Turkey Roosting Area.

Drone Pics



Photo Above is Facing North
Photo Below is Facing South



Drone Pics



Photo Above is Facing North
Photo Below is Facing South



Pictures



Pictures


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Pictures



Locator Map


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