



Property Information Packet

**37.5 ACRES US Hwy 319 N.
THOMAS COUNTY, GA
Irrigated Pecan Orchard
Fish Pond, Home Sites
Offered @ \$359,000.00**

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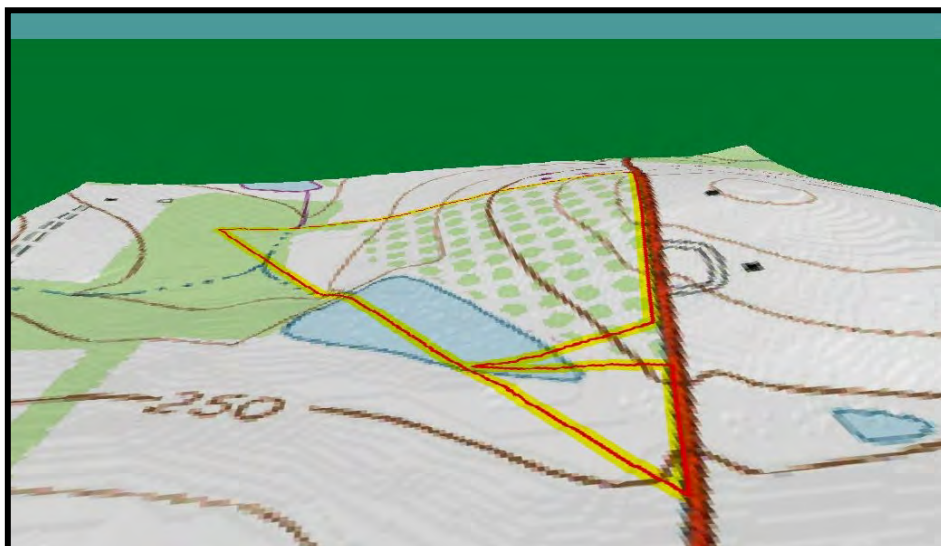


All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

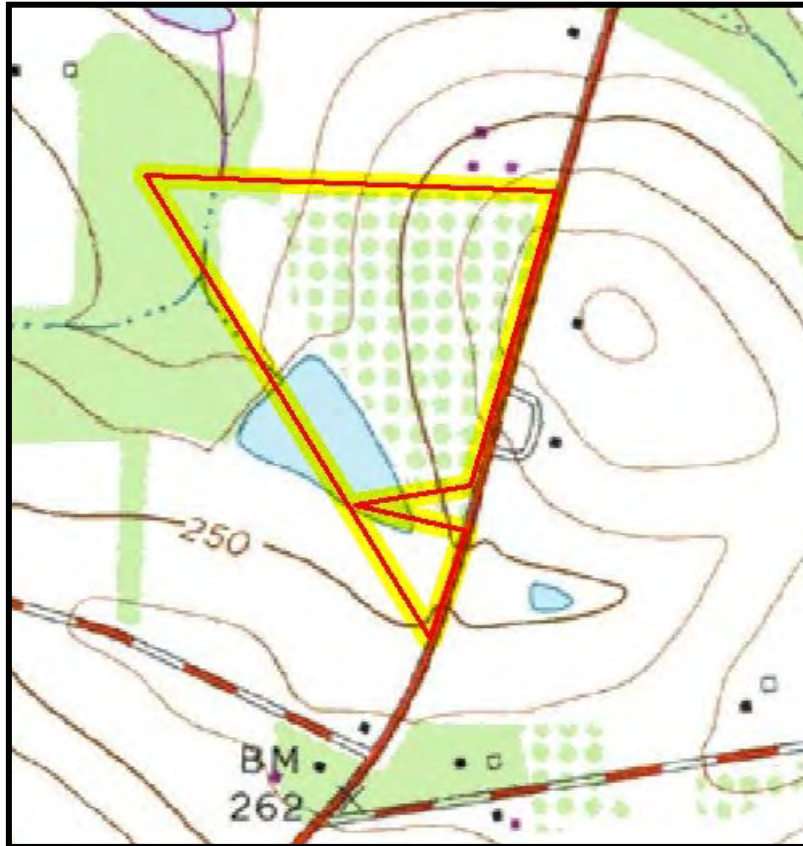
Topo Map



Bottom Topo Map Facing North



Topo Map



Bottom Topo Map Facing East towards Hwy 319 (Uphill)



MLS FACT SHEET



MLS #: A914536A (Active) List Price: \$359,000 (22 Hits) 0000 US Hwy 319 (37.5 Acres) Coolidge, GA 31738

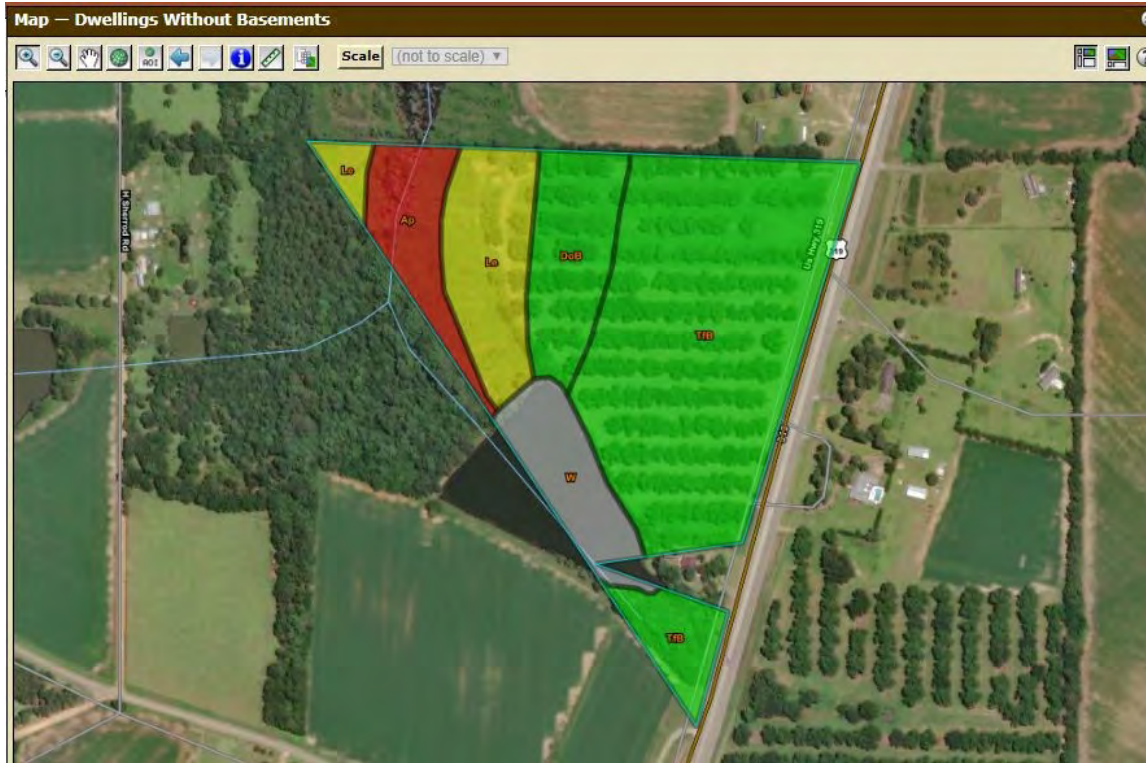
Listing Tools		Request Showing		Edit Listing		Reset Hit Count	
				Present Use: Grove, Other		Lot #:	
				Apx Total Acreage: 37.5		Main Area: Thomas County	
				Price/Acre:		Subdivision: No Recorded	
				Terrain: Gentle, Level		Subdivision	
						County: Thomas	
				Zoning: AG			
WARNING: Lot Dimensions: Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd: City Taxes: County Taxes: Tax Year: Improvements: Irrigation Allotments: Character: Pond, Wooded, Other-See Remarks Road Access: Paved Utilities: Private Well Frontage: Directions: Take Hwy 319 North Towards Coolidge. First Pecan Orchard on Your left once you pass A- Sherrod Road. Public Remarks: IRRIGATED PECAN ORCHARD -DESIREABLE VARIETY (22" +/- Diameter Trees) 4= well on timer. 1,100+ Road Frontage on US Hwy 319. 6+/- Acre Lake....Property Line to Center. Older Survey Available. Unlike most pecan orchards, this tract has strong development value in that it can be divided, is water front, and can take advantage of a strong Thomasville/Thomas County Residential Market. Most orchard are one dimensional. The perfect property if you want to build a home on the water and have a small first class irrigated orchard to manage and a place to fish and watch the sun set. Great retirement tract with still something to do. Room for several homes without re-zoning. Property recently enrolled in AG Covenant so penalty not so harsh if new owner wished to divide in lots. Excellent Fish Pond. Attractive Property. Tifton and Dothan S are the predominant soils. Some wooded area behind dam with some harvested areas. Good deer and turkey area. 7 miles North of Thomasville. REALTOR Remarks: Easy to show. Be mindful of irrigation pipes and jets. Property leased and managed. Office Notes:							

Aerial Map


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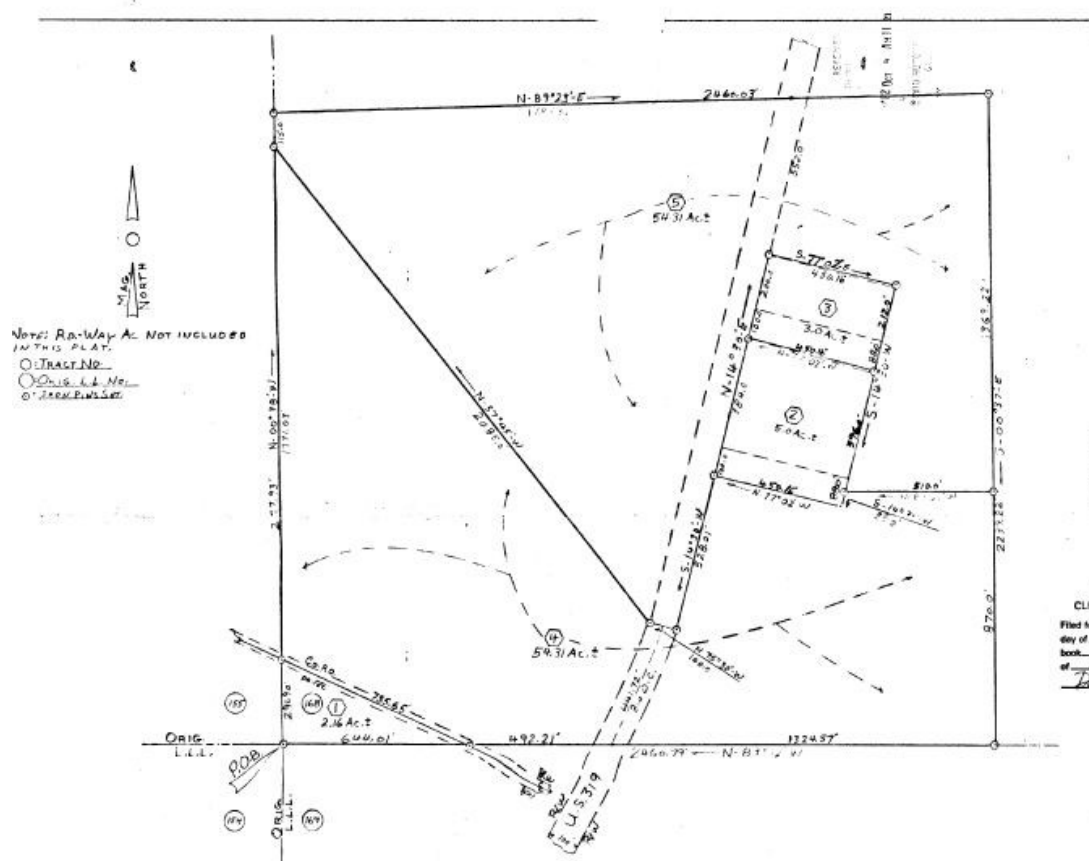


Soil Map



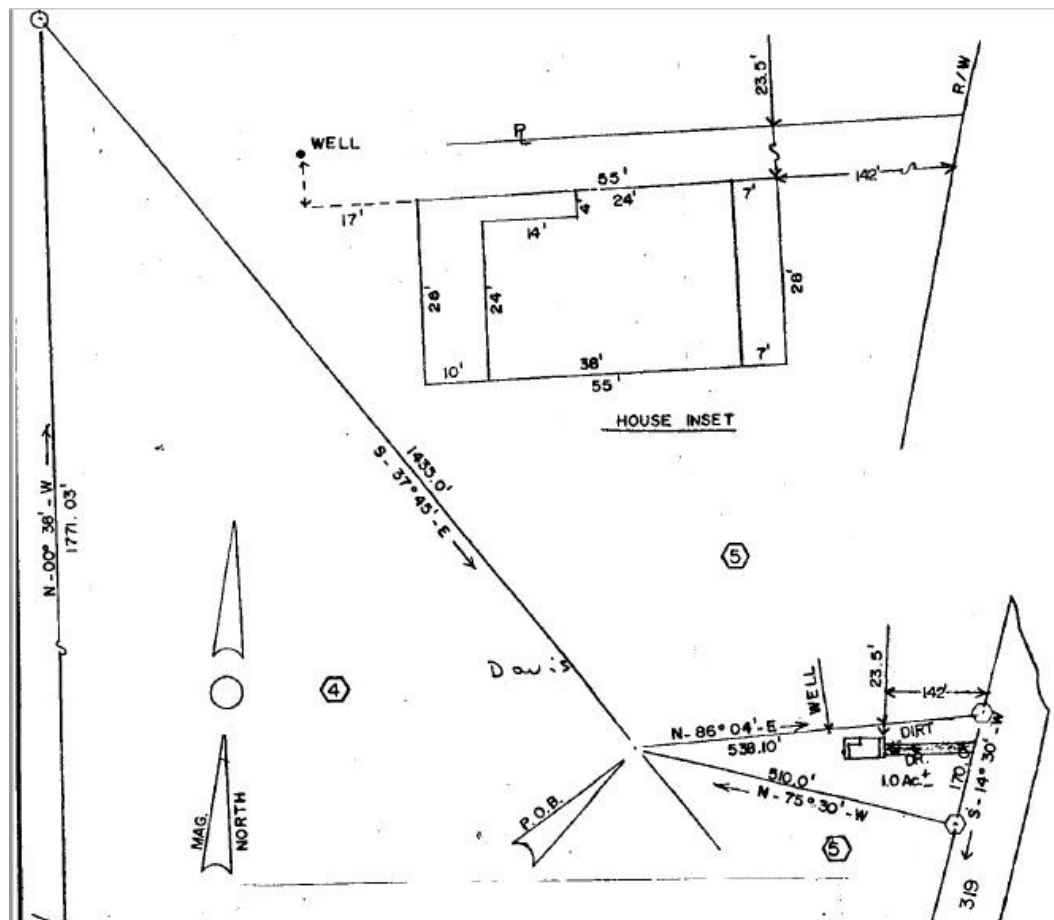
Tables — Dwellings Without Basements — Summary By Map Unit						
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)						
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00)	3.0	8.6%
				Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
DoB	Dothan loamy sand, 2 to 5 percent slopes	Not limited	Dothan (80%)		4.0	11.6%
Le	Leefield loamy sand, 0 to 2 percent slopes	Somewhat limited	Leefield (80%)	Depth to saturated zone (0.39)	5.0	14.5%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		19.4	56.2%
W	Water	Not rated	Water (100%)		3.1	9.0%
Totals for Area of Interest					34.5	100.0%

GREEN SHADED AREA IS TYPICALLY GOOD FOR HOME SITES OR FARMING



Survey


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Drone Photos


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**FFA UAS REMOTE PILOT LICENSE HOLDER
EQUIPMENT: MAVIC AIR 2**



Ground Pics


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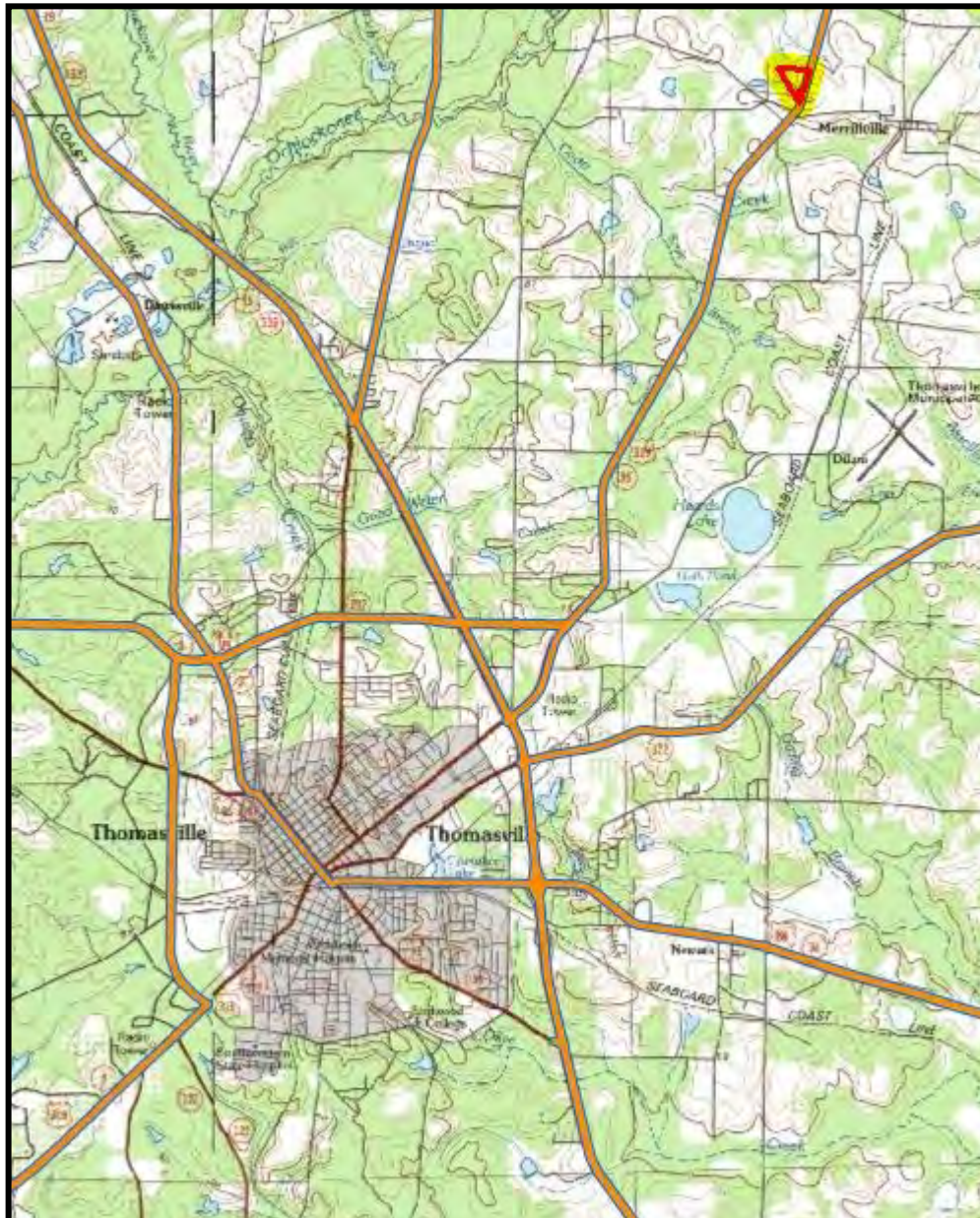
Ground Pics


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Locator Map


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7+/- Miles North of Thomasville