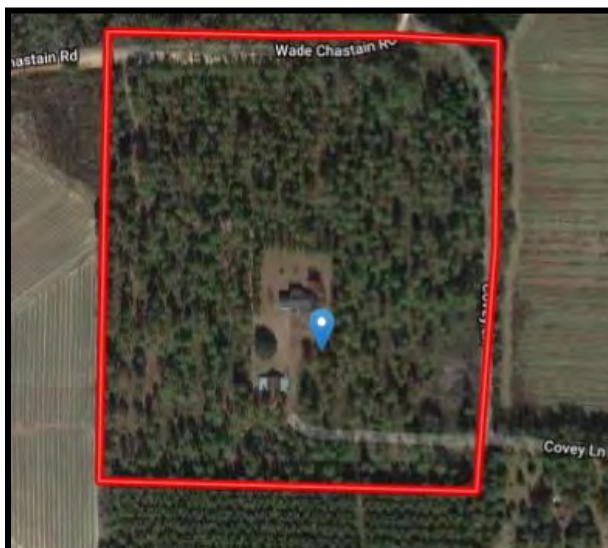




## Property Information Packet

**3BR/2Bath Home on 23 Acres**  
**Wade Chastain Road**  
**Thomas County, GA**  
**Private, Wildlife, Timber, RV Site**  
**Offered @ \$359,000.00**

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



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

# Details (MLS Data)



| Listing Tools | Request Showing | Edit Listing  | Reset Hit Count |
|---------------|-----------------|---|-----------------|
|               |                 | <b>Style:</b> Ranch, Other-See Remarks<br><b>Stories/Levels:</b> One<br><b>Bedrooms:</b> 3<br><b>Full Baths:</b> 2<br><b>Half Baths:</b> 1<br><b>Apx SqFt:</b> 1920<br><b>Source SqFt:</b> Tax Record<br><b>Apx Year Built:</b> 1990<br><b>Handicap Accessible:</b><br><b>Apx Roof Age:</b>   |                 |
|               |                 | <b>Unit #:</b><br><b>Main Area:</b> Thomas County<br><b>Subdivision:</b> No Recorded Subdivision<br><b>County:</b> Thomas<br><b>Zoning:</b> R3 AG   |                 |
|               |                 | <b>Lot Dimensions:</b><br><b>Deed Book/Page:</b><br><b>City Taxes:</b><br><b>Elec Co:</b><br><b>Utilities:</b> Septic Tank, Shared Well, Other<br><b>Mechanical Features:</b> Ceiling Fan(s), Central Heat/Air, Heat Pump<br><b>Energy Saving Features:</b><br><b>Appliances:</b> Dishwasher, Microwave, Range/Oven, Refrigerator<br><b>Interior Features:</b> Fireplace, French Doors, Recessed Lighting, Security System<br><b>General Features:</b> Other-See Remarks<br><b>Special Rooms:</b> Attic, Great Room<br><b>Bedroom Features:</b> Master Bedroom Walk-in Closet<br><b>Bath Features:</b> Tub/Shower Combo<br><b>Laundry Features:</b> Washer/Dryer Area<br><b>Kitchen Dining Features:</b>  |                 |
|               |                 | <b>Apx Total Acreage:</b> 23.54<br><b>Restrictive Covenants:</b><br><b>County Taxes:</b><br><b>Wtr Co:</b> Private Well<br><b>HOA:</b> No<br><b>Tax Year:</b><br><b>Assoc Fee:</b><br><b>Average Utilities:</b><br><b>Assoc Fee Pd:</b><br><b>Cbl Prov:</b>   |                 |
|               |                 | <b>Exterior Finish:</b> Frame<br><b>Foundation:</b> Crawl Space<br><b>Roof:</b> Shingle<br><b>Wall Features:</b> Sheetrock, Wainscotting<br><b>Flooring Features:</b> Carpet, Vinyl<br><b>Ceiling Features:</b> Vaulted<br><b>Window Features:</b><br><b>Driveway:</b> Dirt Drive, Gravel Drive<br><b>Parking:</b> 2 Car Garage   |                 |
|               |                 | <b>Settings:</b> Countryside, Woodland, Other-See Remarks<br><b>Exterior Features:</b> Deck, Screen Porch, Workshop<br><b>Guest House:</b><br><b>Pool:</b><br><b>Rural Amenities:</b> Out Buildings, Other-See Remarks<br><b>Outdoor Leisure:</b><br><b>Landscaped:</b> Grass<br><b>Complex Amenities:</b><br><b>Community Amenities:</b><br><b>Condition:</b> Well-Kept  |                 |
|               |                 | <b>Directions:</b> From Hwy 319 ... Take Hall Road North.....turn Right on Wade Chastain Road, property.5 mile down on the right. Gated, Security. 48 Hours notice. (Road Scheduled to be paved)<br><b>Public Remarks:</b> Country home in private wooded setting at the top of the hill! Towering Pines, Lots of Wildlife, Great Room with Vaulted Ceiling, Stone Fireplace with Wood Burning Insert, Large Kitchen Dining Combo, Master Bedroom with walk in closet, Two Car Garage, Large Screened in back porch, open deck, Turkey and Deer Area. Serious workshop with power and water with shelter wings off to the side. Big Pine Timber....some real value there and a lot of fun to turn property in to the place you have always dreamed of. A little thinning of the pines, maybe a small pond in the corner, a little prescribed fire....and you have made the place your own! Property has R-3 zoning across the front which offers more options for division and use. BONUS: Property has another septic tank, Service Pole and Water hook up in the back SE corner of property with its own drive and private gate. Perfect for Mobile, Home, RV or mancave, she shed or start of a Dog Kennel. Very clean well manicured yard.<br><b>REALTOR Remarks:</b> 48 Hour Notice Needed. Seller will open. Security Interior photo coming soon. Seller nephew |                 |

# Topo Map

  
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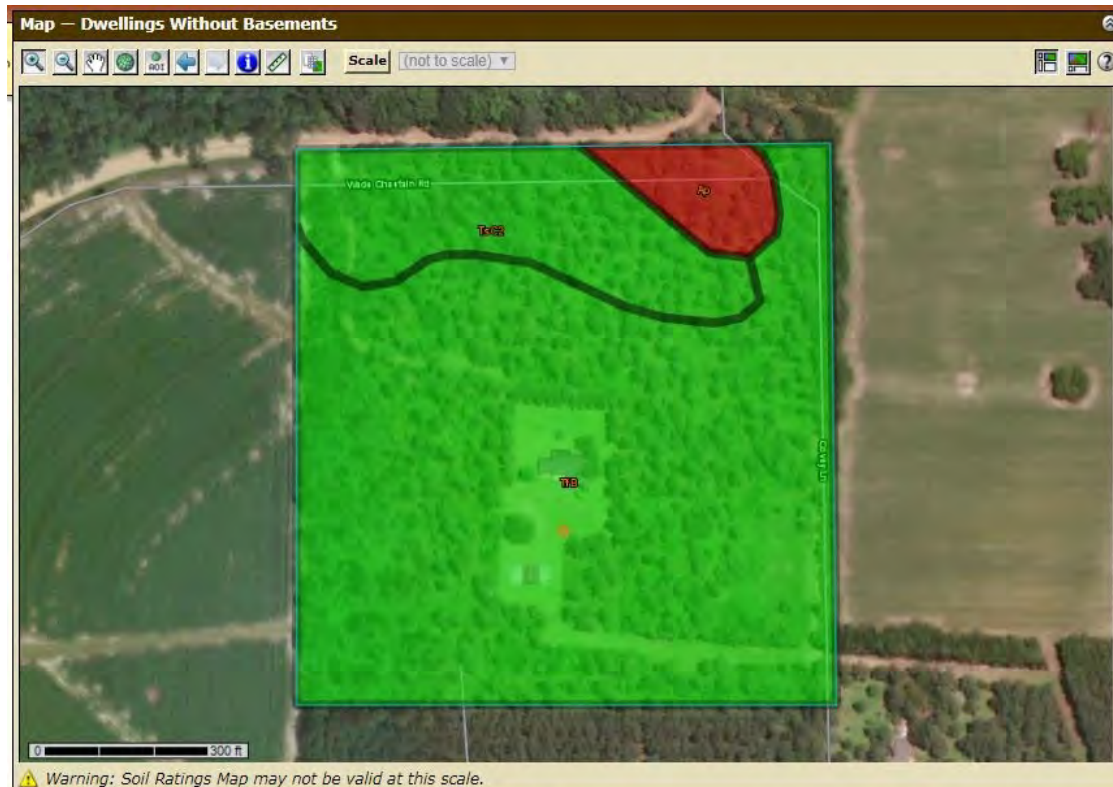


# Aerial Map

  
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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 |
|------------------------------------|---|--------------|--------------------------|---------------------------------|--------------|----------------|
| Alap                               | Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded | Very limited | Alapaha (80%)            | Flooding (1.00)                 | 1.1          | 4.6%           |
|                                    |   |              |                          | Depth to saturated zone (1.00)  |              |                |
|                                    |   |              | Pelham (4%)              | Flooding (1.00)                 |              |                |
| TfB                                | Tifton loamy sand, 2 to 5 percent slopes                        | Not limited  | Tifton (85%)             | Depth to saturated zone (1.00)  | 18.4         | 78.4%          |
|                                    |   |              |                          | Ponding (1.00)                  |              |                |
| TsC2                               | Tifton sandy loam, 5 to 8 percent slopes, eroded                | Not limited  | Tifton, eroded (85%)     | Depth to saturated zone (1.00)  | 4.0          | 17.0%          |
| <b>Totals for Area of Interest</b> |   |              |                          |                                 | <b>23.5</b>  | <b>100.0%</b>  |

Table — Dwellings Without Basements — Summary by Rating Value

## Summary by Rating Value

**Green Shaded Area = Not Limited**



# Drone Photos

  
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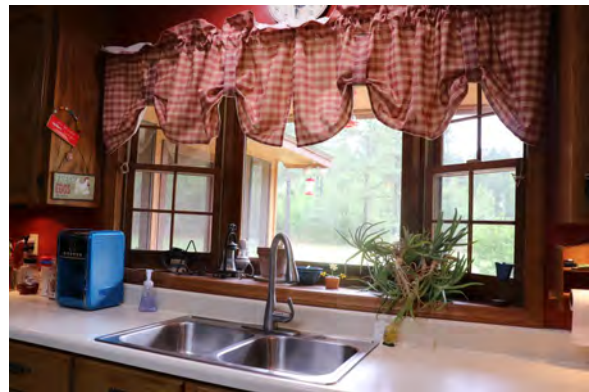


**Top Photo Overhead Shot  
Bottom Photo Facing Southeast  
(Prescribed Fire in the Area...Smokey that day)**



# Photos

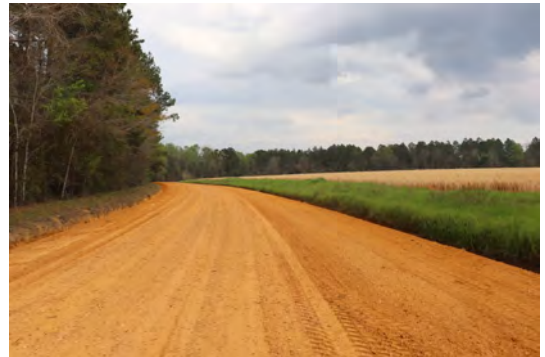
  
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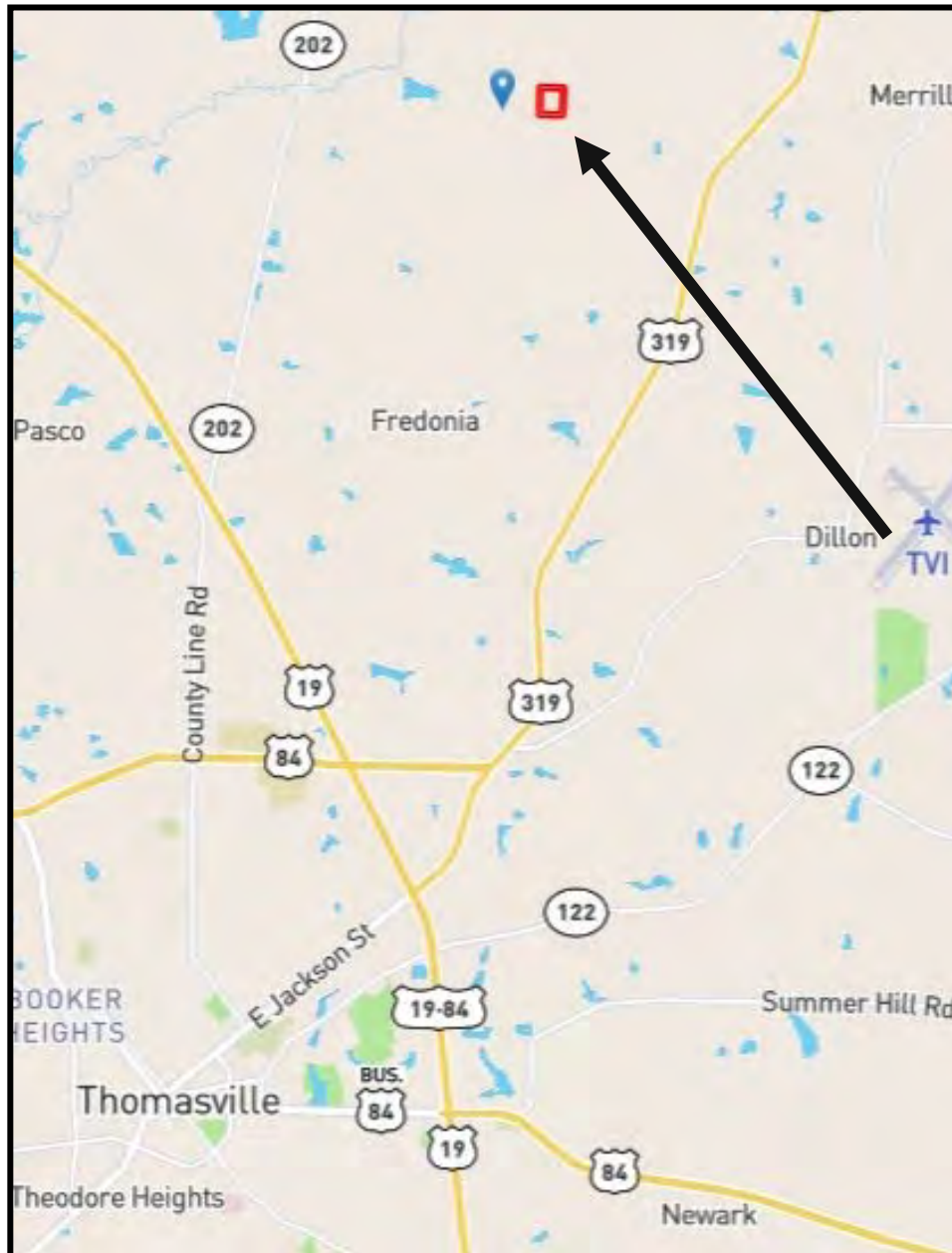
# Zoning Map



**Road Frontage on Subject (Baker) property is zoned R-3 and the back of property has Agricultural zoning. Both zonings can be built on. R-3 has more residential uses. Check with county zoning for details. The two different zonings give the property more options.**

# Locator Map

  
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**7+/- Miles North of Thomasville, GA**