



Property Information Packet

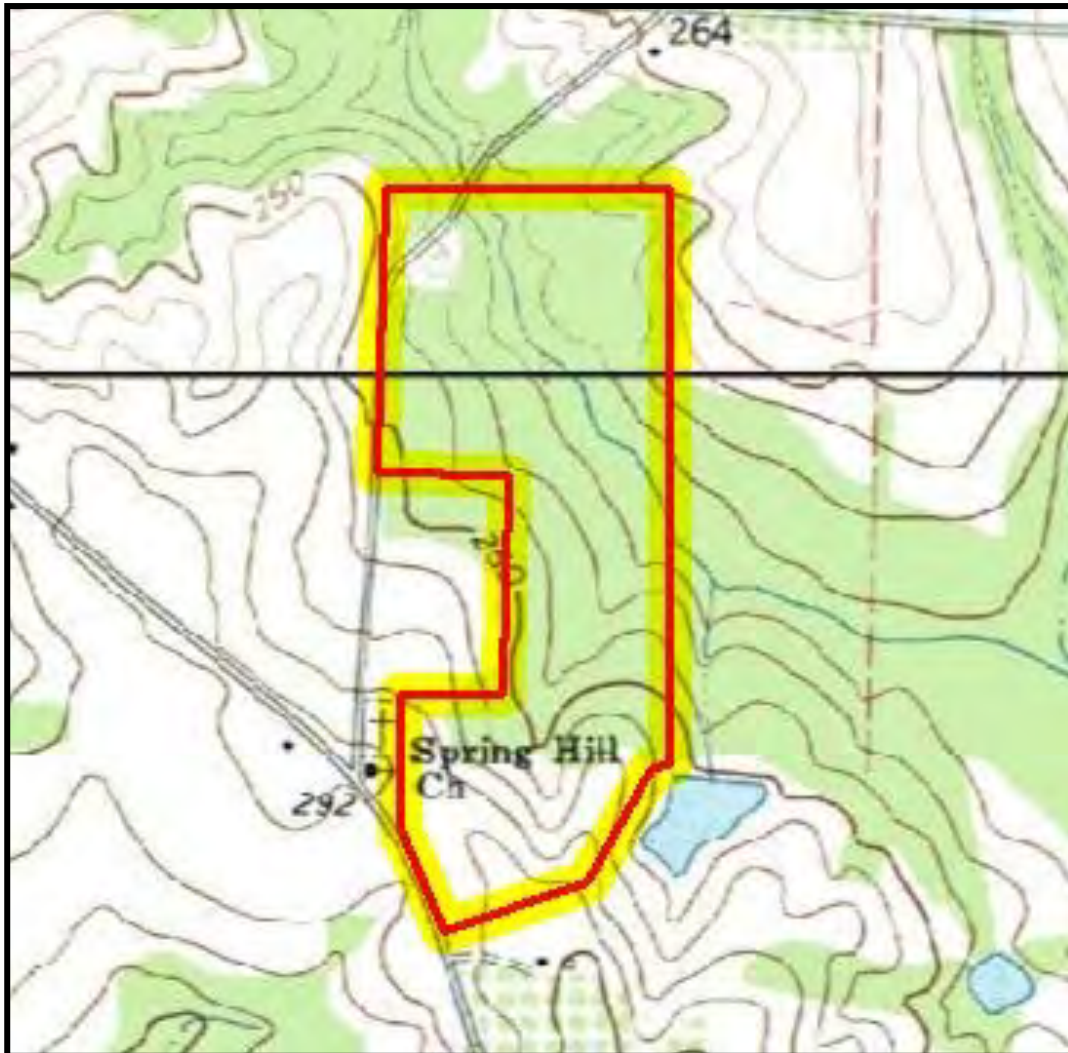
72.6 AC Maddox Road
Thomas County, GA
2BR/2 Bath Cabin (Amazing Wood!)
Deer, Turkey, Field, Woods, Creek
Offered @ \$265,000.00

Daniel E. Crocker
Member Thomasville Area Board REALTORS
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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.

Topo Map



Topography on this tract is varied and falls sharply down to creek.

MLS FACT SHEET



MLS #: S915527A (Active) List Price: \$265,000 (6 Hits) 7154 Maddox Road (72 +/- Acres) Ochlocknee, GA 31773

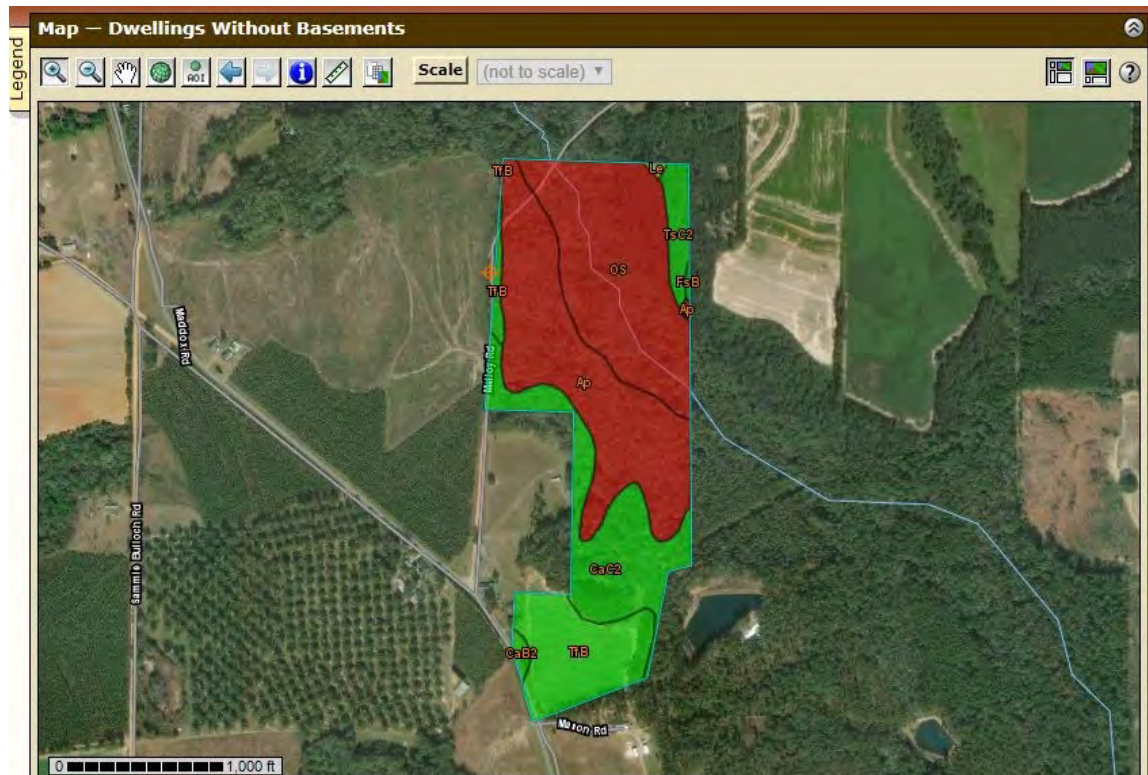
Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Style: Cabin	Unit #:	
	Stories/Levels: One	Main Area: Thomas County	
	Bedrooms: 2	Subdivision: No Recorded	
	Full Baths: 2	Subdivision	
	Half Baths:	County: Thomas	
	Apx SqFt: 1248	Zoning: AG	
	Source SqFt: Tax Record		
	Apx Year Built: 1999		
	Handicap Accessible:		
	Apx Roof Age:		
<p>Lot Dimensions: Apx Total Acreage: 72.6</p> <p>Deed Book/Page: Restrictive Covenants: No HOA: No Assoc Fee: Assoc Fee Pd:</p> <p>City Taxes: County Taxes: Tax Year: Average Utilities:</p> <p>Elec Co: GA Power Wtr Co: Cbl Prov:</p> <p>Utilities: Private Well, Septic Tank</p> <p>Mechanical Features: Ceiling Fan(s), Central Heat/Air, Heat Pump</p> <p>Energy Saving Features: Ceiling Fan(s)</p> <p>Appliances: Range/Oven, Refrigerator</p> <p>Interior Features: Fireplace, Recessed Lighting</p> <p>General Features: Other-See Remarks</p> <p>Special Rooms: Dining, Living Room</p> <p>Bedroom Features: Master Bedroom Walk-in Closet</p> <p>Bath Features:</p> <p>Laundry Features: Laundry Room, Utility Sink, Other-See Remarks</p> <p>Kitchen Dining Features:</p> <p>Exterior Finish: Other Settings: Countryside</p> <p>Foundation: Crawl Space Exterior Features: Porch</p> <p>Roof: Metal Guest House:</p> <p>Wall Features: Other-See Remarks Pool:</p> <p>Flooring Features: Hardwood, Pine, Tile, Other-See Remarks Rural Amenities: Out Buildings</p> <p>Remarks: Outdoor Leisure:</p> <p>Ceiling Features: Landscaped: Garden Space, Other-See Remarks</p> <p>Window Features: Other-See Remarks Complex Amenities:</p> <p>Driveway: Circular Drive, Dirt Drive Community Amenities:</p> <p>Parking: Condition: Well-Kept, Other-See Remarks</p> <p>Directions: From Thomasville, Hwy 84 Towards Cairo, Right on Stewart Road to veer left on to Maddox....Property will be out Maddox road about 1/4 mile before the Grady Count Line. Address sign is by driveway. Next to "SilverWings" Horse Pature. No Real Estate Sign. 48 HR Notice to Show...Security</p> <p>Public Remarks: Well Built, Solid, Beautiful Wood, Cabin in the Woods! Large Brick Fire Place with Native Oak Mantle. Settled back on a Knoll overlooking East Branch of Barnetts Creek Hardwood Bottom. White Oaks, Red Oaks, Magnolias, Pines! Garden Area. Fig Tree. Comfortable Living Room with incredible wood floors and wood ceilings. Two Bedrooms, Two Full Baths and a Laundry room that would rival most homes with twice the square footage. Master Bedroom has large walk in closet with deep tub and separate shower. Tucked away off the road your nearest neighbors will be the wildlife. This cabin really is solid as a rock! Work Shed, Dog Pen, Fig Tree, Feed Plot Area. This tract has property on both sides of the Creek and frontage on Malloy Road. Good soils along the road suitable for home sites. There are some mighty big deer that roam this creek bottom...I have seen the pictures and I can tell you who to call if you need some proof! A Few Pigs and Some Turkeys! I have seen them!</p> <p>REALTOR Remarks: Seller will need up to 45 days to move....should not need that much..just being safe.</p>			

Aerial Map

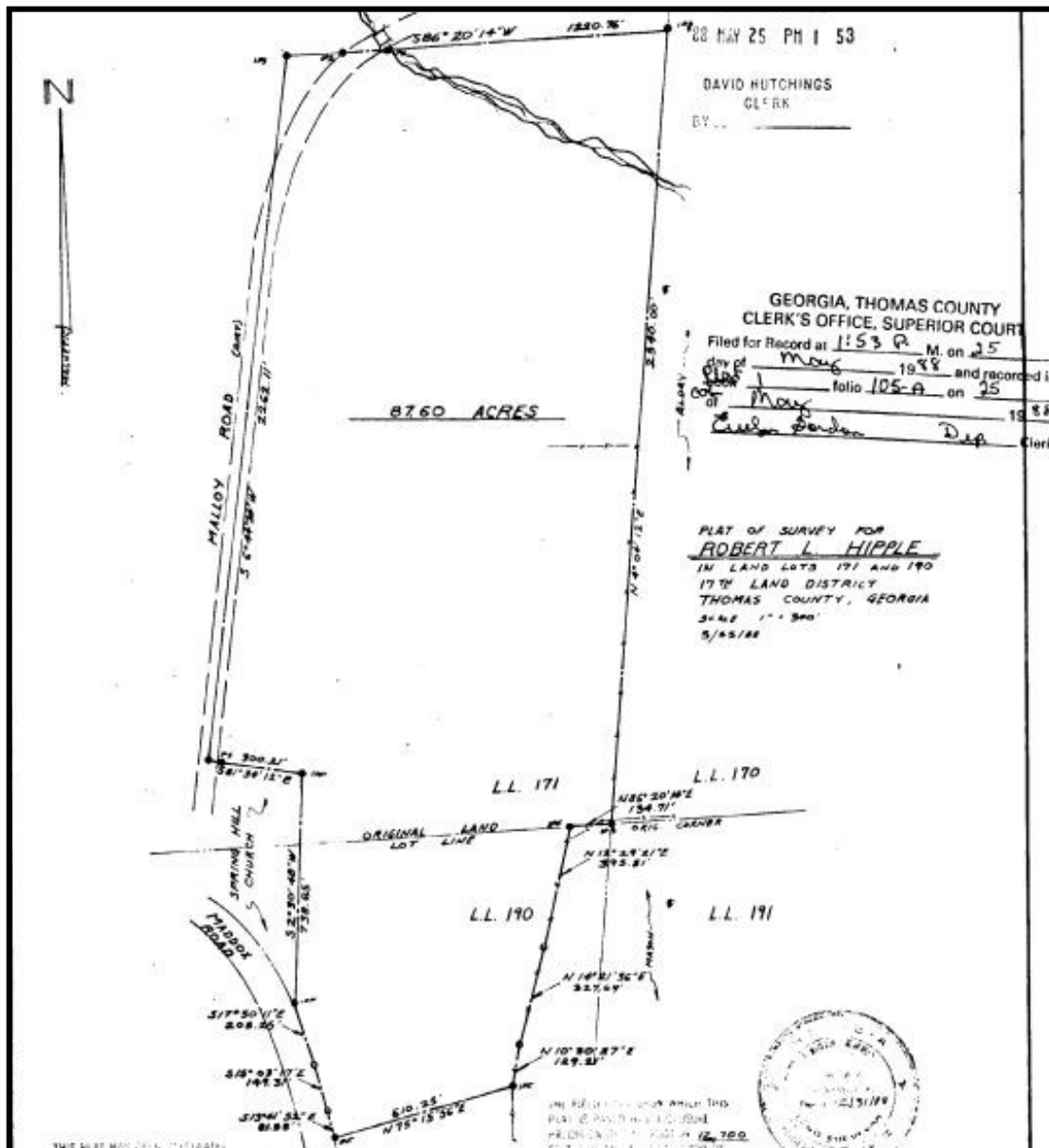


Neighbor to the Southeast uses property for training bird dogs.

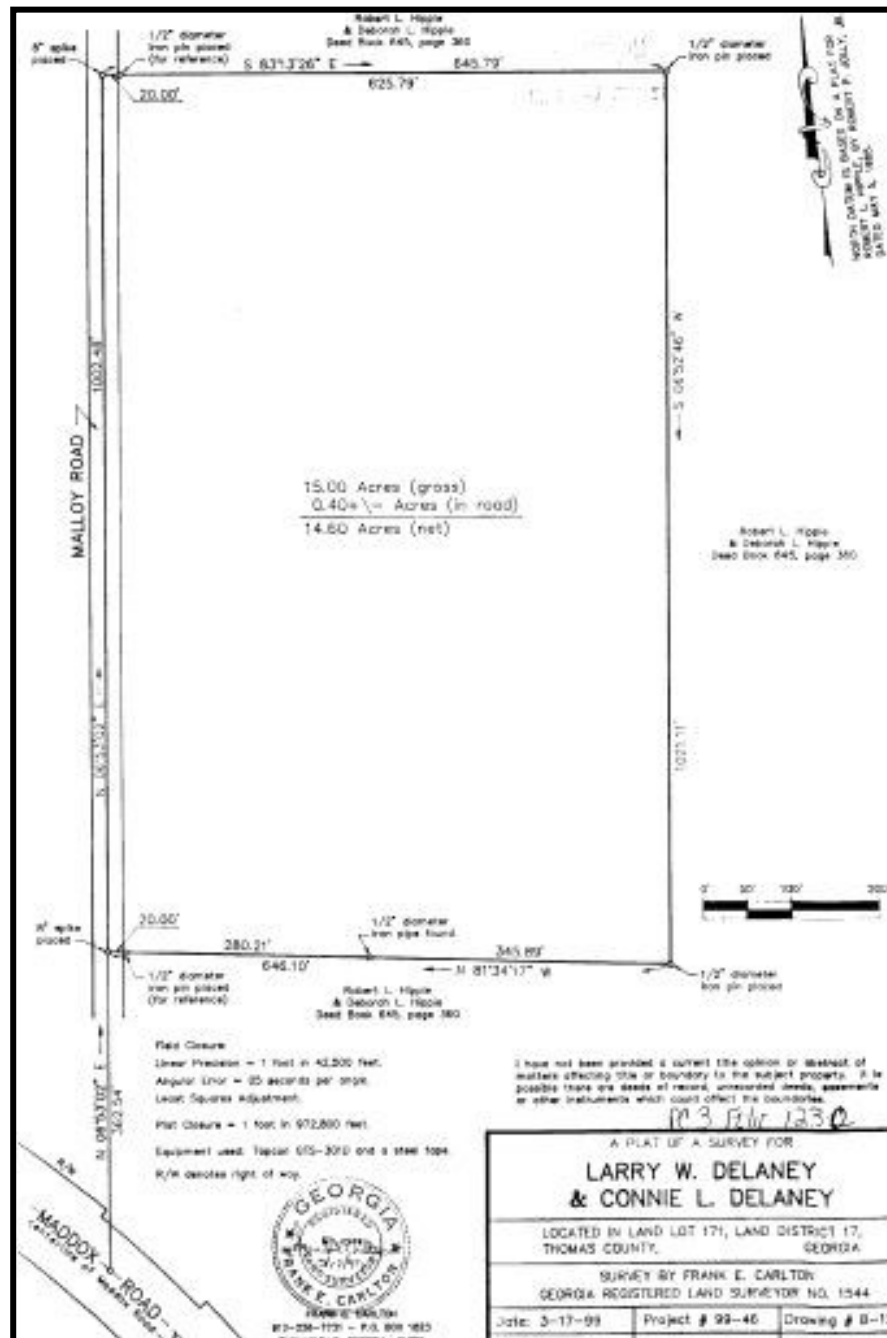
Soil Map



**USDA WEB SOIL SURVEY SOIL MAP
FOR DWELLINGS WITHOUT BASEMENTS
GREEN = NOT LIMITED=GOOD FOR HOMESITES
VERIFY WITH COUNTY/SOIL SCIENTIST**



15 Acre Out Parcel from Main Survey



Drone Photos


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**Top Photo Facing North
Bottom Photo Facing South**



Ground Pics



Ground Pics


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Interior Pics


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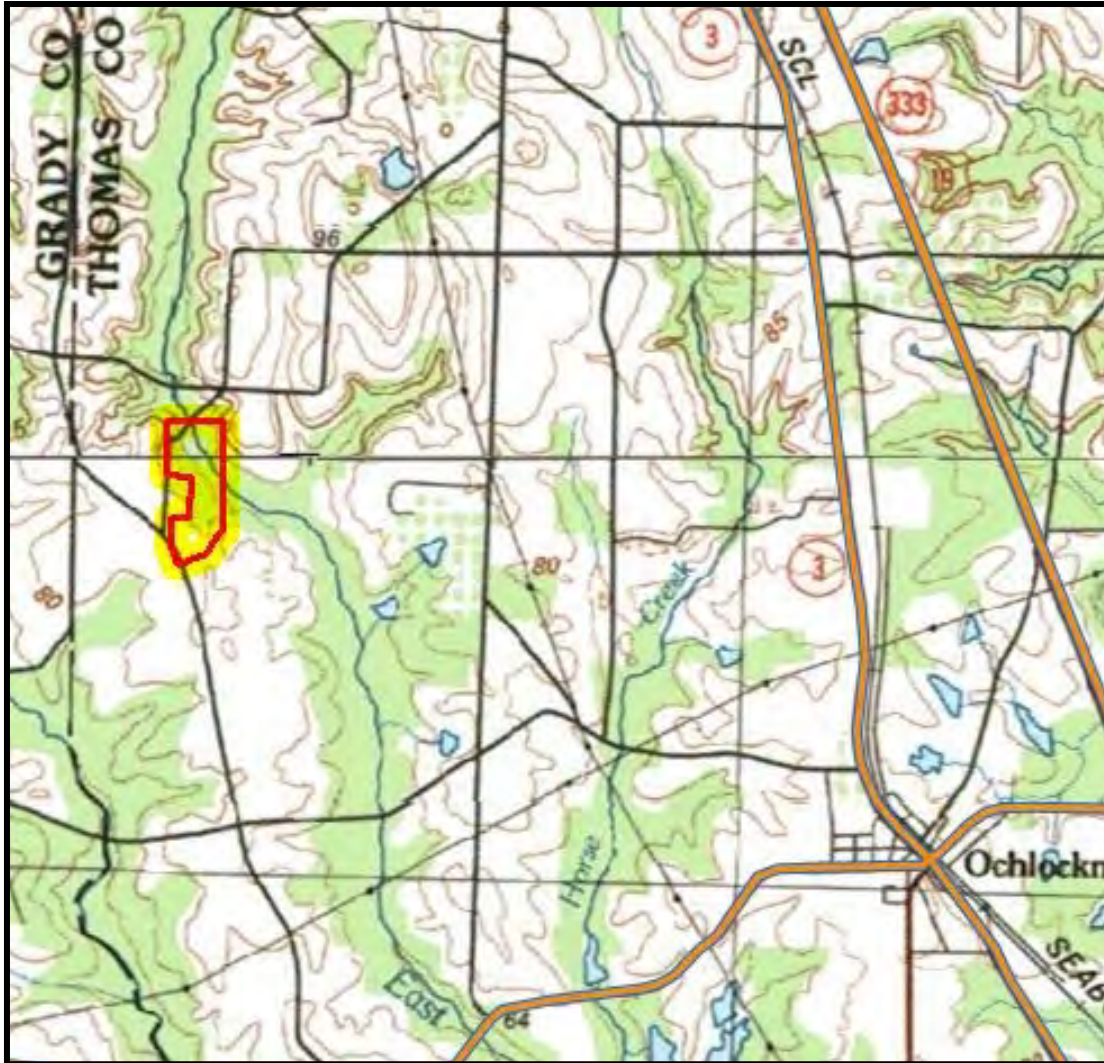
Ground Pics


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Locator Map

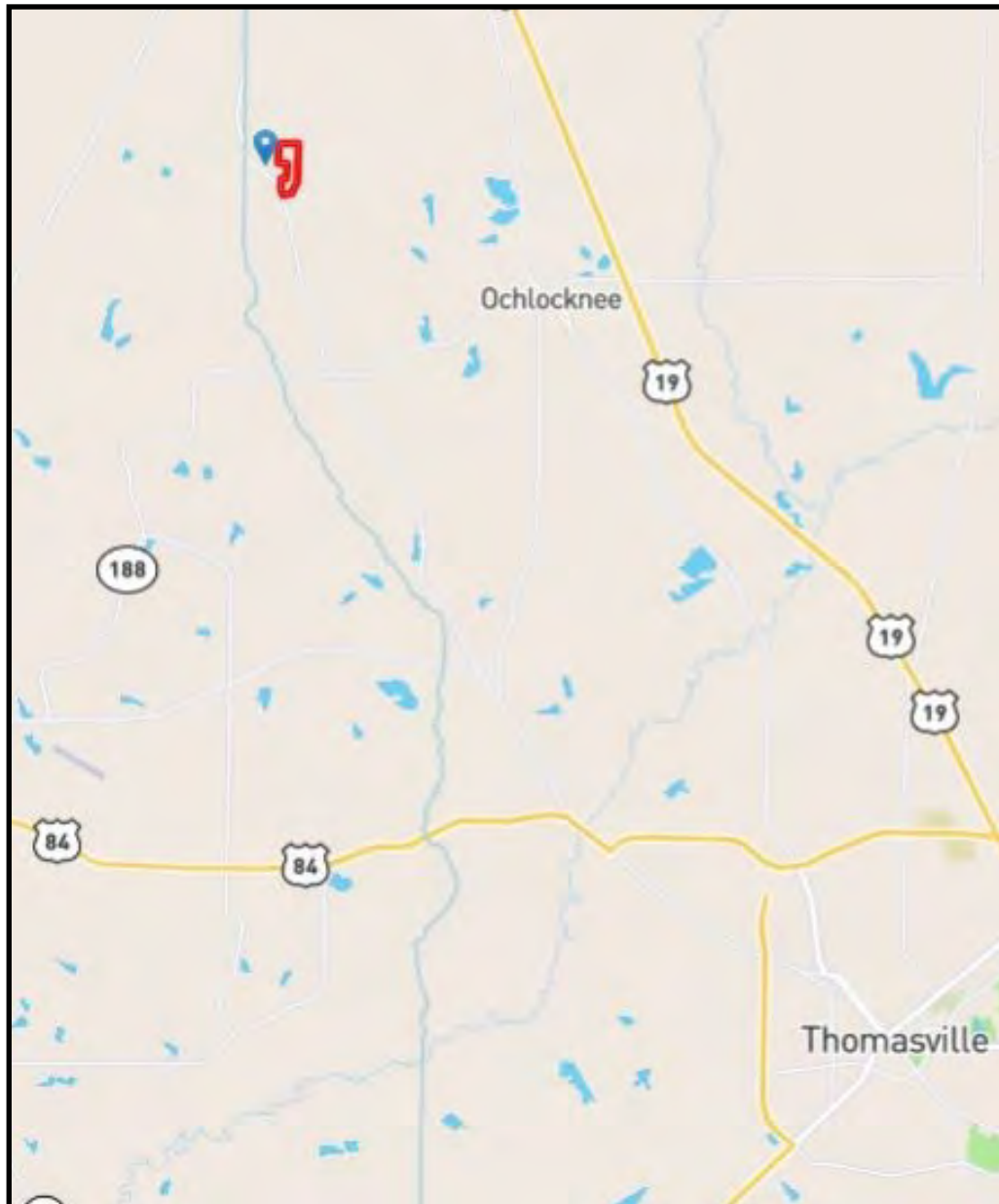

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13+/- Miles North of Thomasville, GA
5+/- Miles NW of Ochlocknee, GA

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