



# 1828 HOOKS MILL ROAD

\$450,000  
52.48 ACRES

📍 SUMTER COUNTY, GEORGIA

Are you looking for a nice home and country living at its finest? A 2,400 sq. ft. home, horse barn, greenhouse, multiple wells, and a beautiful hayfield are just a few of the bells and whistles that this move-in property has to offer. Over 50 acres offers all the room you would ever need, and the additional storage buildings and sheds are just another added bonus. A nice mobile home that could be used as a rental or guest house is also included!



## 1828 FEATURES

- 2,400 Sq. Ft. Heated and Cooled Home with Wood Siding and Metal Roof
- 4 Bedrooms 2 ½ Bath
- Detached Carport with Metal Shop
- Pole Barn
- RV Pad
- Eight Stall Horse Barn
- Large Greenhouse
- Planted Pines
- Large Hayfield
- 3 Wells
- Mobile Home - 14x56



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# SOILS REPORT





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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TuA	Tifton sandy loam, 0 to 2 percent slopes	25.71	47.44	0	42	1
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	13.81	25.48	0	39	2e
Grd	Grady soils	10.95	20.2	0	20	5w
Ig	Irvington sandy loam	2.65	4.89	0	65	2w
Kib	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.63	1.16	0	30	6w
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	0.46	0.85	0	69	2e
TOTALS		54.2(*)	100%	-	38.01	2.18









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water