



Property Information Packet

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CROCKER REALTY, INC
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14 ACRES, HWY 319 South
Zoned RM 11 as of 11/7/2014 - \$99,000.00
Thomas County, GA (Bank Owned)

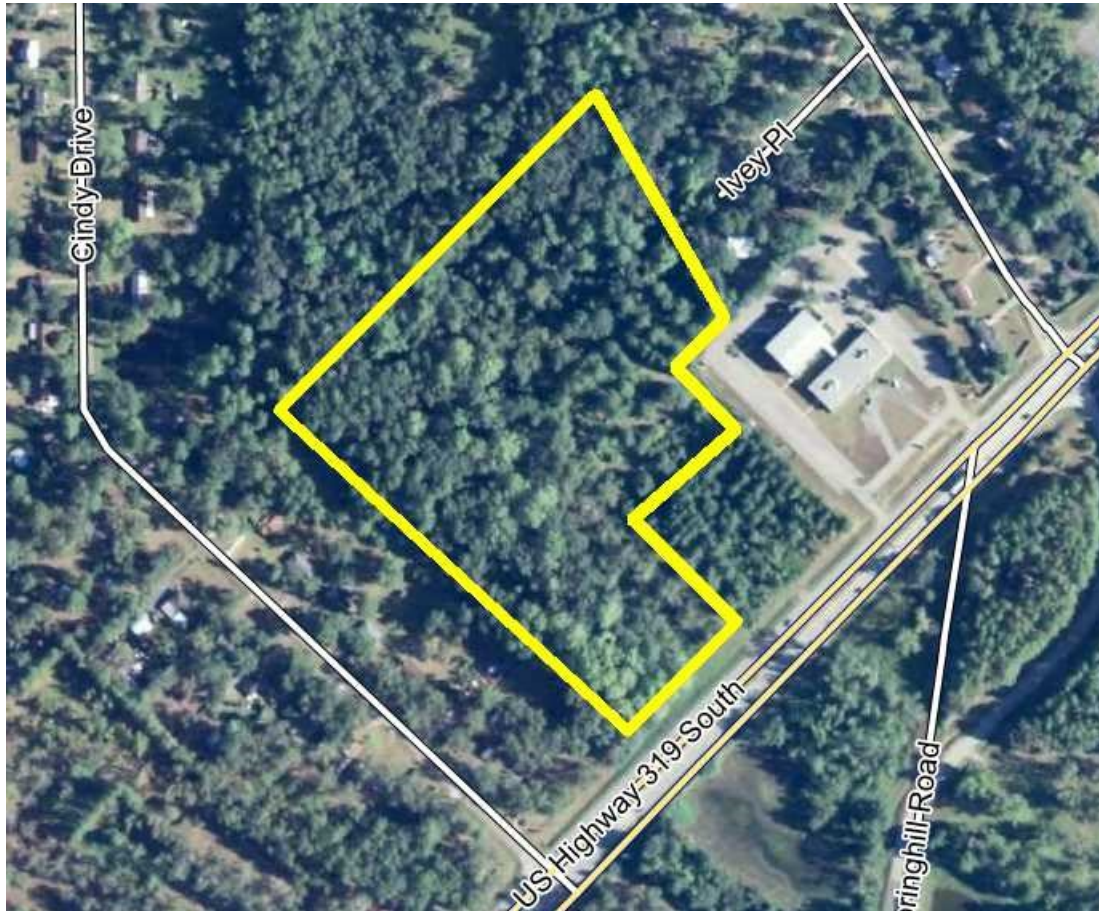

CROCKER
REALTY INC.
landcroc.com
229-228-0552



14 Acres- RM-11(multi-family residential).....Ameris Bank property is 2.25 acres for \$120K next to this tract. The Synovus tract is 14 Acres at \$99,000.00. Both tracts were rezoned as a package to RM-11 in the past. Tract is easy to view. Good soils. Towering Pines, Broad Dogwood Trees, Magnolias, and Poplar Trees of the Sherwood Forest Variety (*meaning they are huge*)! High ground on both sides of creek. Located next to a church. Property is well buffered from the road. Small pecan orchard and deep well with multiple tanks (Not Warranted). A very good looking and functional tract for development or single family use.



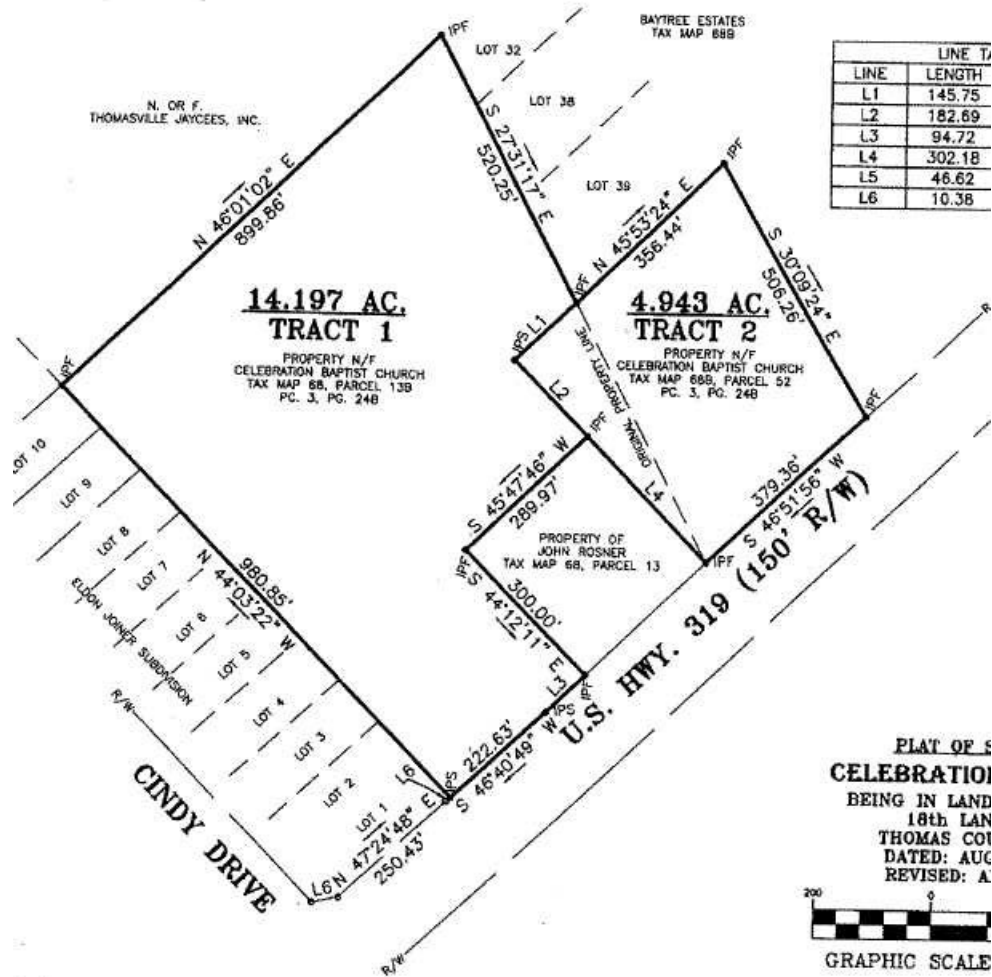
Property located in the county. Convenient to Downtown Thomasville. City water available. Per mapping software... good elevation drop from road to back of property, along creek bed to facilitate a nice pond. Sufficient high ground on both side of creek. Have called on pond pricing. Small pecan orchard along front of property. Old home site and barn on property, There may be another well or septic tank on property. Seller has no working knowledge of property. Trails have been mulched on property.



Property is well buffered by woods on all sides. This would make a very nice, private, home site surrounded by a clustering of old growth pines. These pine trees are absolutely towering and massive. Plenty of room on this property to use for pasture and horses. It is amazing how quickly one of these positract mulching machine can clean up a property.

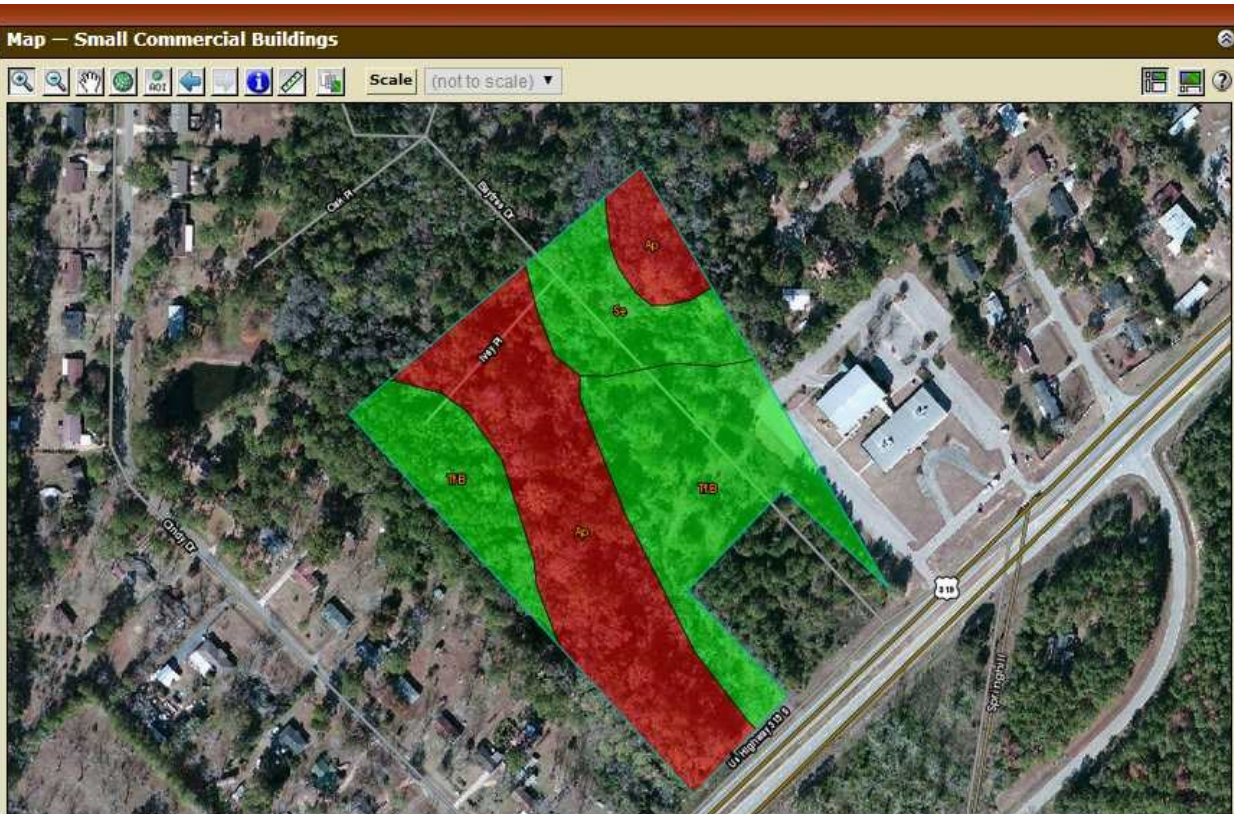
Survey

317.35' of Surveyed Road Frontage. Tract 1



Soil Map

Green is Good. High Ground Tifton Soils ...per web soil survey.



Tables — Small Commercial Buildings — Summary By Map Unit

Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)

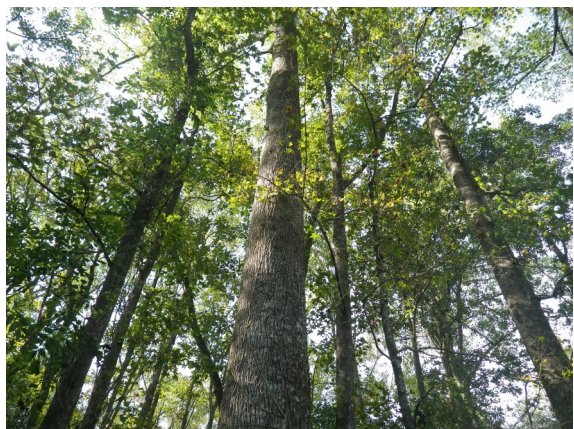
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand	Very limited	Alapaha (100%)	Flooding (1.00) Depth to saturated zone (1.00)	5.8	44.5%
Se	Stilson loamy sand	Not limited	Stilson (100%)		1.8	13.6%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		5.4	41.9%
Totals for Area of Interest					13.0	100.0%

Table — Small Commercial Buildings — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Not limited	7.2	55.5%
Very limited	5.8	44.5%
Totals for Area of Interest	13.0	100.0%





Soil Map

