



Property Information Packet

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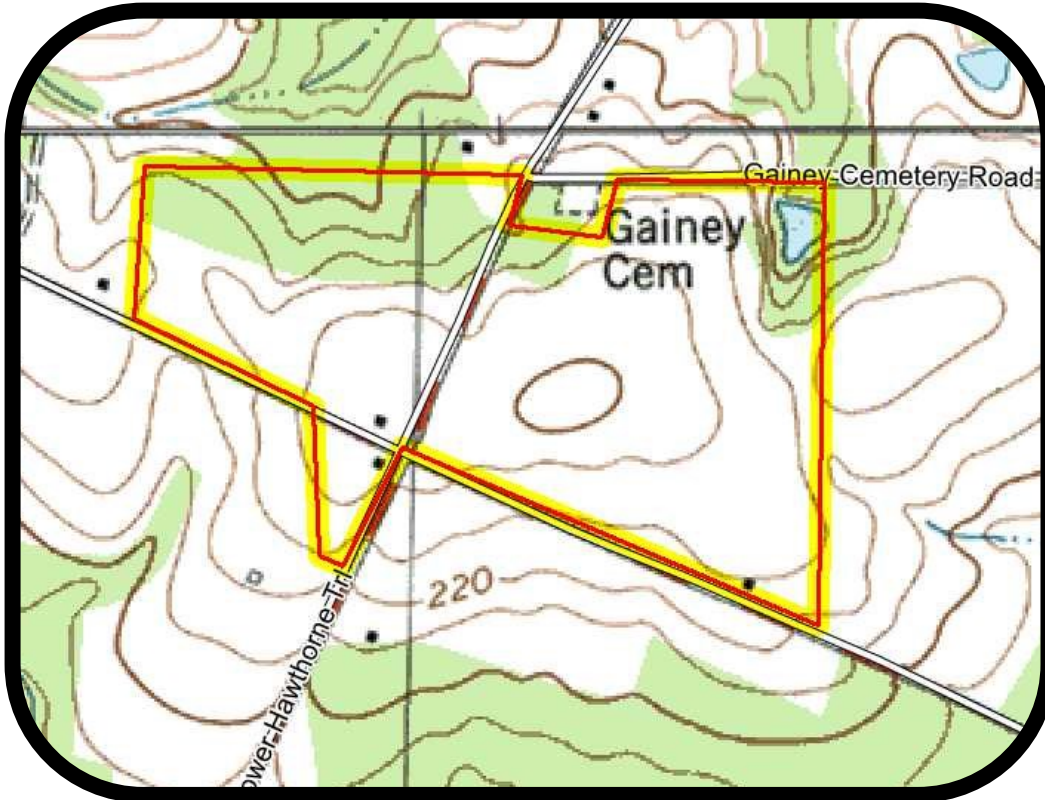
**84+/- Acres, Gainey Crossing
Grady County, GA
Cultivation, Timber, and Pond
Offered at \$3500 Per Acre**


**CROCKER
REALTY INC.**
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229-228-0552

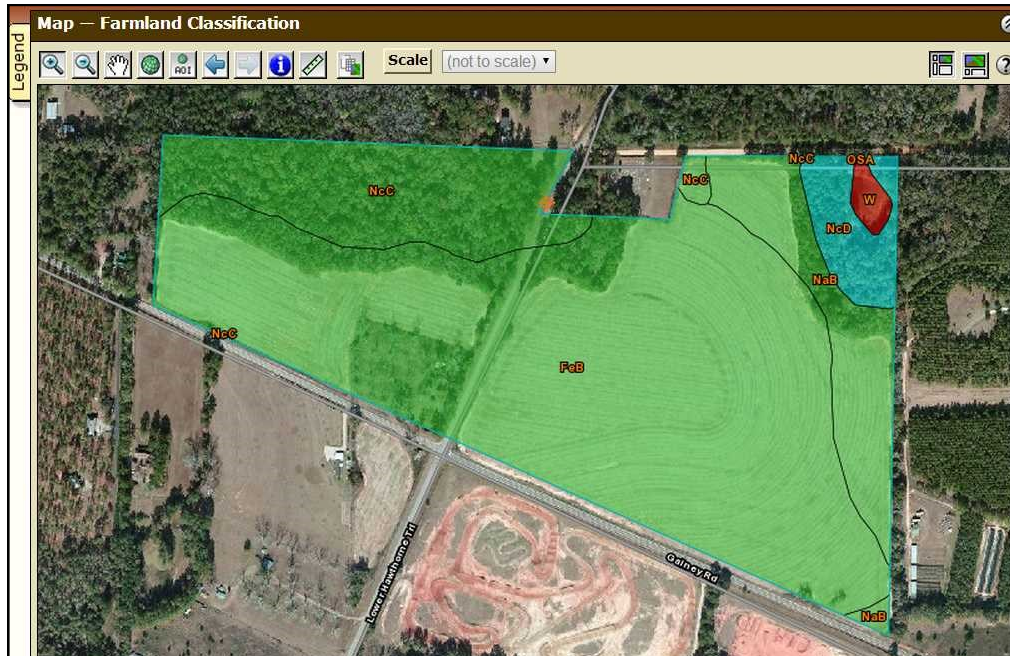


84+/- acres covering 3 corners of the intersection of Gainey Road and Lower Hawthorne Trail. Several older structures on the property, old well, deep well, and older block store building. Tremendous paved road frontage. High Ground. Over 80% of property is identified as farmland soil by the NRCS Web Soil Survey. Good hardwood timber on property. Mature pine stand around small pond on the NE corner of property. Pecan Trees around old homestead. Good hunting tract with numerous home sites around property. Hill top Views. Great tract to explore. Good Value in Ag Land, Timber and Road Frontage.

TOPO Map



Soil Map



Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Grady County, Georgia (GA131)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FeB	Faceville sandy loam, 2 to 5 percent slopes	All areas are prime farmland	55.5	68.4%
NaB	Nankin loamy fine sand, 2 to 5 percent slopes	All areas are prime farmland	8.1	10.0%
NcC	Nankin-Cowarts complex, 5 to 8 percent slopes	All areas are prime farmland	13.4	16.5%
NcD	Nankin-Cowarts complex, 8 to 12 percent slopes	Farmland of statewide importance	3.4	4.2%
OSA	Osier and Bibb soils, frequently flooded	Not prime farmland	0.0	0.1%
W	Water	Not prime farmland	0.7	0.8%
Totals for Area of Interest			81.2	100.0%

Description — Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options — Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Ground Pics



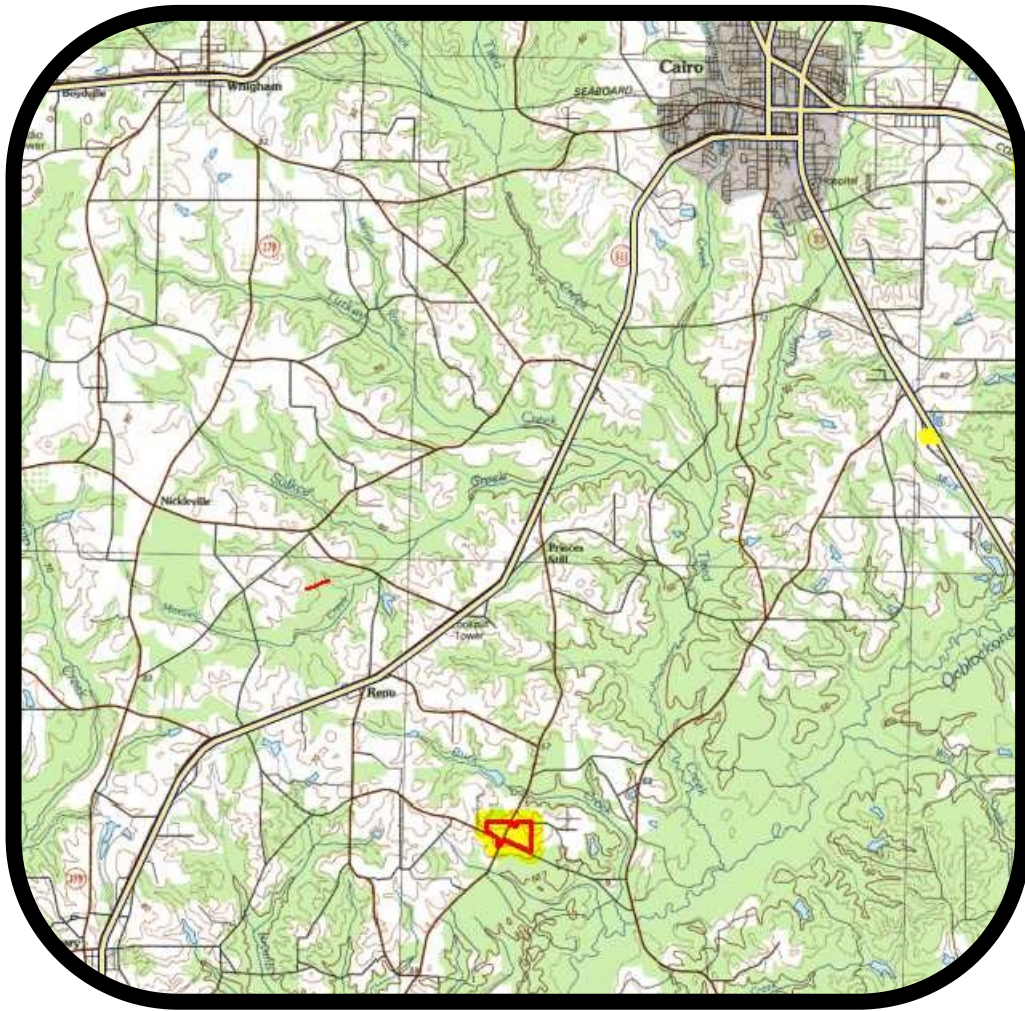
Ground Pics



Ground Pics



Locator Map



**Property located 8.6+/- miles south of Cairo.
14+/- Miles from Thomas County @ Hwy 319.
7+/- Miles from the Leon County, FL Line.**