

Property Information Packet

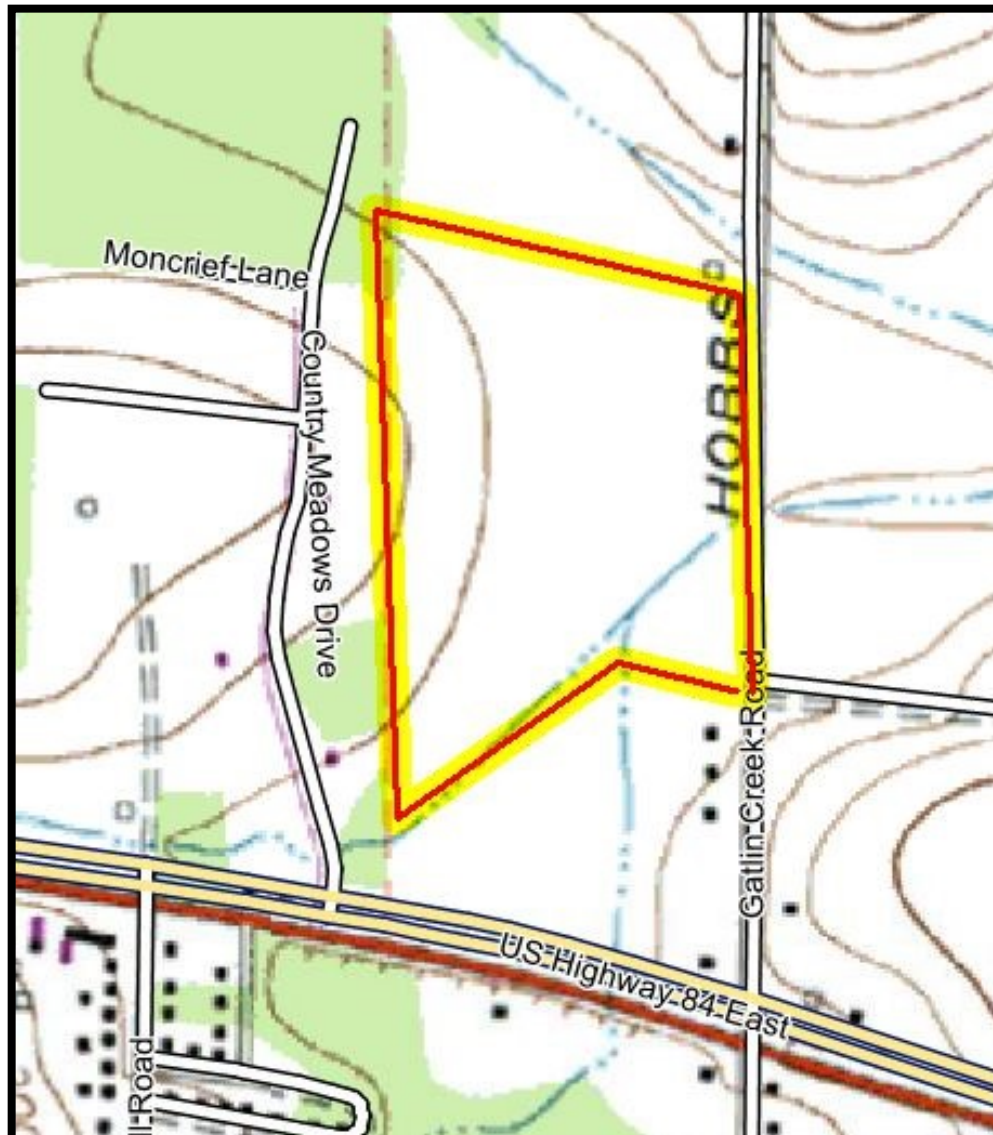
**35+/- Acres Gatlin Creek Road
Thomas County, GA
AG Fields, Pines, Creek
Works for Farming or Family!
\$167,000.00**

**Curtis Crocker
Listing Agent
(229) 224-1391**



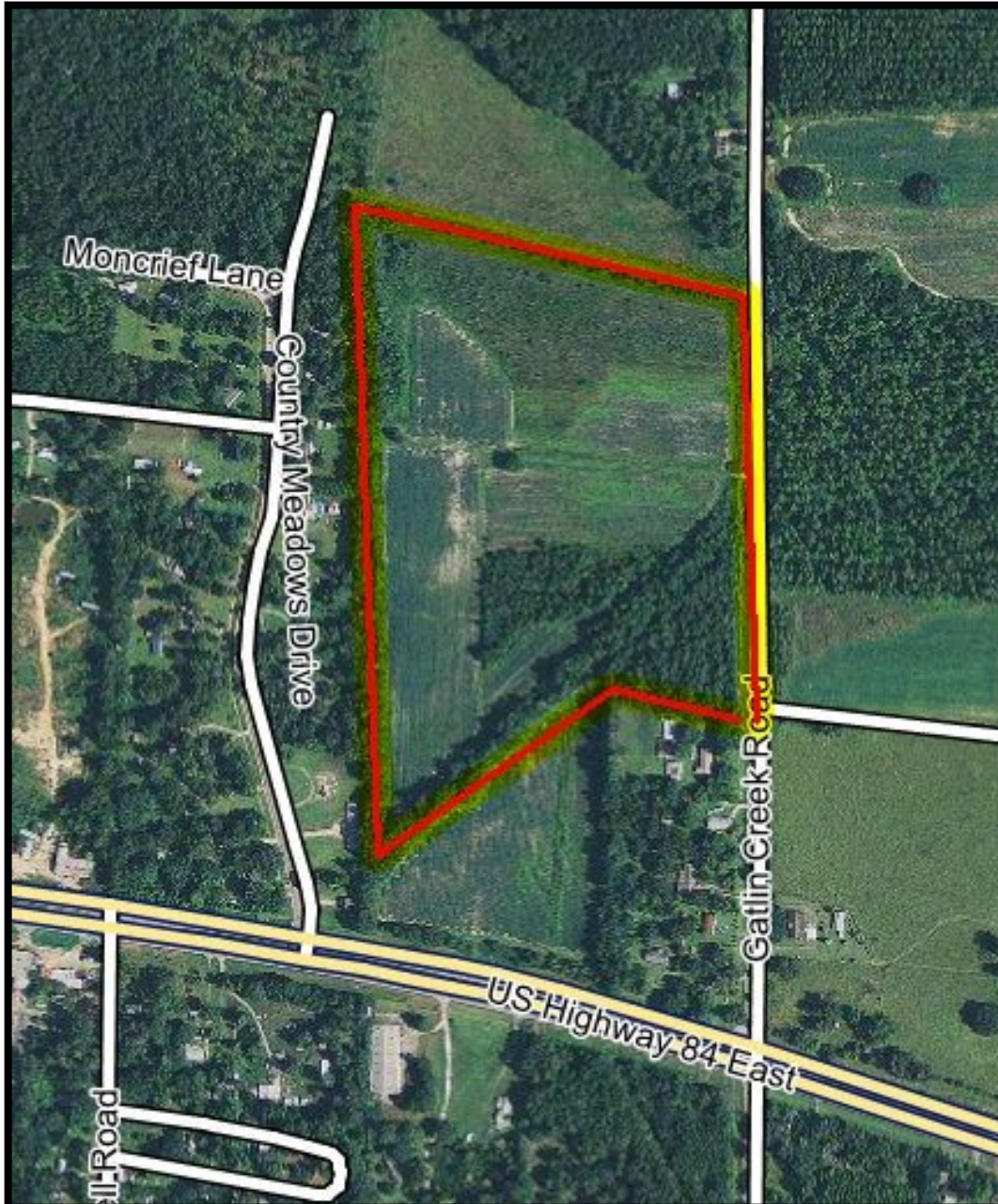
All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map



**This property at one time in the past was
all used for pasture or cultivation.**

Aerial Map



Field Portions of Property might qualify for CRP Programs if available. Check with FSA office.

Convenient Location. Would work great for pasture or for home sites on the higher ground.

Soil Map



Tables — Farmland Classification — Summary By Map Unit				
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Not prime farmland	5.6	17.2%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	1.9	5.8%
Le	Leefield loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	9.0	27.7%
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	All areas are prime farmland	0.3	0.9%
OS	Osier and Pelham soils	Not prime farmland	13.5	41.5%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	2.2	6.8%
Totals for Area of Interest			32.5	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.				

Portion of Property indicated in RED is currently in AG Use and producing. Part of the red area could work for a home site. Portion of Red Area in Flood Zone. A pond would be a nice focal coming in off of Gatlin Creek Road. Consult with Pond Builder and Soil Scientist during due diligence period.

Green = All Areas are Prime Farmland
Blue = Farmland of Statewide Importance
Red = Not Prime Farmland

Drone Photos


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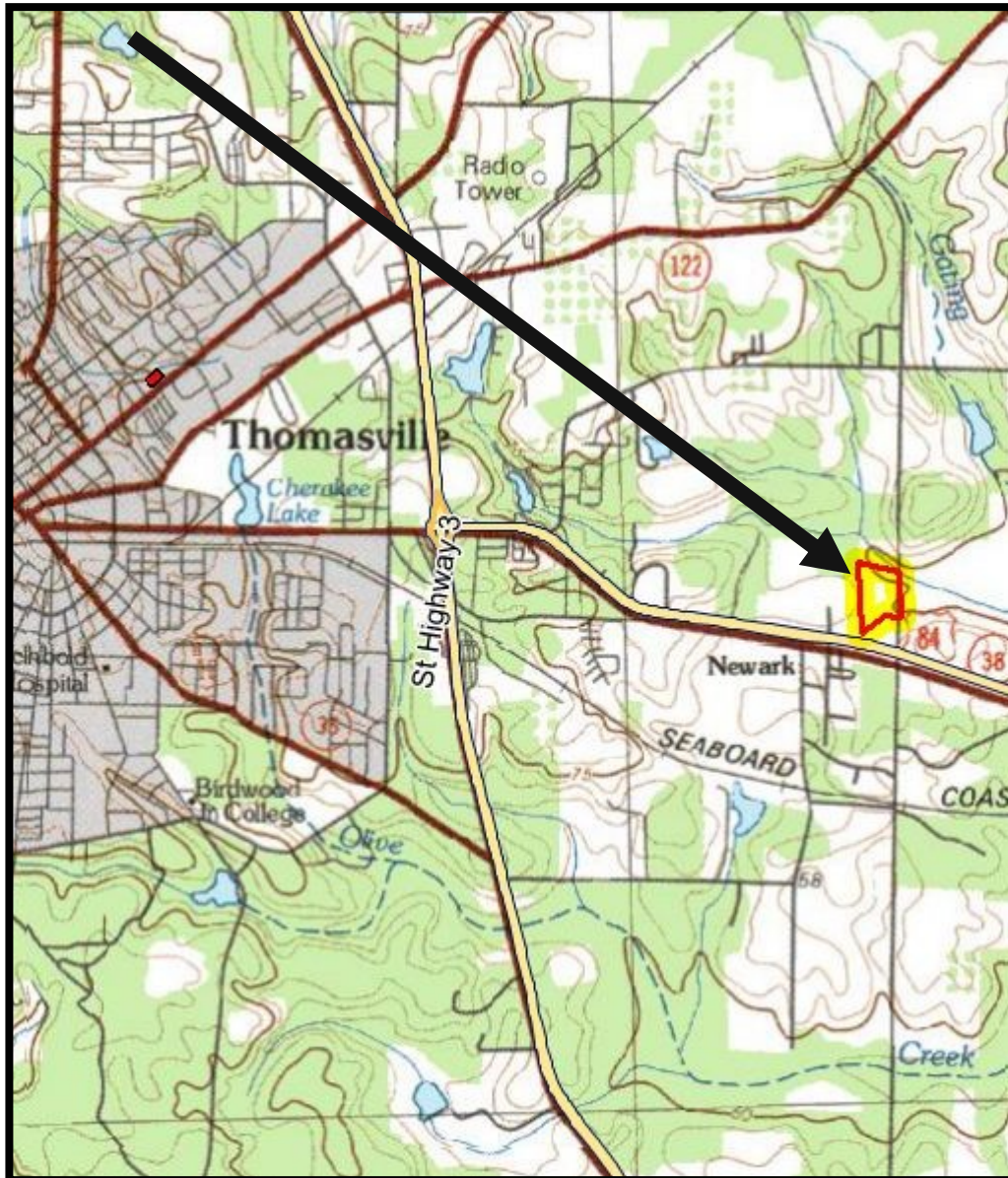
Ground Pics


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Locator Map


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3 Miles East of Thomasville