



Property Information Packet

114 Acres in Grady County, GA

Full of Great Water, Oaks, and a 2BR/2Bth Home

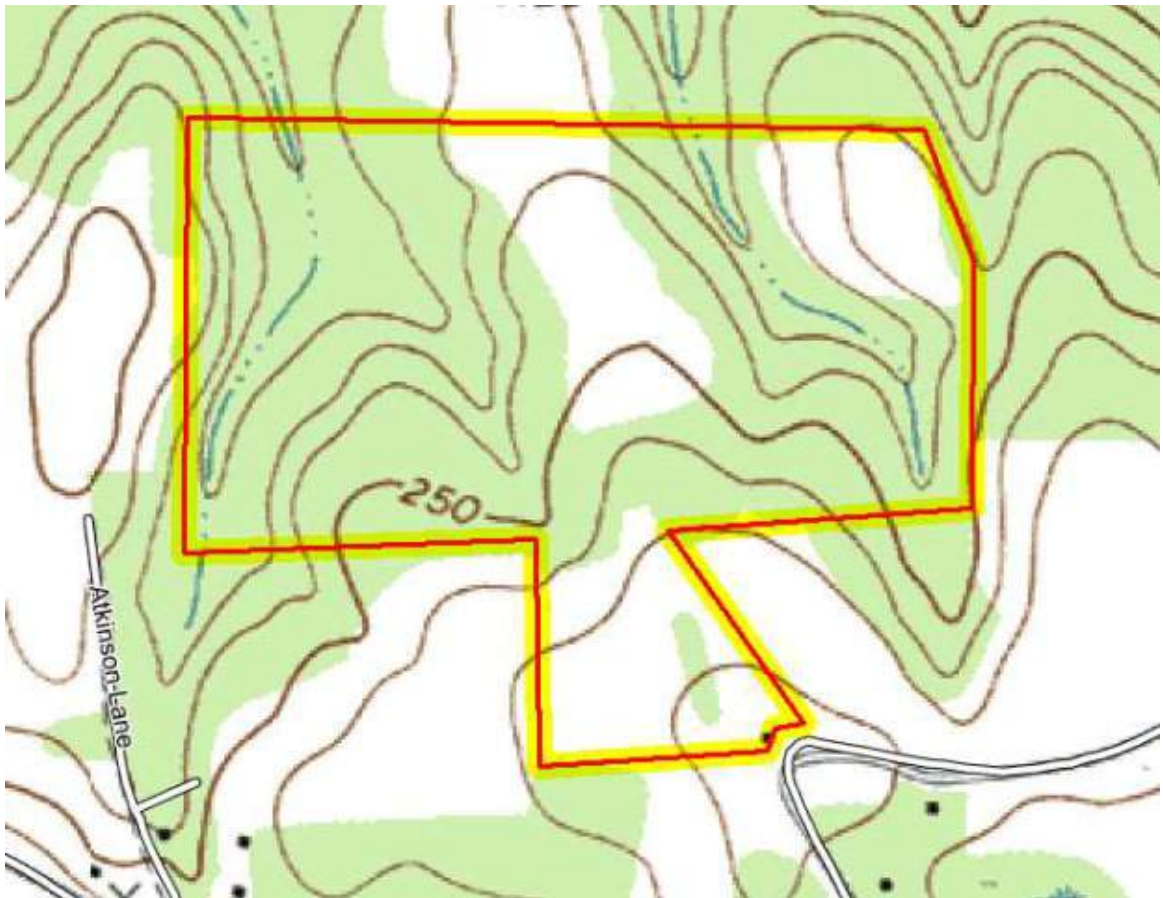
Offered at \$475,000.00

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CROCKER REALTY, INC
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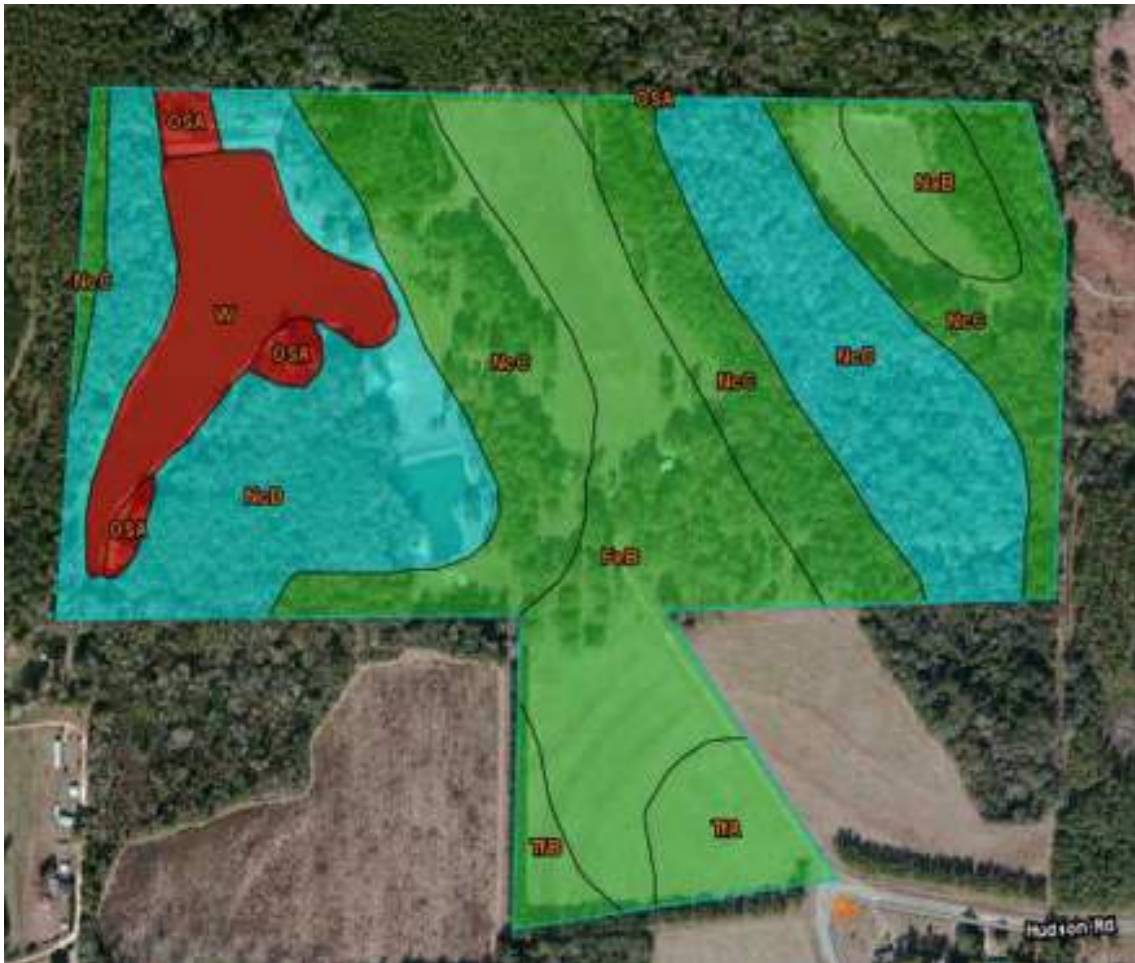


TOPO Map


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Soil Map



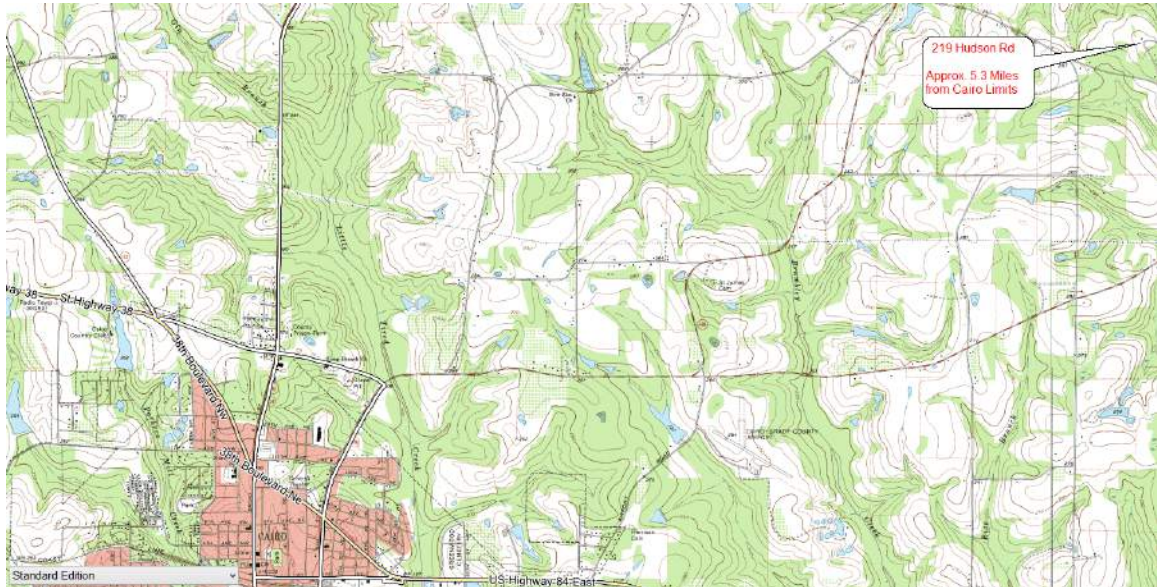
Green = Prime Farmland

Blue = Farmland of Statewide Importance

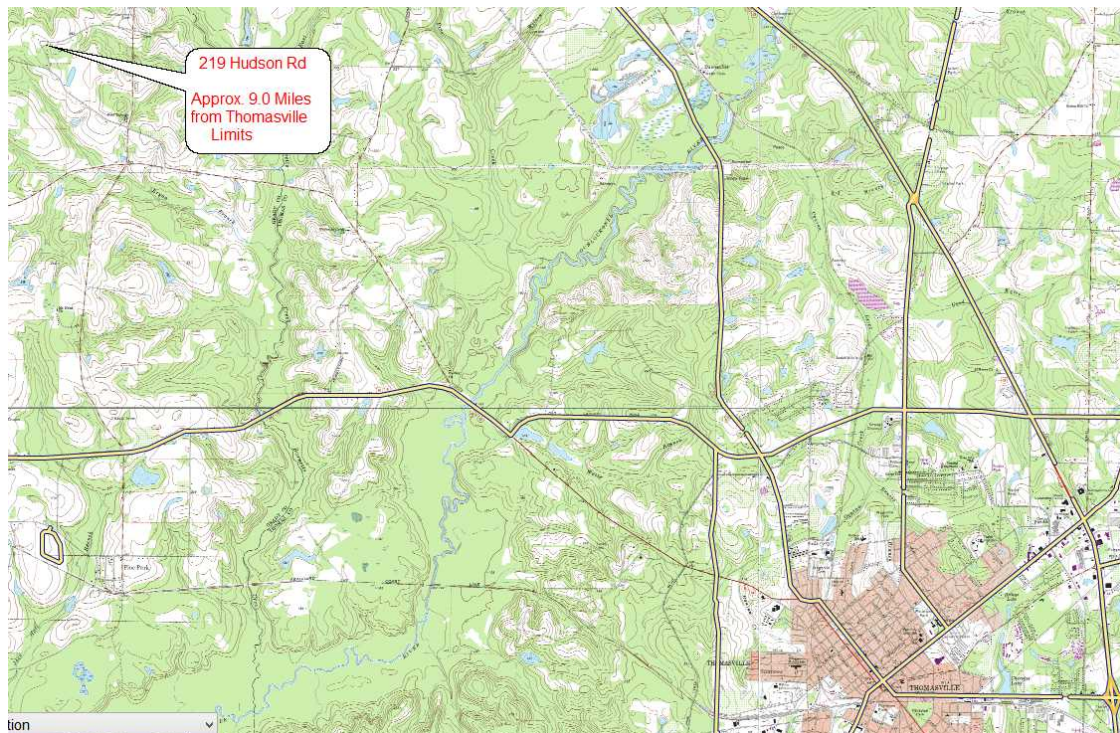
Red = Not Prime Farmland

Locator Map


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Approximately 5.3 miles outside of Cairo, GA,
and 9 Miles outside of Thomasville, GA.



Photos


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Additional Information



Home- 2Br/2Bth, CHA Heat Pump, Electric Stove, Fridge, Dishwasher. Tile Floor, Sheet Rock Walls, Vinyl Siding, Metal Roof, Front Porch, on Slab. Septic Tank Marked by Bird House in front of home. Built in 1998. Property not in Ag Covenant. 4" Well, 245' deep. 220 Wired Shop and Storage building with covered parking on either side. Wired Well house with storage. Assorted Fruit Trees and Grape Arbor. Sawtooth Plantings. Purchaser will need to assume tree program. Pond depth runs 4' around the snags to 15' at Dam. Some drain tile around parts of pond. Owner can identify during due diligence period. Tremendous Hardwood Diversity on this tract. Deer Sign everywhere. Good Turkey Tract. Cost out what it would take to build both these ponds.....then try to get a guarantee that it will hold water in the drought we are currently in. Water is value.....bigger value in the years to come. Supply will be cut.....demand will increase for properties with water features. Make your way to the bottom of the dam and check out the water coming out of the pipe. That is not spillway water....spring water. Resident Black Fox Squirrels on the Property. Good Looking Area. Clean Area. Parts of this property remind me of a Golf Course. Good soils would support numerous home sites. Fishing, Fishing, Fishing! The water....the upper pond is a little over 1 acre and the lower pond is around 10 Acres. Property could be well suited for Retriever Training.