



Property Information Packet

117 Acre Grady County Farm
Lake Douglas Rd/Hwy 179
41+/- Acres in Cultivation
Timber, Recreation, and Home Sites
Offered at \$362,700.00

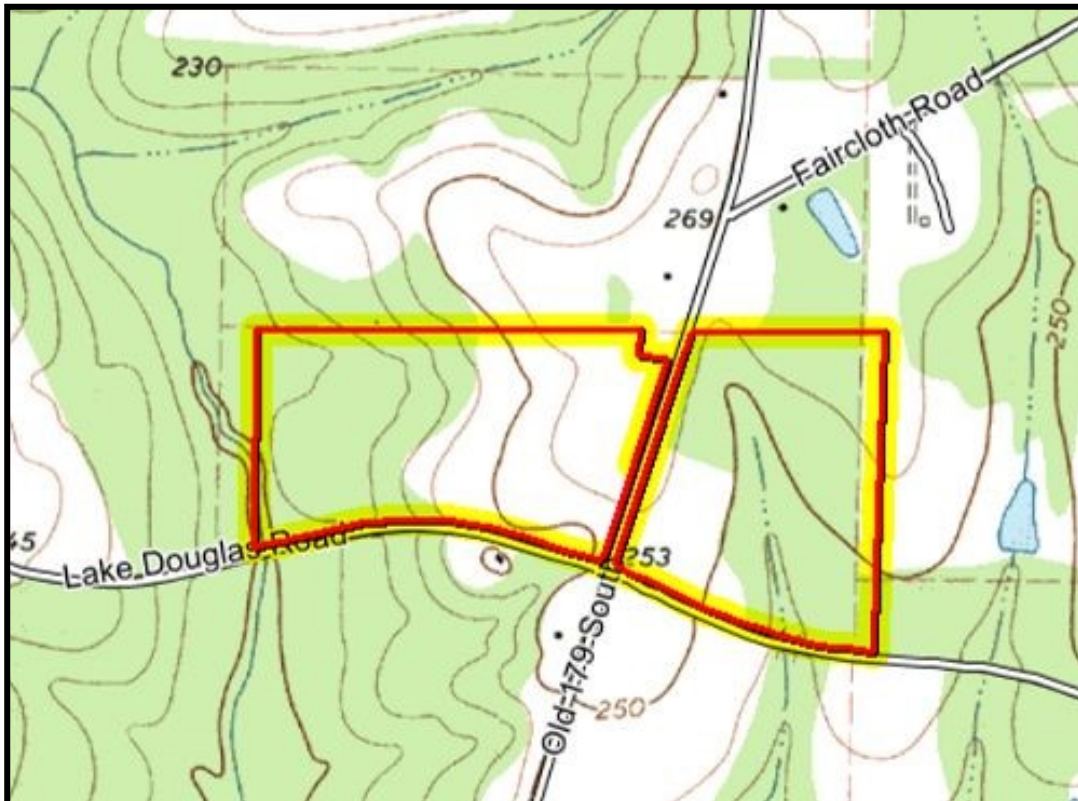
Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



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

Topo Map

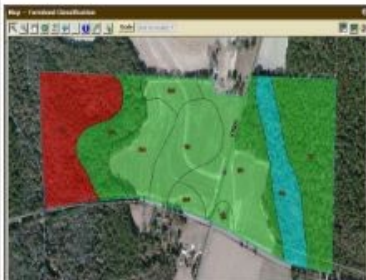

CROCKER
REALTY INC.
landcroc.com
229-228-0552



MLS DATA



MLS #: A910283A (Active) List Price: \$374,400 (2 Views) 0000 Lake Douglas Road Whigham, GA 39897



PRESENT USE: Timber, Other-See
Remarks
APX TOTAL ACREAGE: 117
PRICE/ACRE: 3200
TERRAIN: Bottom Land, Flood Plain,
Gentle

LOT #:
MAIN AREA: Grady County
SUBDIVISION: No Recorded
Subdivision
COUNTY: Grady County
ZONING:

WARNING: For safety purposes-appt & advance notice to show.

LOT DIMENSIONS:

DEED BOOK/PAGE: **PLAT BOOK/PAGE:** **HOA:** No **ASSOC FEE:** 0 **ASSOC FEE PD:**
CITY TAXES: **COUNTY TAXES:** **TAX YEAR:** 0

IMPROVEMENTS: Other-See Remarks

ALLOTMENTS:

CHARACTER: Crop Land, Pond Site, Timber, Wooded

ROAD ACCESS: Paved, Public, Other-See Remarks **UTILITIES:**

FRONTAGE: Creek, Road, Other-See Remarks

DIRECTIONS: From Cairo...take Hwy 111 South to Right on Lake Douglas Road by the store ...just south of Reno Area. Continue down Lake Douglas Road about 1 mile property will start on your right...look for pink flagging tape...Plantation Cut Pine, Field, Intersections of 179 and Lake Douglas Road. Both the NW Corner and the NE Corner of this intersection make up the 117 Acres for sale.

PUBLIC REMARKS: Good Looking Well Balanced tract of Pine, Field, Hardwood, and Creek. Rolling Topography down to sand banked Swamp Creek. Excellent Soils in Fields. Premium home site on both corners of property. Longleaf and other pine varieties on property. Swamp Chestnut Oaks and Beach Trees along creek frontage! Wonderland of winding creek. Strong Deer and Turkey Area. About 40 acres in field area. Good Dove Field. Leased year 2 year (\$2600) per year. Good Hill top field. Property in AG Covenant. Tax office said property could be split if covenant assumed. 60+/- Acres on West Side, 50+/- Acres on East Side. No Survey...offer would need to be per acre based on a survey. Neighboring survey shows property line on other side of Swamp Creek. Tax Drawing shows property line at the creek.....both sides is better. Yes....Fish are in this creek. Jumped one wood duck when viewing property. 11.7 Mile from Havana and 11+/- Miles from Cairo. Good tree farm tract. Dominant field soil is Tifton.

REALTOR REMARKS: This tract has a little of everything. The name of the creek is Swamp Creek but it really is a well defined creek with Acorn producing trees like you want to be hunting around....not a swamp. Canopy Road down to the creek...and yes I will be tossing my fly rod for a few of those redbellies in that creek. Convenient to Tallahassee. Use Caution if Hunting Season. Best not to show Early morning or late evening during hunting season.

OFFICE NOTES:

OWNER'S NAME:

OWNER'S PHONE:

OWNER'S BUSINESS PHONE:

OWNER'S EMAIL ADDRESS:

OWNER'S ADDRESS:

OWNER'S CITY:

OWNER'S STATE:

OWNER'S ZIP:

TO SHOW: Sign, Other-See Remarks

TERMS FINANCING: Cash/Refinance

CLOSING INFORMATION: Possession At Closing

COOPFLATS: 0

COOPCOMM: 4

DUALRATE:

VAR RATE:

OCCUPIED:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: No

ORG LP: \$374,400

LIST DT: 9/28/2016

EXPR DT: 3/28/2017

CNTCTDATE:

DOM: 2

OFFICE NAME: Crocker Realty (#:7)

MAIN: (229) 228-0552

FAX: (229) 226-6532

LISTING AGENT: Daniel Crocker (#:2)

CONTACT #: (229) 403-6297

AGENT EMAIL: crocker@rose.net

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	9.6	8.5%
NaB	Nankin loamy fine sand, 2 to 5 percent slopes	All areas are prime farmland	3.9	3.4%
NcC	Nankin-Cowarts complex, 5 to 8 percent slopes	All areas are prime farmland	12.2	10.8%
OcA	Ocilla loamy fine sand, 0 to 2 percent slopes	Farmland of statewide importance	11.1	9.8%
OSA	Osier and Bibb soils, frequently flooded	Not prime farmland	20.0	17.7%
TfA	Tifton loamy sand, 0 to 2 percent slopes	All areas are prime farmland	12.4	11.0%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	43.9	38.8%
Totals for Area of Interest			113.0	100.0%

Description — Farmland Classification

Ground Pics


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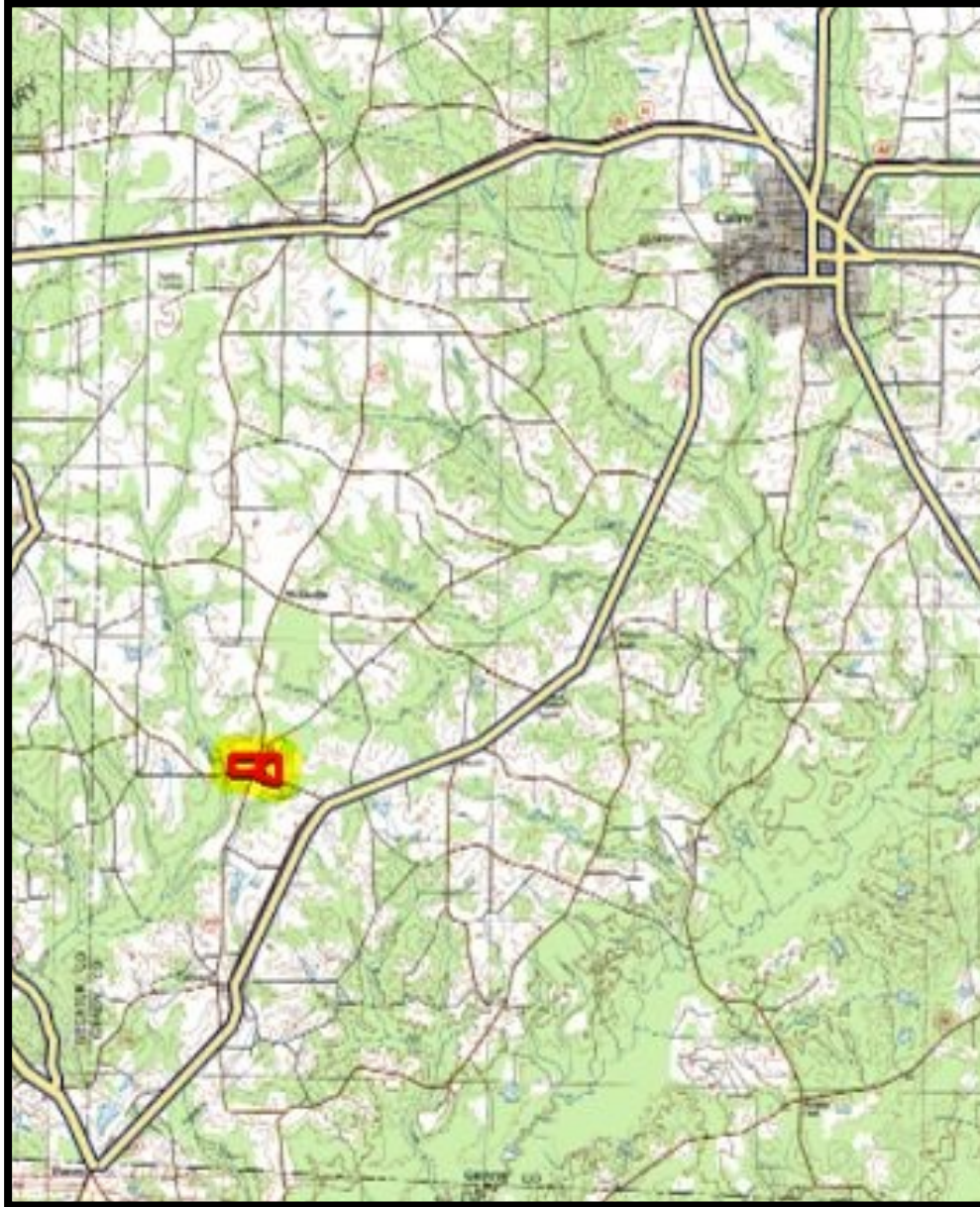
Ground Pics


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Locator Map


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11+/- Miles South of Cairo, GA
11+/- Mile North of Havana, FL