



Property Information Packet

**97 ACRES PALMER RD.
THOMAS COUNTY, GA
40+/- AC Cultivation
Deer and Turkey!
Offered @ \$2,975 Per Acre**

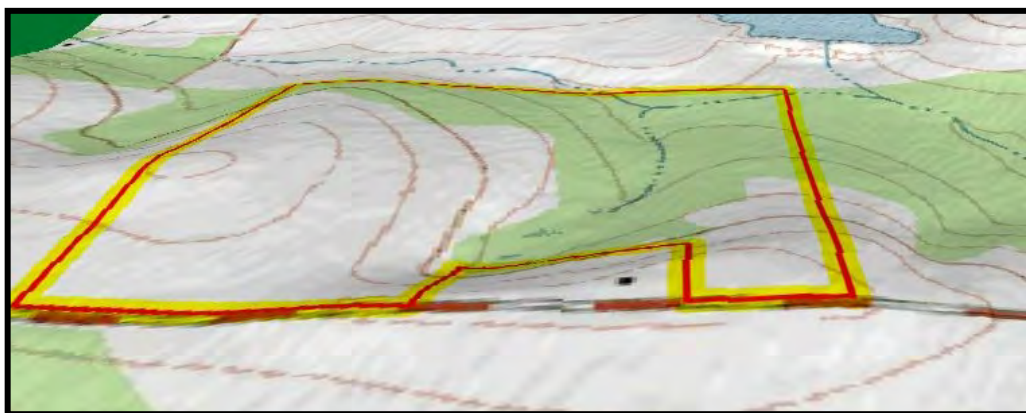
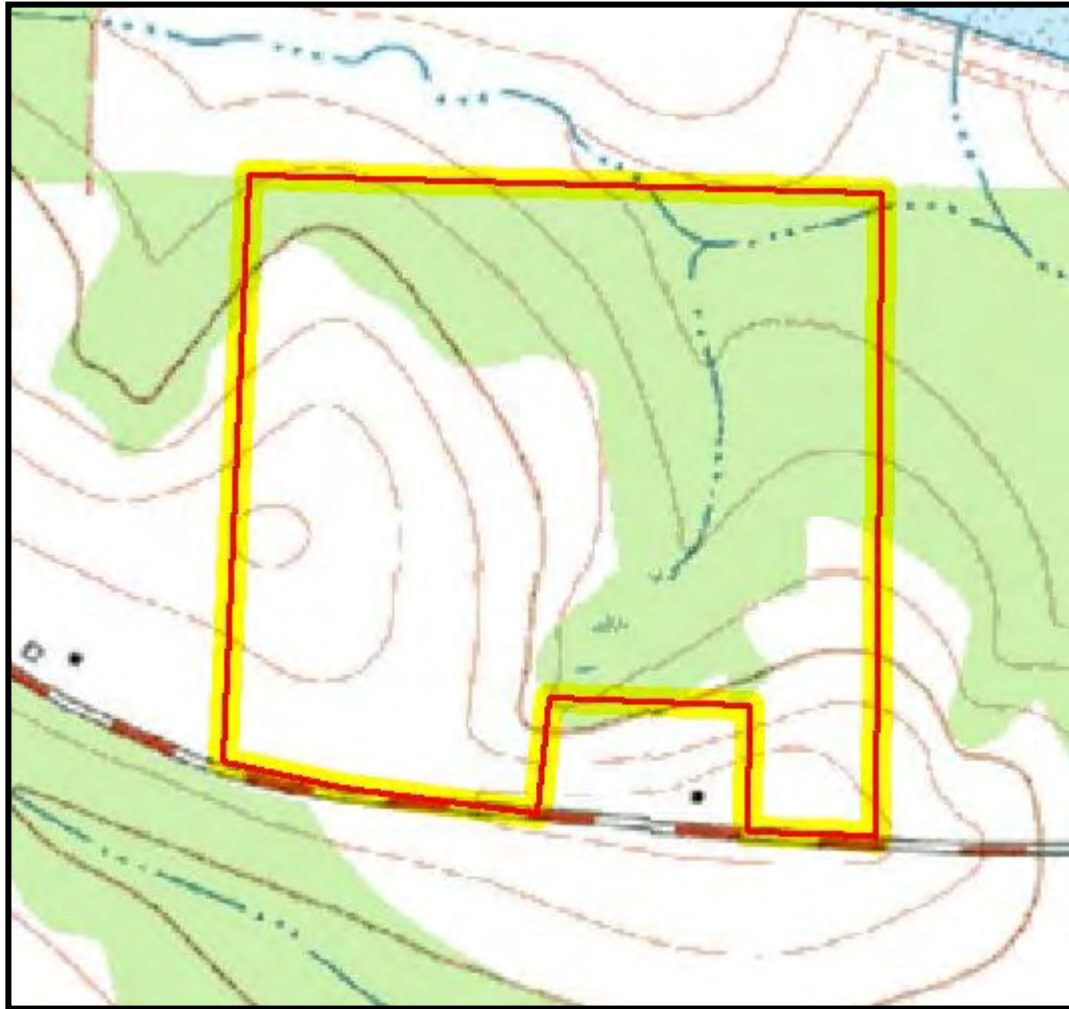
Daniel E. Crocker
Member Thomasville Area Board REALTORS
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crocker@rose.net
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CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



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

Topo Map


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229-228-0552



MLS FACT SHEET



MLS #: A914229A (Active) List Price: \$288,575 (25 Hits) 8911 Palmer Road (97 Acres) Ochlocknee, GA 31773

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Other	Lot #:
		Apx Total Acreage: 97	Main Area: Thomas County
		Price/Acre:	Subdivision: No Recorded
		Terrain: Rolling	Subdivision
		County: Thomas	
		Zoning: AG	
WARNING: Does not apply. Lot Dimensions: Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd: City Taxes: County Taxes: Tax Year:			
Improvements: Allotments: Character: Crop Land, Pond Site, Timber			
Road Access: Paved		Utilities:	
Frontage: Road			
Directions: From Thomasville, 19 North to Hwy 202 North to Left on Palmer Road...Property on right about .5 mile down. CAUTION - Watch out for monster deer and gobblers as your drive up on this property! Public Remarks: Really good price for Thomas County property! Close to half of the property is in cultivation with really good Tifton Soil. About 19+/- pecan trees that have been planted and volunteered around the property. Hilltop Homesites, Rolling fields. Nice feature tree oaks scattered around the wooded area of property with a good bit of pine regeneration going on since the last timber harvest. Lots of Turkey and Deer sign around the property both in the fields and the woods. Really good pond site on this property! Add water, Add Value.....get a pond (p) out here to look at this site. You can track the value ponds add to property!!!! Money well spent. Ask around, I can show you pictures. This area is a really good deer area! Property in AG Covenant to help lower taxes....you can still build a home without violating the covenant...will need to be assumed. Cultivated land leased for 2019. Working on getting some firebreaks in for easy viewing and wildlife!..Great project tract!!! REALTOR Remarks: Stay tuned on getting the firebreaks in. This is a very well balanced tract woods to field. Some			

Aerial Map


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Soil Map

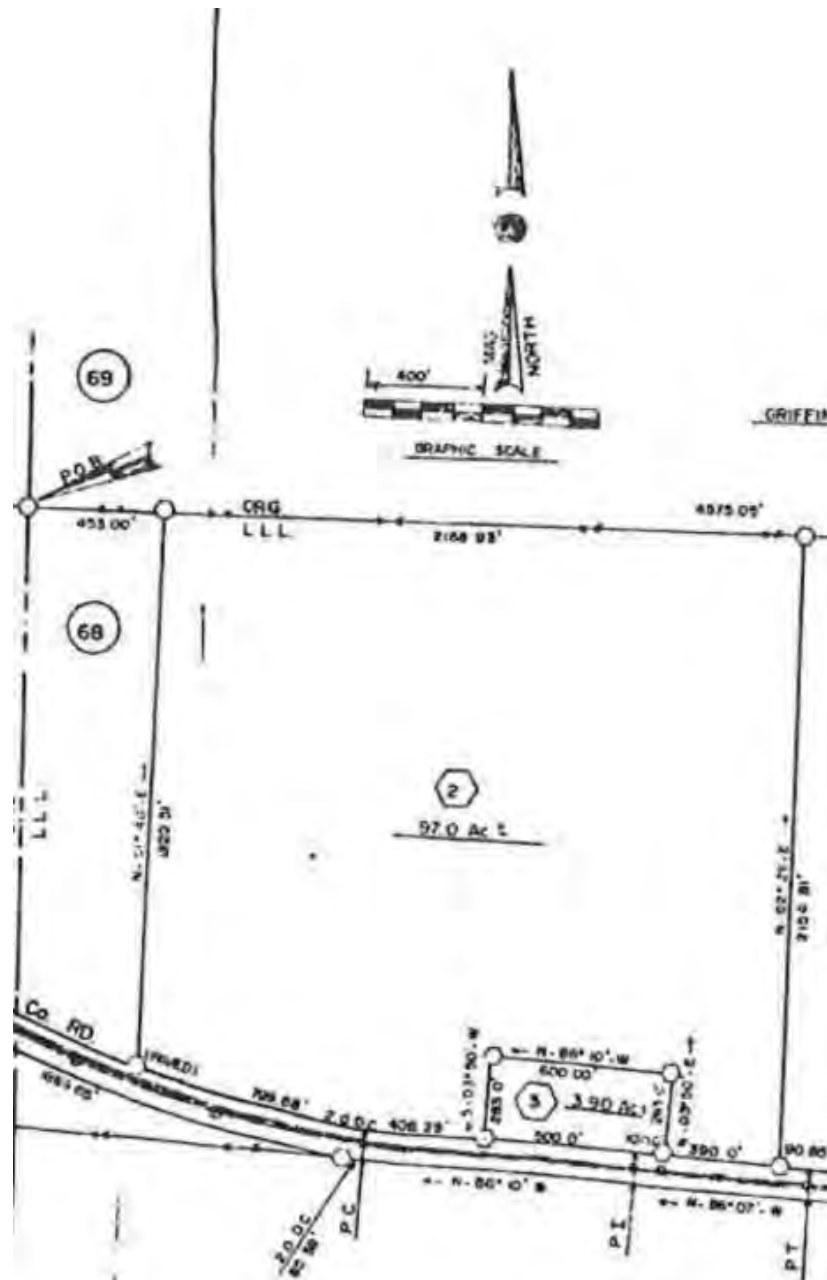


Green = Prime Farm Land
Blue = Farmland of Statewide Importance
Red = Not Prime Farm Land

Property lines are not exact . Seer Survey

Survey

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Survey made from
to a corner of the
15000
to a corner of the
to a corner of the
and the to the

Drone Photos



**FFA UAS REMOTE PILOT LICENSE HOLDER
EQUIPMENT: PHANTOM 3 PROFESSIONAL**



Ground Pics


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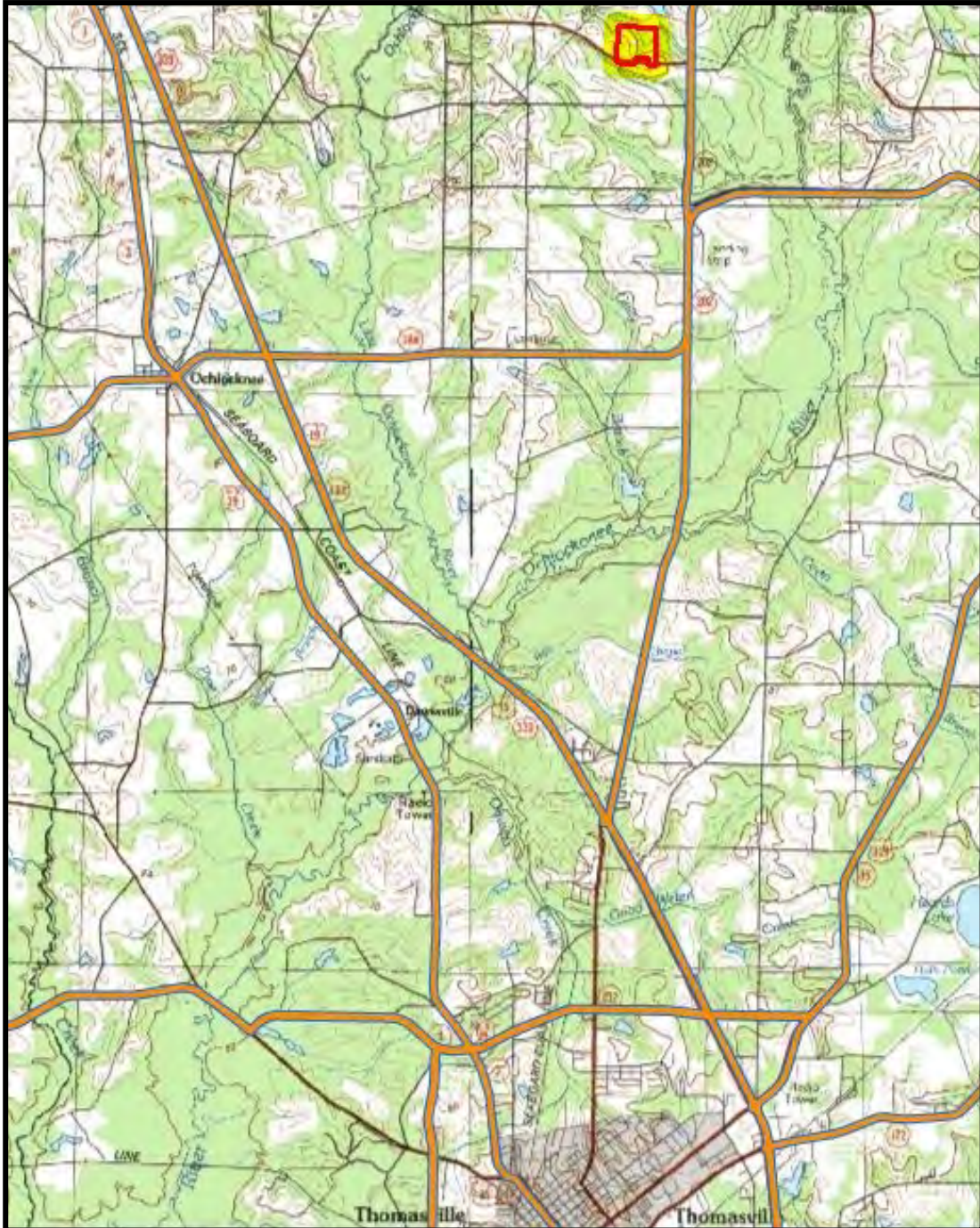


Ground Pics



Locator Map


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12+/- Miles to Thomasville