



Property Information Packet

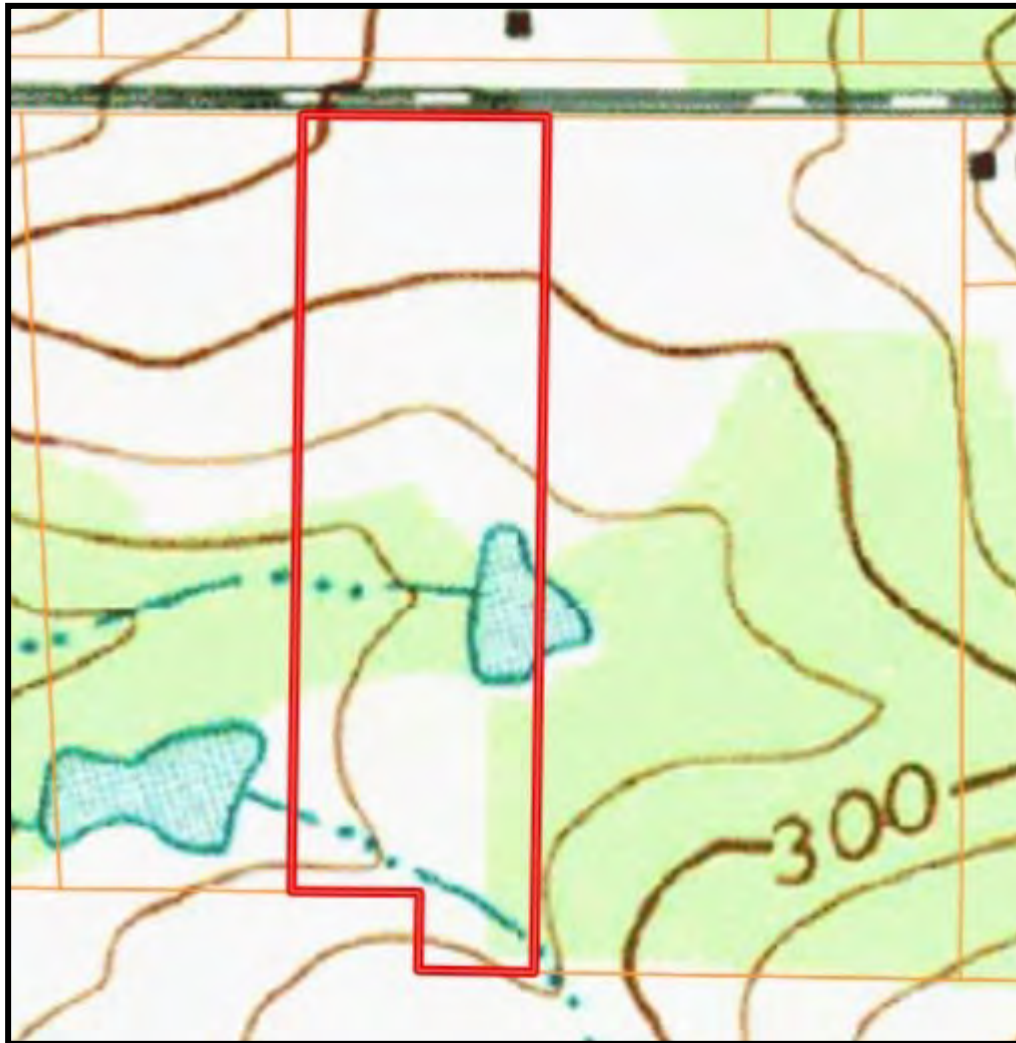
**11 AC COUNTY LINE RD.
GRADY COUNTY, , GA
Stocked Pond, Wildlife, Timber
Waterfront Homesites
Offered @ \$58,500.00**

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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 Website.

Topo Map



TOPO MAPS ARE TYPICALLY OLDER AND CAN SHOW HOW THE WATER FEATURES HAVE CHANGED OR BEEN IMPROVED OVER THE YEARS. PROPERTY LINES ARE APPROXIMATE.

MLS FACT SHEET



MLS #: A914533A (Active) List Price: \$58,500 (14 Hits) 0000 County Line Road (11 ACRES) Pelham, GA 31779

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Other	Lot #:
		Apx Total Acreage: 11.39	Main Area: Grady County
		Price/Acre:	Subdivision: No Recorded
		Terrain: Bottom Land, Level, Rolling	Subdivision
			County: Grady County
			Zoning:

WARNING:

Lot Dimensions:

Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd:

City Taxes: County Taxes: Tax Year:

Improvements: Other-See Remarks

Allotments:

Character: Pond, Timber, Wooded

Road Access: Paved

Utilities:

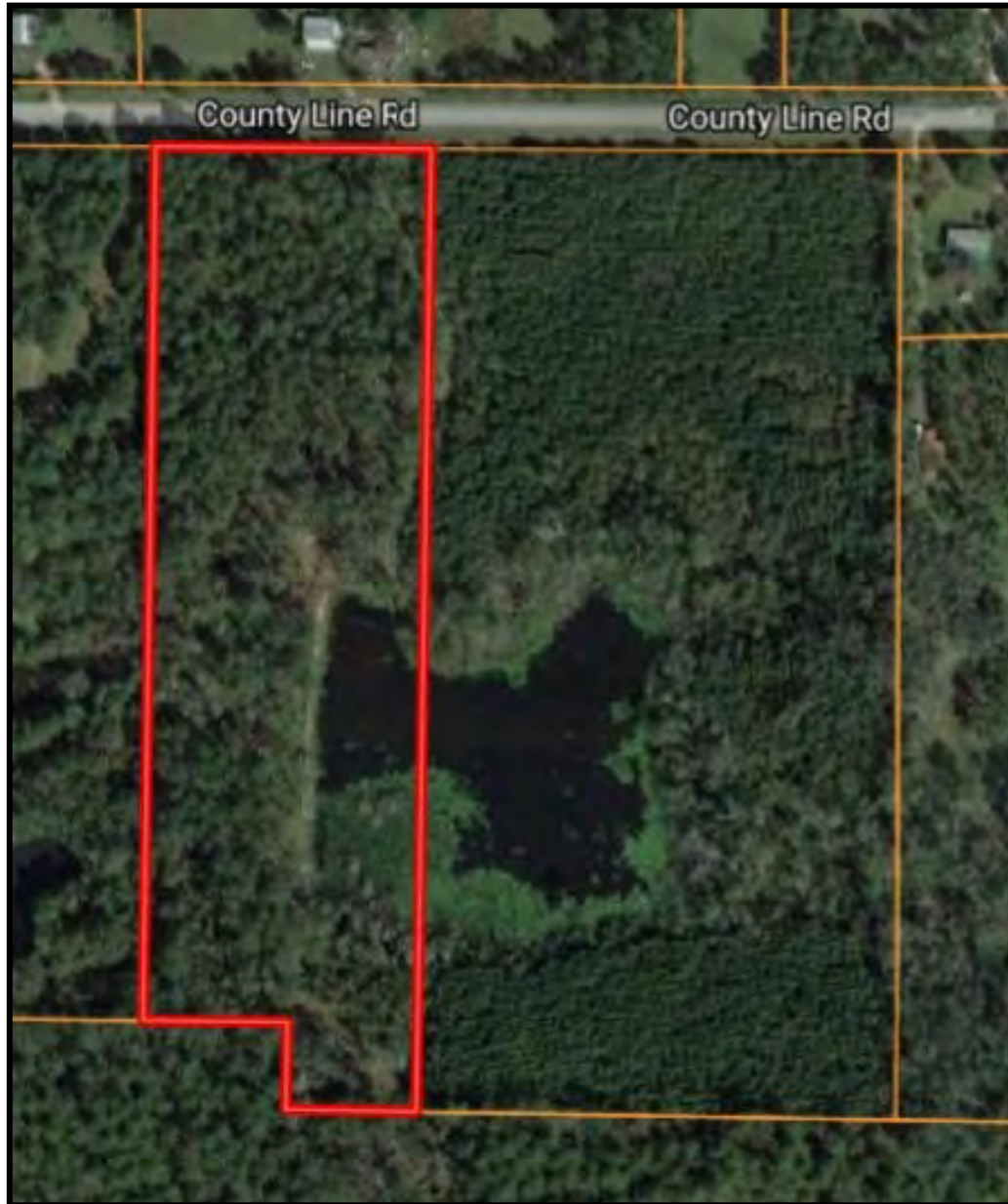
Frontage: Road

Directions: FROM Cairo ...straight up Hwy 111 to Left on Ridge Road. All the way out Ridge Road until it runs in to County Line Road Take a right, Property on top of hill on Right. Property is gated. From Thomasville...go out Maddox road all the way until in changes to Old Newton Road, crosses Hwy 111, and runs into County Line Road. Take Left. Property on Left over and past Hwy 93

Public Remarks: Private Setting, Shared Black Water Pond (Seller says additional land can be purchased to include entire pond) Thick woods, Trails, Deer, Turkey, etc. Lots of critters and lots to explore! That pond is a wonder land of adventure and just what the kids need or adults for that matter. Some of my best memories have been from adventures had around ponds! This is a good looking one. Stocked with Carp and Bream...the owner has even lined this pond! This is a Bass Hole for sure! Surrounded by wooded tracts this little 11 acres will keep you entertained with wildlife. Good soils in the front and back suitable for home sites or for making more feed plots. This pond has been here for a while. Get a quote on what it would cost to build a similar pond and try to get a guarantee that it will hold water and what that will cost you. If you could pic up that additional land and push you another winding driveway back to this pond.... you could really have you something extra special.

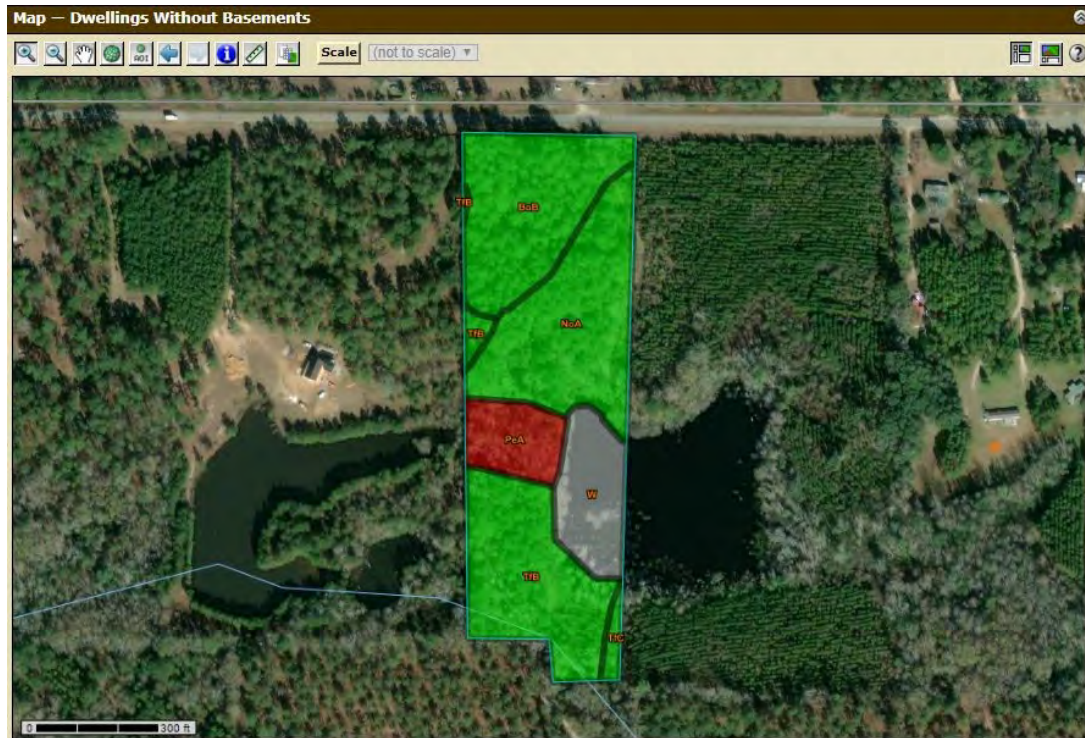
REALTOR Remarks: Gated. Take Maps with you.....really is a good looking private pond.....good tract on its own

Aerial Map



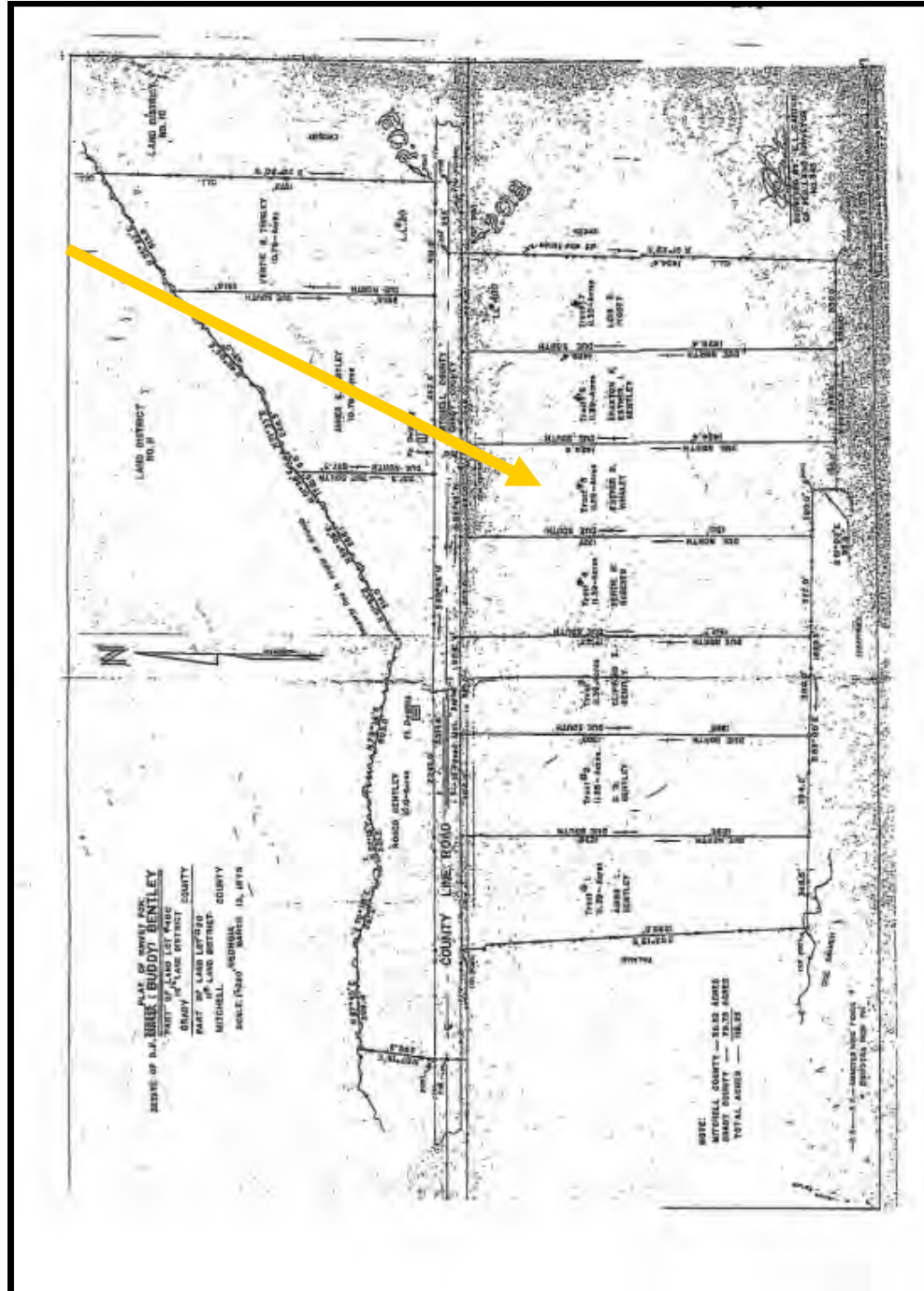
Seller Leases 22 Acres to the right of Subject Tract. (The Remainder of Pond) May be possible to purchase this parcel as well.

Soil Map



**USDA WEB SOIL SURVEY SOIL MAP
FOR DWELLINGS WITHOUT BASEMENTS
GREEN = NOT LIMITED=GOOD FOR HOMESITES
VERIFY WITH COUNTY/SOIL SCIENTIST**

Survey



Drone Photos



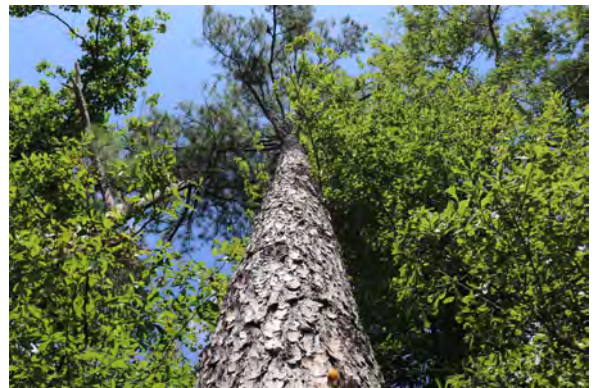
**Top Photo Facing South/SE
Bottom Photo Facing North**



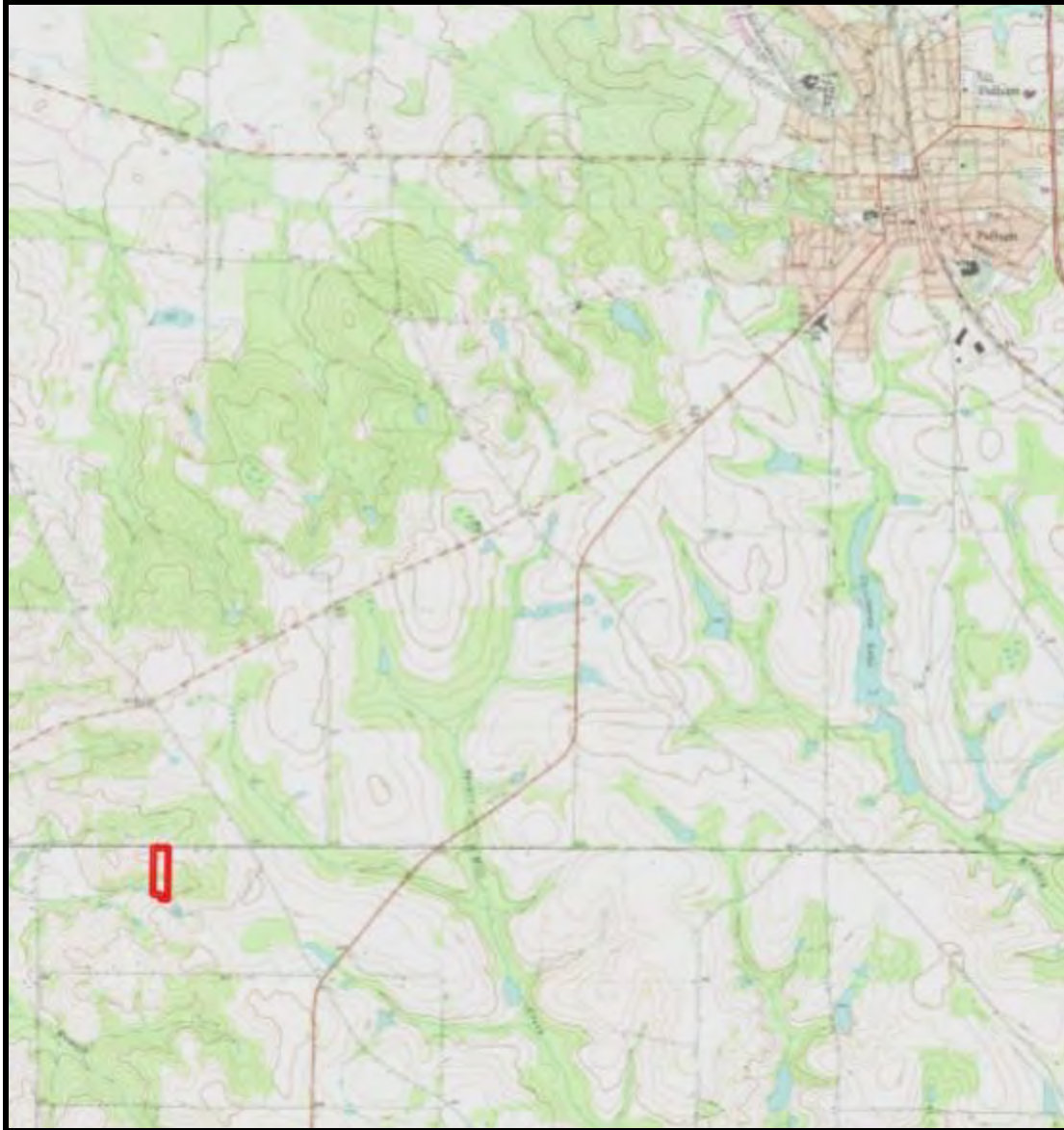
Ground Pics



Ground Pics

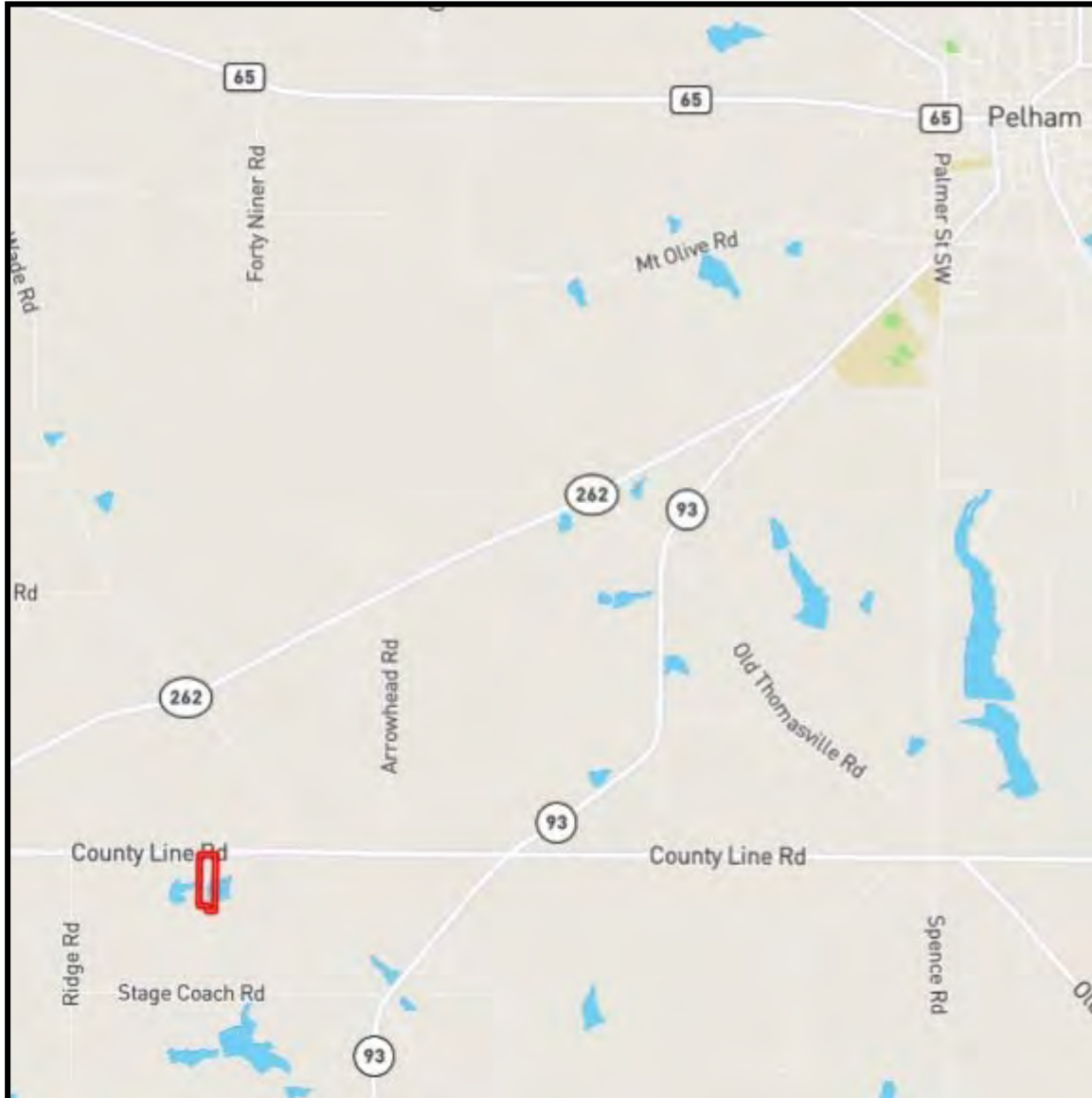


Locator Map



6+/- Miles to SW of Pelham
On Grady-Mitchell County Line.

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