



Property Information Packet

**187+/- Acres, McKinnon, Ozell Rd.
Thomas County, GA
Field Acreage, Pond, Lost Boy Oaks
Two Deep Wells, Septic Tanks, Barn
Borders Plantation
Offered at \$975,000.00**

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

Topo Map



Pond divided by North property line. Gated Ozell Road easement represented by broken line. All maps on this packet oriented north at top. Frontage on McKinnon Road not currently used for access. Several good pond sites on property.



Aerial Map

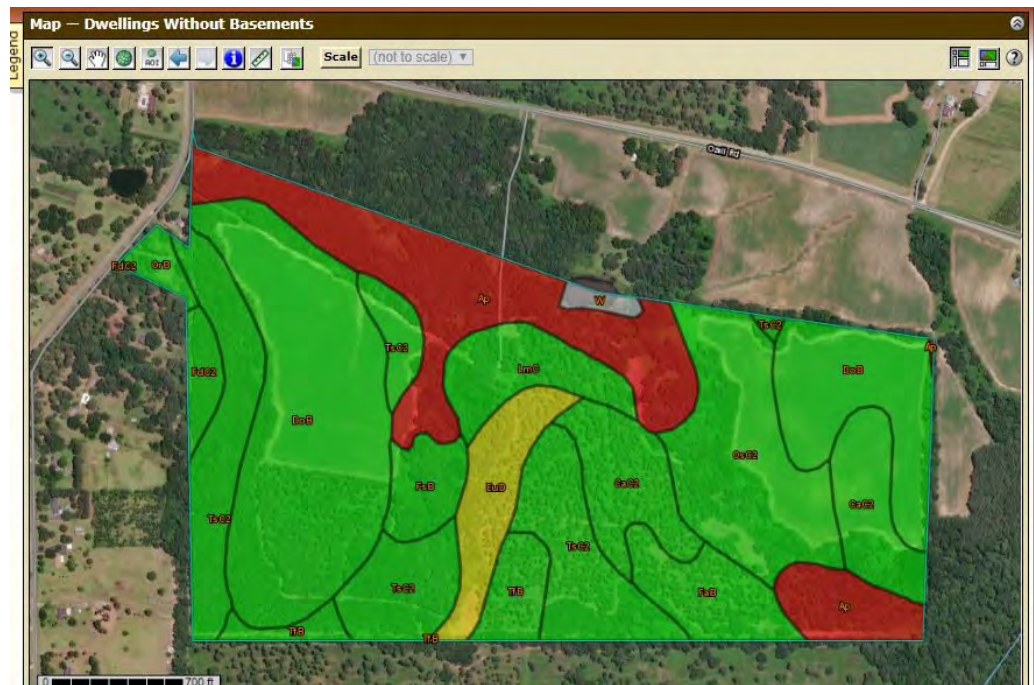

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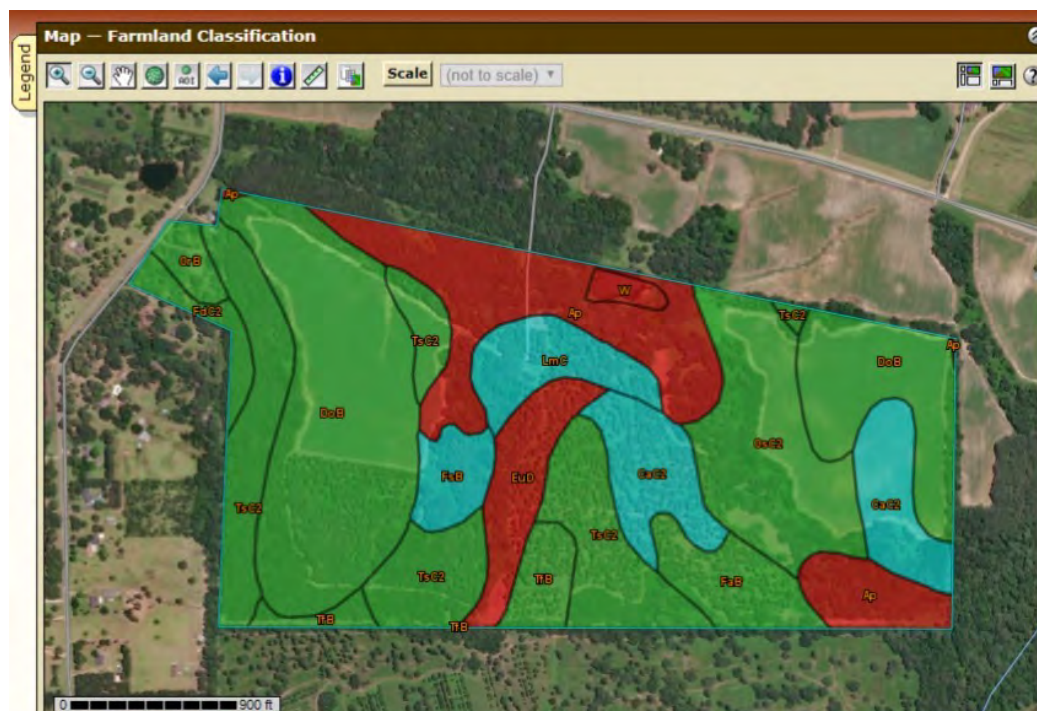
Aerial Map with Survey Overlay



Soil Maps



**Dwelling Soil Map Above, Farmland Soil Map Below. Green is your best soils.
Consult with Soil Scientist for Home Site Evaluation for Septic System.**



DETAILS



The Survey is attached to this packet. It is slightly different than how the property is drawn on the Tax Assessor Site and on the Maps used in this packet. The Survey shows the pond being split and calls for 184.2 AC not including the two lots on McKinnon Road. $184.2 + 2.84 = 187.4$ Total Acres.

The 1 AC Lot on McKinnon Road with Deep Well and Septic Tank and a 1.84 AC Lot on McKinnon Road with Deep Well and Two Septic Tanks (Per Tax Records) were purchased to secure frontage on McKinnon Road.

There is an old well near the barn on the interior of the property with power ran to this site.

There is an easement across the Long property from Ozell Road. This is the current access to the property. There are two fields on the property that make up 43+/- Acres. (18.9 AC/ Field to the West and a 24.8 AC/Field to the East) Checking on any FSA Programs. The property is in an AG Covenant set to expire 12/31/2020. Farm Lease is Year to Year. Leased below market arrangement.

Most of the Pine on the property is planted. There is an older 35 AC stand of pine in the middle of the property and similar size 8 AC stand on the South side of the West Field. No Cruise information available. The majority of these two stand are going to be 15" diameter Trees. See Pics and Videos.

There are about 5 main feed plots on the property.

MLS FACT SHEET



0000 Ozell Road, Mckinnon Road (187 Acres) Boston, GA 31626

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Other-See Remarks	Lot #:
		Apx Total Acreage: 187	Main Area: Thomas County
		Price/Acre:	Subdivision: No Recorded Subdivision
		Terrain: Rolling, Other-See Remarks	County: Thomas
		Zoning:	
WARNING: For safety purposes-appt & advance notice to show.			
Lot Dimensions:			
Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee: Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:	
Improvements: Barn, Other-See Remarks			
Allotments:			
Character: Crop Land, Pond, Pond Site, Timber, Wooded, Other-See Remarks			
Road Access: Easement, Paved, Public		Utilities: Private Well, Septic Tank, Other-See Remarks	
Frontage:			
Directions: Hwy 122 toward Pavo. Take Right on to Ozell Road. Go past Mckinnon Road. Entrance will be first driveway past the corner field on your right. Look for Green Gate. Frontage on McKinnon Road as well. (1158 McKinnon Road and 1200 McKinnon Road) Main entrance to property if off Ozell Road. C			
Public Remarks: 187 Acres Bordering Aucilla Plantation. Tremendous Deer Tract. Lost Boy Oaks are found all over this property. Good population of quail on this tract. Some Turkeys. Good pond sites. Shared pond on North property line. Rolling topography. Two Fields of 18+/- Acres and 24+/- Acres. Excellent edge around woods and fields. Very Gamey. Very private. Old Barn. Two Wells and septic tanks on McKinnon Road portion of property. Shallow well and electric on interior of property by barn. Six dedicated food plots not including field areas. Excellent road system around property. Good soils for farming or home sites. Property in AG Covenant that would need to be assumed by buyer. Property is still natural enough to implement your own style of management be it focused on timber, quail, deer, dog training or some combination. Only 7 mile from and one of the prettiest drives in the county coming down Ozell Rd. Impressive pine timber stand. A fun tract to explore! Sawtooth Oaks.			

Drone Photos


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Drone Photos


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Ground Pics


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Locator Map


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7+/- Miles From Thomasville, GA
6.5+/- Miles From Boston GA

