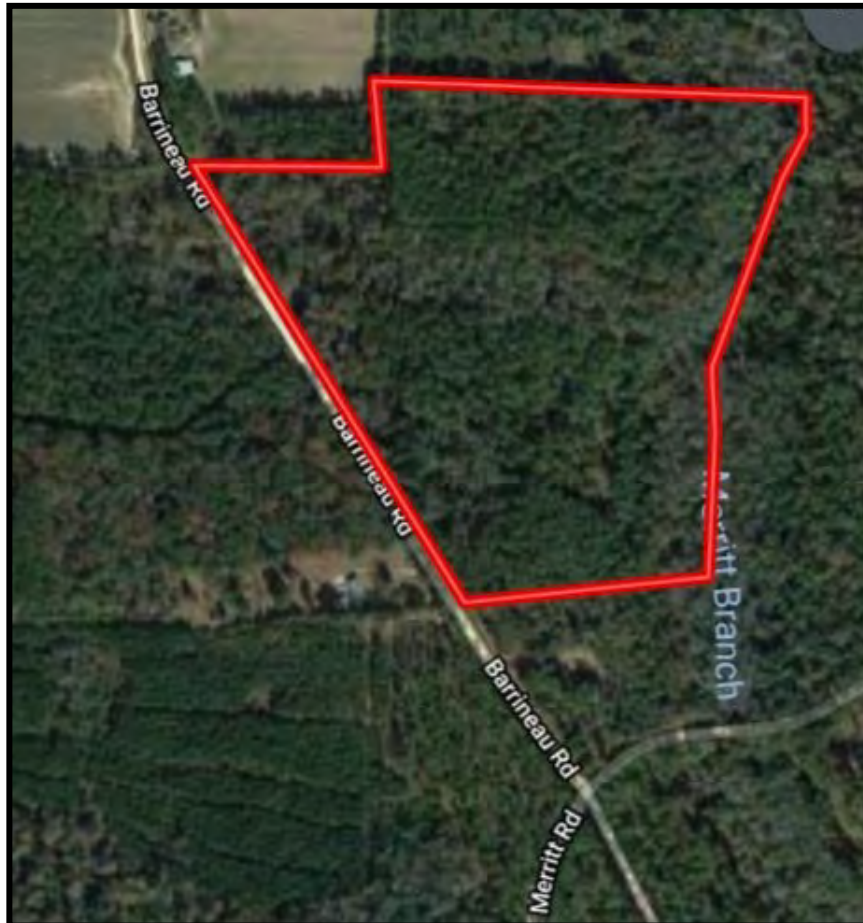




Property Information Packet

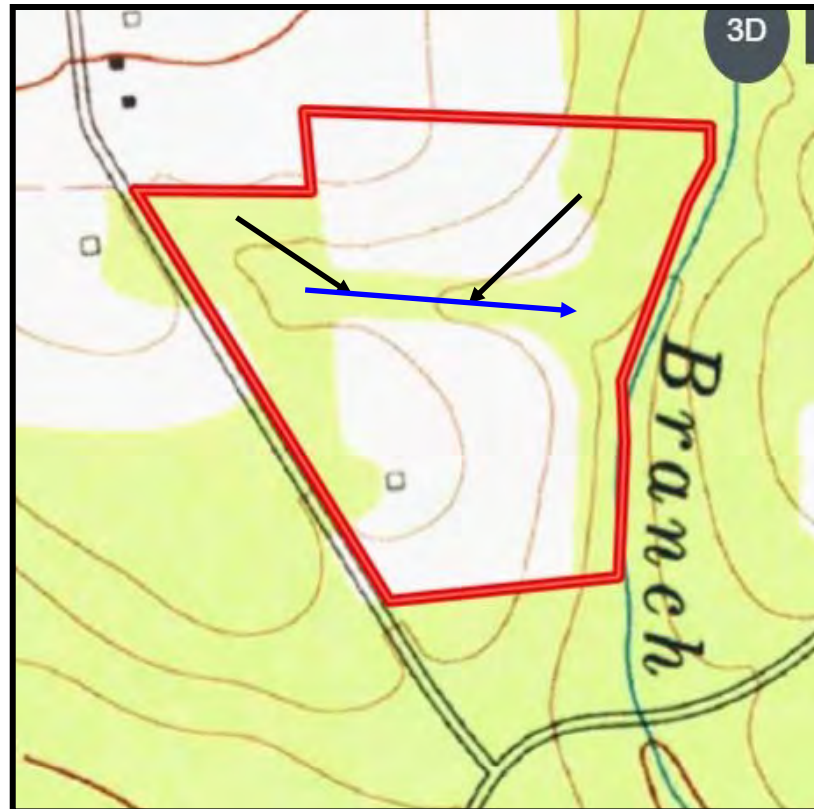
**34+ AC Barrineau Rd.
Grady County, GA
Towering Pines, Merritt Branch,
Full Canopy of Hardwood
Wildlife Corridor, Well.
Offered @ \$123,336.00**

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

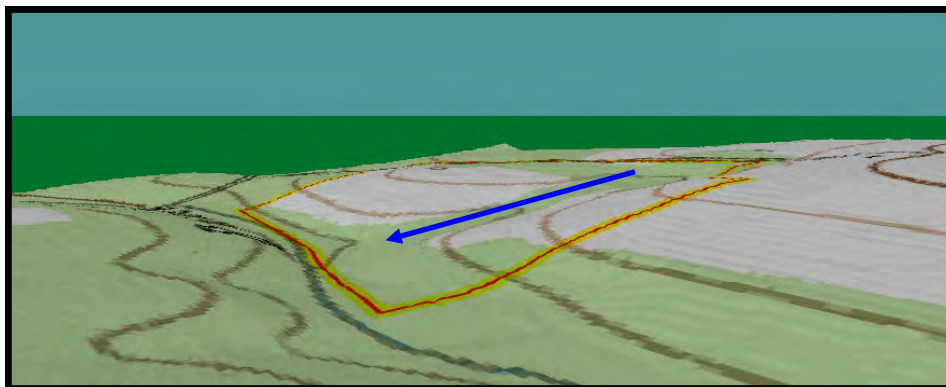


**All Property Line Drawings are Approximate
and taken from County Tax Assessor Website.**

Topo Map



Notice the draw between the two hillsides. This could be a spring head. There is definite shallow ground water there. This is a tremendous pond site. There are some spectacular feature trees in this area as well. White Oak, Poplar, and I believe Beach. Much of the understorey around this draw is pretty clean as evidenced by some of the photos. Just a very neat feature that is on the interior of the property.



Soil Map

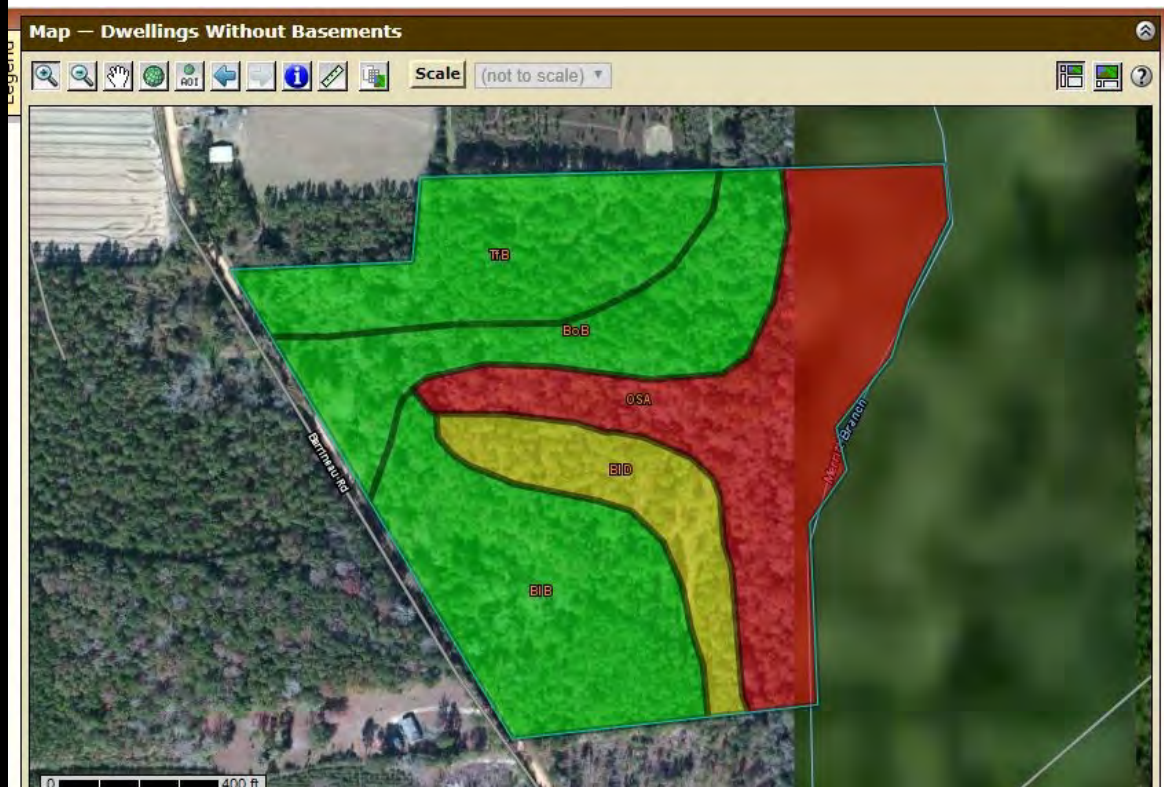
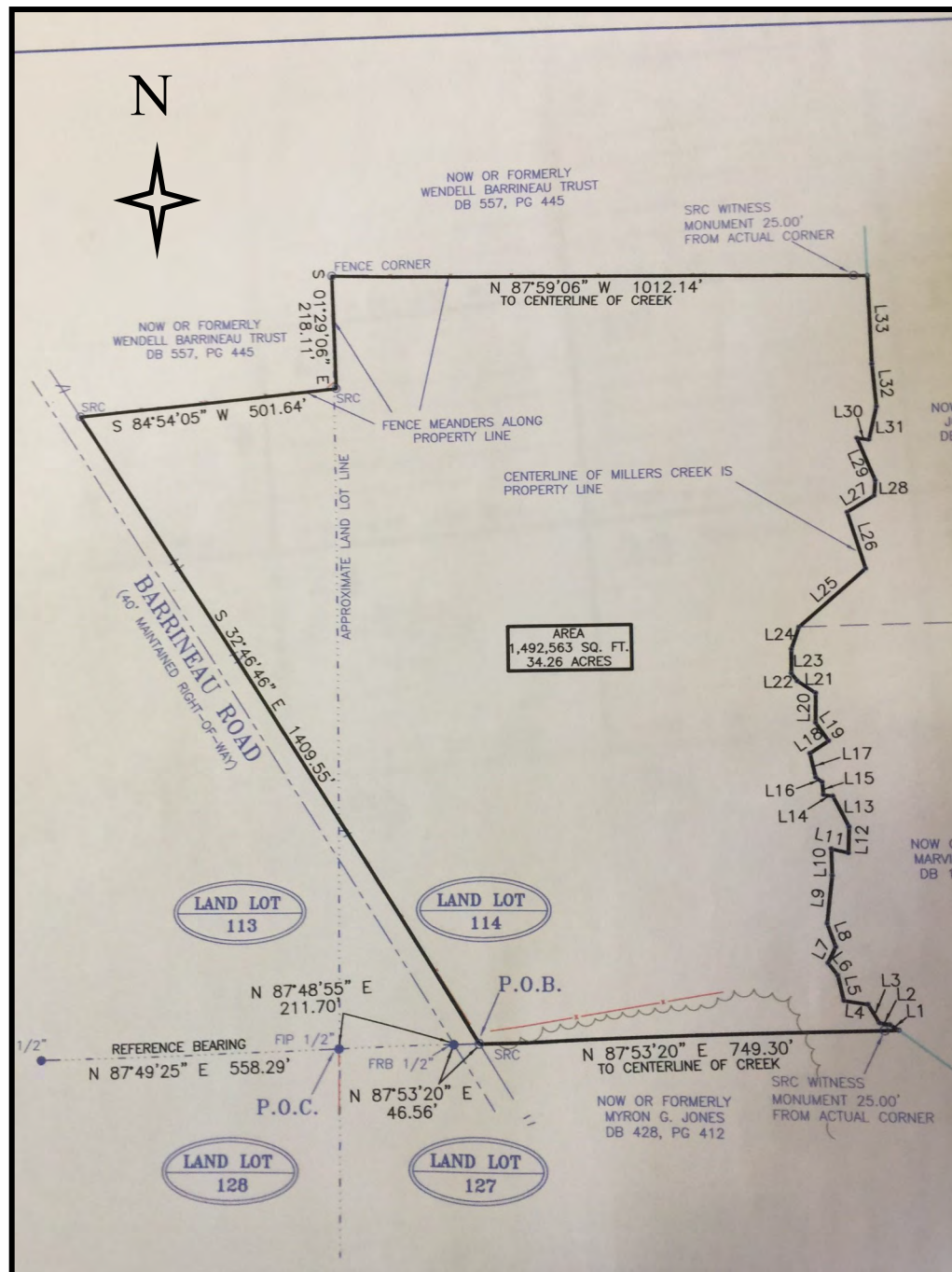


Table — Dwellings Without Basements — Summary by Rating Value

Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	23.3	59.5%
Very limited	11.8	30.2%
Somewhat limited	4.0	10.3%
Totals for Area of Interest	39.2	100.0%

Green = Not Limited for Dwellings without Basements. This is generally good soil.



Details



MLS #: A913360A (Active) List Price: \$123,336 (15 Hits) 0000 Barrineau Road Whigham, GA 39897

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber	Lot #:
		Apx Total Acreage: 34	Main Area: Grady County
		Price/Acre: 3600	Subdivision: No Recorded
		Terrain: Bottom Land, Gentle, Level, Rolling	Subdivision
			County: Grady County
		Zoning:	
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: Pond Site, Timber, Wooded Road Access: Dirt, Public Utilities: Private Well, Septic Tank, Other-See Remarks Frontage: Creek, Road Directions: From Downtown Cairo... go west on MLK (Collins Road) and you will take a left on Barrineau Road. Property will be down on your Left (Sign Forth Coming) Public Remarks: Very nice Wooded Tract. Excellent Timber Value. (Timber Estimate in File) Loaded with Game. Recently Surveyed. 4" well on property. Camper/MH Site. Big Pine and Oak Hardwoods. Red Clay Road. Private homesites. Excellent Soils on property. Very good price for a very functional property. Picked wild grapes by the road the last time I was there. Merritt Creek is the East property line. Over 1000' of road frontage. Another older home site on property. Property just re-enrolled in AG Covenant to help lower taxed. Very easy to get out of if new owner wished to split. Just a good ol' Grady County Farm/Homestead Tract (Keep in mind...It is hunting season and no one should be hunting on this property..... so use good sense when looking at property...must be shown with an agent) REALTOR Remarks: More information and pics coming			

Flown Pics


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Both photos facing North /NE with Barrineau Road on the left. Property loaded with timber. A perfect set up for Wildlife with Creek Bottom acting as Funnel.



Ground Pics


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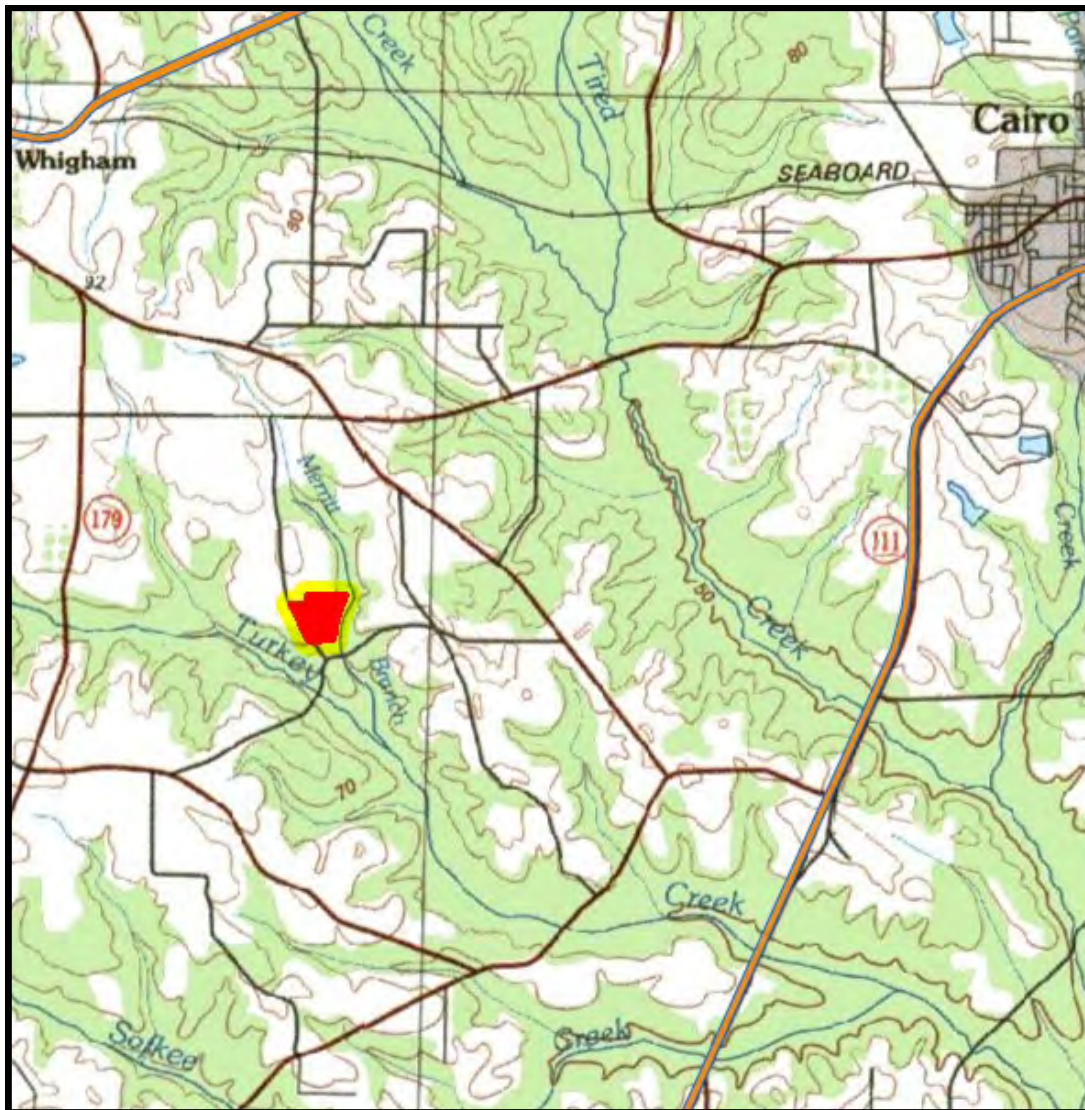


Ground Pics


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Locator Map



5.9 Miles SW of Cairo.
3.9 Miles South of Whigham