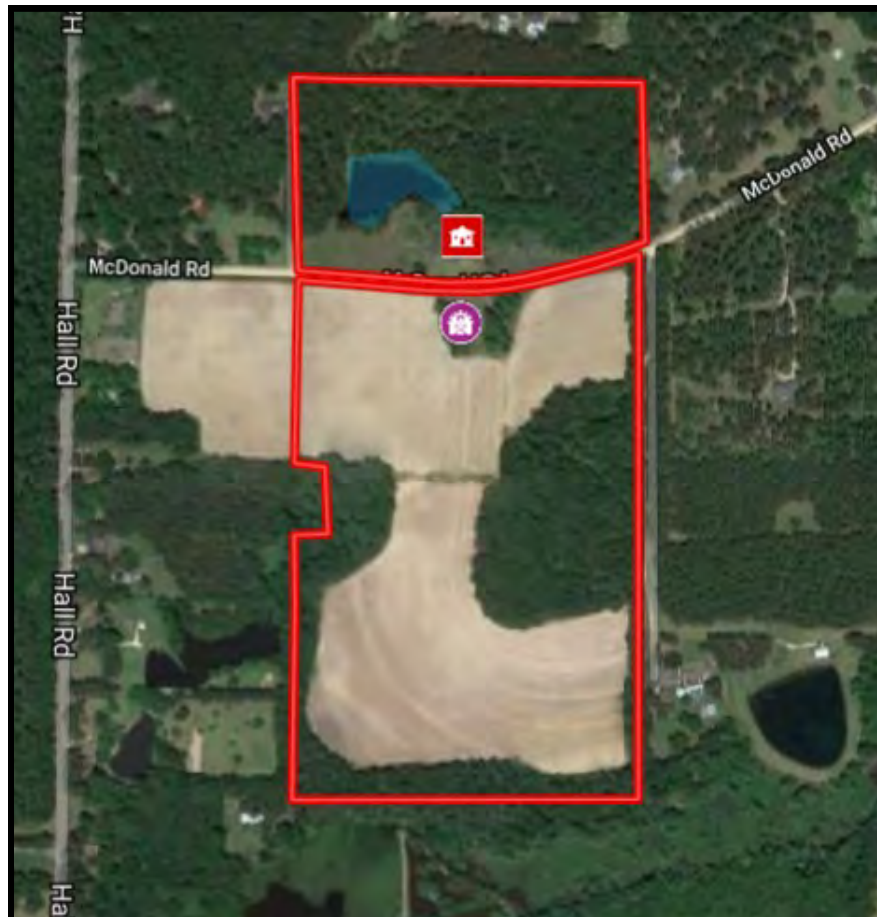




Property Information Packet

Cottage Home on 60 Acre Country Farm
251 McDonald Road
Thomasville, GA
Pond, Cultivation, Timber,
Pecan Trees and Barn/Shop
Offered @ \$365,000.00

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.

Aerial Map


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229-228-0552



Aerial Map


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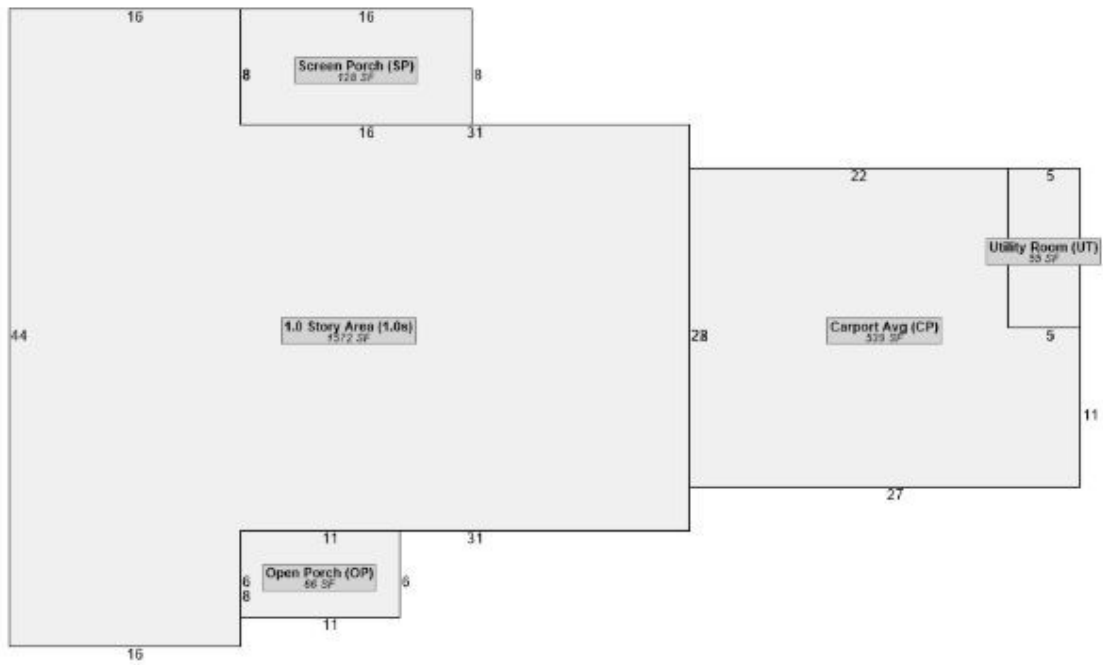
TOPO Map


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Square Footage Sketch


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Property Details (Insert MLS)



MLS #: S915152A (Active) List Price: \$365,000 (14 Hits) 251 McDonald Road (60 Acres) Thomasville, GA 31757

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Style: Ranch, Cottage, Other-See		Unit #:
	Remarks		Main Area: Thomas County
	Stories/Levels: One		Subdivision: No Recorded
	Bedrooms: 3		Subdivision
	Full Baths: 1		County: Thomas
	Half Baths: 1		Zoning: AG
	Apx SqFt: 1572		
	Source SqFt: Tax Record		
	Apx Year Built: 1962		
	Handicap Accessible:		
Apx Roof Age:			
Lot Dimensions:		Apx Total Acreage: 60	
Deed Book/Page:		Restrictive Covenants: No	HOA: No
City Taxes:		County Taxes:	Tax Year:
Elec Co:		Wtr Co:	Assoc Fee:
Utilities:		Assoc Fee Pd:	
Mechanical Features: Ceiling Fan(s), Central Heat/Air		Average Utilities:	
Energy Saving Features:			
Appliances: Dishwasher, Range/Oven, Refrigerator w/Ice Maker			
Interior Features:			
General Features: Near Recreation, On Cul-de-Sac, Space for Expansion, Other-See Remarks			
Special Rooms: Dining, Living Room			
Bedroom Features:			
Bath Features:			
Laundry Features:			
Kitchen Dining Features:			
Exterior Finish: Brick		Settings: Countryside, Pond View, Water Front/Pond,	
Foundation: Slab		Woodland, Other-See Remarks	
Roof: Shingle		Exterior Features:	
Wall Features:		Guest House: No	
Flooring Features:		Pool:	
Ceiling Features:		Rural Amenities: Out Buildings, Other-See Remarks	
Window Features:		Outdoor Leisure: Fishing	
Driveway:		Landscaped: Fencing, Garden Space	
Parking: Double Carport		Complex Amenities:	
		Community Amenities:	
		Condition: Well-Kept	
Directions: From 319 and Hall Road (Across from WalMart) Go approximately 2 miles North on Hall Road...McDonald Road will be on your Right just before Sweebriar Subdivision.			
Public Remarks: Brick Cottage Home on 60 Acres with Pond! Cute 3BR/1.5 Bath with 3 Bay Shop. Beautiful Woods, Pasture, and 29+/- Acres of Cultivation This is just picture perfect farmstead. Plenty of room for other homesites. Horses, Cows, Crops, it could all work on this tract! Excellent Soil map for home sites or for farming. Plenty of deer sign. Saw Great Heron, White Egret, Kingfisher, and 7 Hooded Mergansers (Ducks) on my first visit to the pond. Field is loaded with Deer Tracks. Farm income from crop land rental. Lots of curved field edge which is good for wildlife. Very Cool trees in the woods... Swamp Chestnut Oaks, Holly, Magnolia, other Oak Varieties! About 16 Acres with brick home, pasture, pond and woods on the North side of McDonald Road and the balance wit the the 3 Bay Shop on the other side of the property. Super convenient to Thomasville. Property enrolled in Ag Covenant to help lower taxes. Buyer will need to assume. Property Occupied, Appointment needed.			
REALTOR Remarks: Stay away from Bee Hive or at least be faster than the person you are showing! Goldfish in pipe are negotiable. Really a good looking property. Still gathering info on Shop and Home.			
Office Notes:			

Mayhaw Trees, Black Berries, Blue Berries and Figs!

Soil Map (Dwellings)

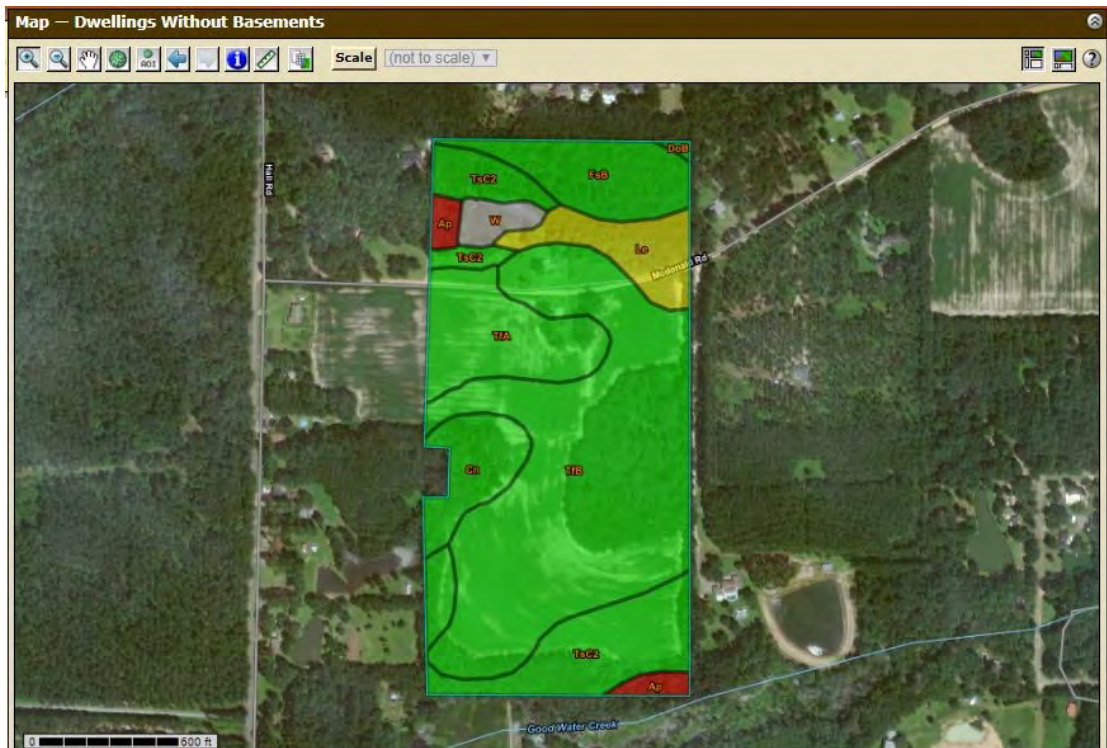


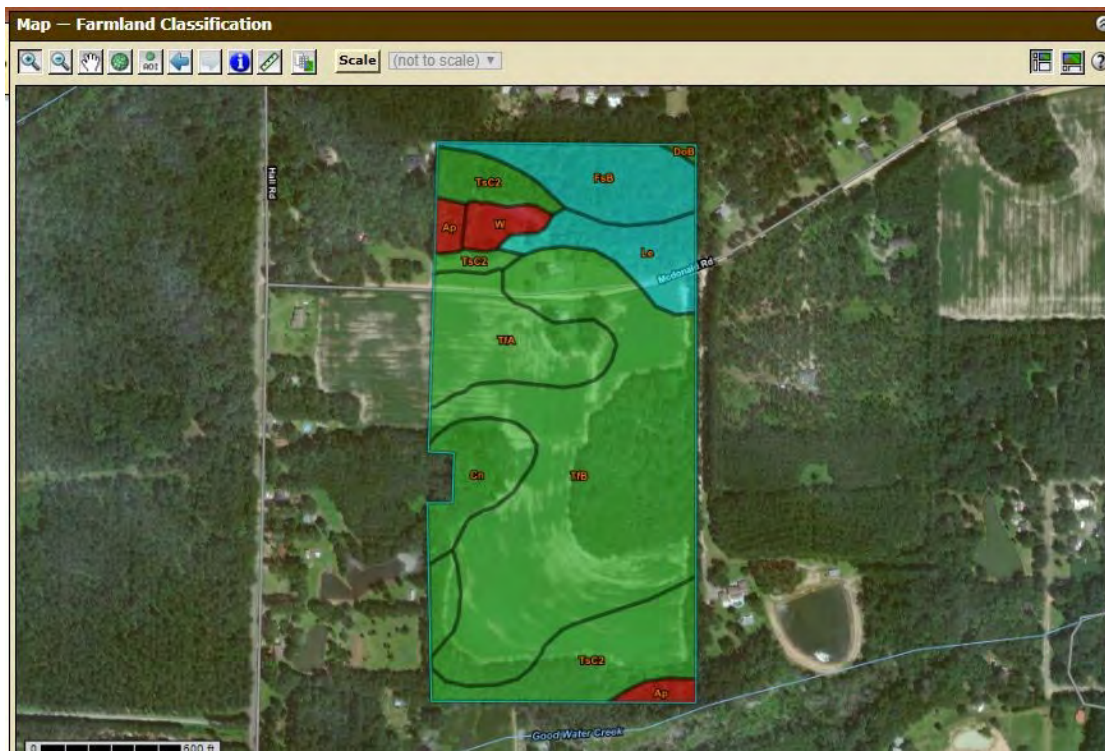
Table — Dwellings Without Basements — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Not limited	55.3	89.5%
Somewhat limited	3.9	6.3%
Very limited	1.3	2.1%
Null or Not Rated	1.3	2.1%
Totals for Area of Interest	61.8	100.0%

Soil Map: Green = Good Soils for Dwellings

Soil Map (Farmland)



Tables — Farmland Classification — Summary By Map Unit				
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)				
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Not prime farmland	1.3	2.1%
Cn	Clarendon loamy sand	All areas are prime farmland	3.6	5.8%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	0.1	0.2%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	Farmland of statewide importance	5.3	8.6%
Le	Leefield loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	3.9	6.3%
TfA	Tifton loamy sand, 0 to 2 percent slopes	All areas are prime farmland	6.6	10.7%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	29.4	47.5%
Tsc2	Tifton sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	10.2	16.5%
W	Water	Not prime farmland	1.3	2.1%
Totals for Area of Interest			61.8	100.0%

GREEN & BLUE = FARMLAND SOILS

Pictures


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Pictures


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3.Bay Shop with 2 Half Baths



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Drone Pictures


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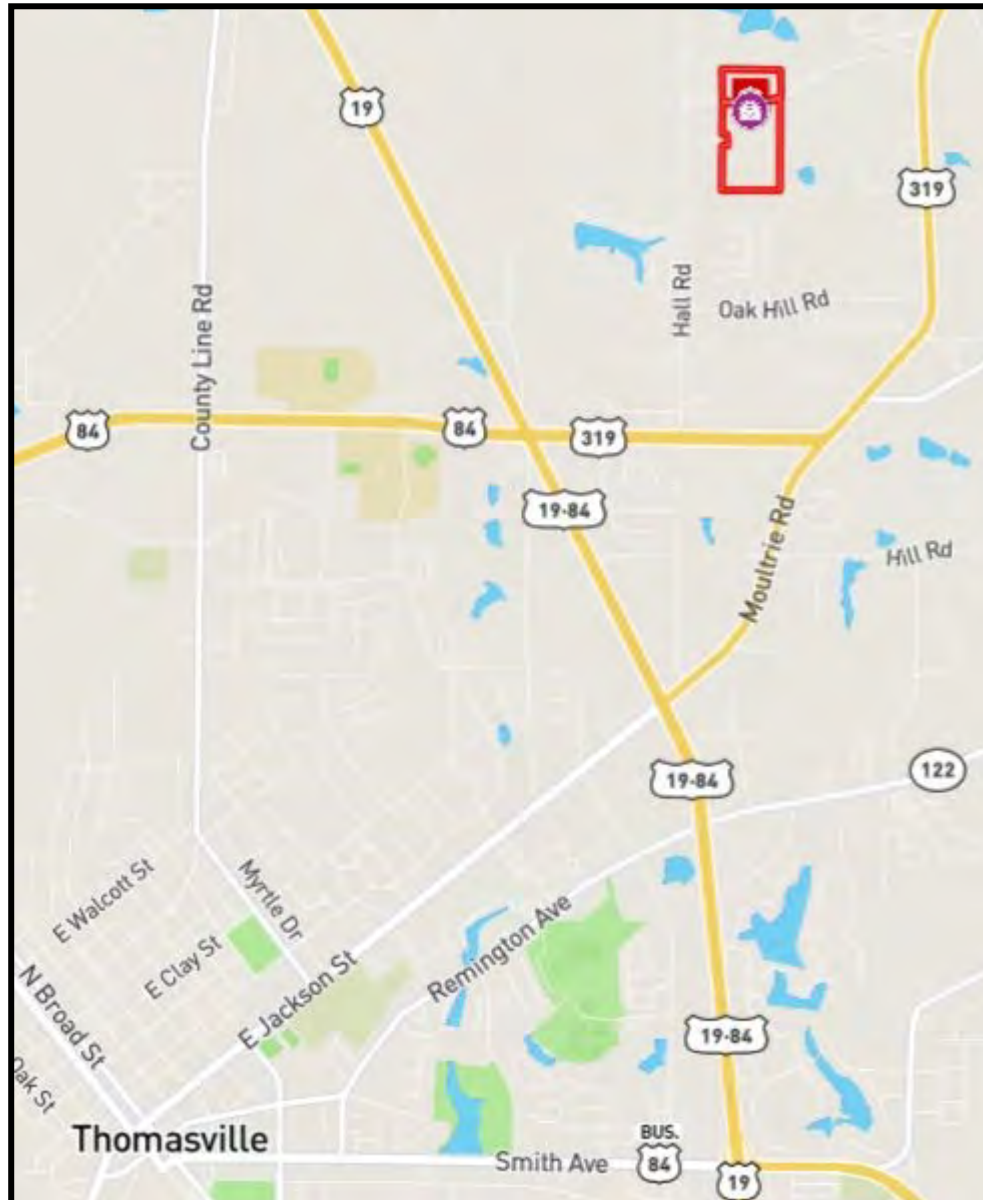
Drone Pics


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Locator Map


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Less than 3 miles North of Thomasville, GA