



Property Information Packet

Country Home with 88 Rolling Acres
3981 Hwy 33
Boston, GA
Pine Timber, Pecans, Fruit Trees
3,148 sq ft Home with Outbuildings
Offered @ \$500,000.00

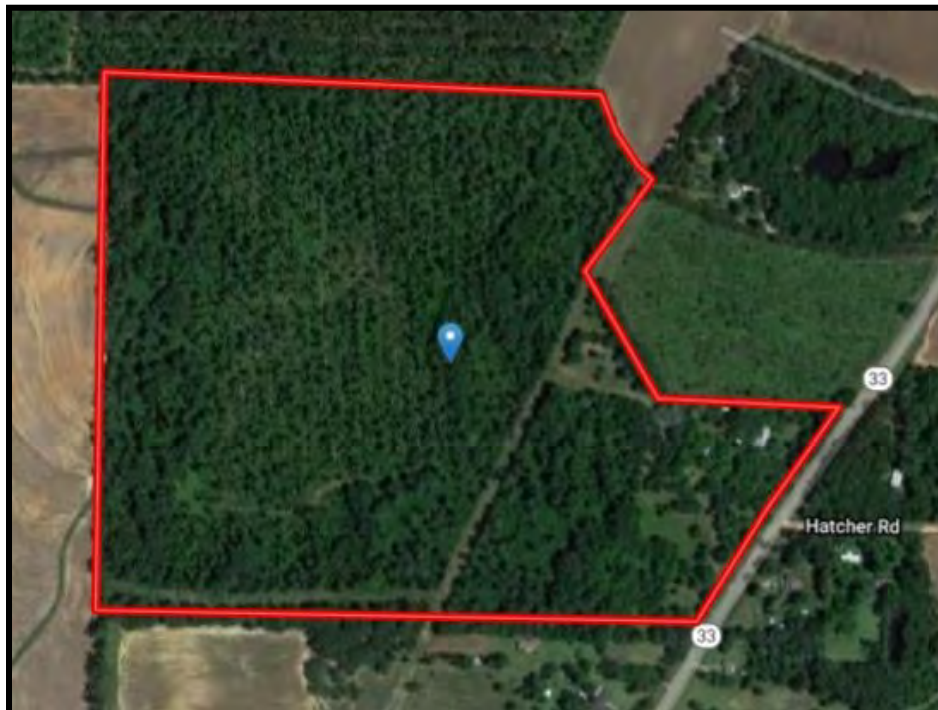
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Mobile: (229) 403-6297
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www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



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

Aerial Map


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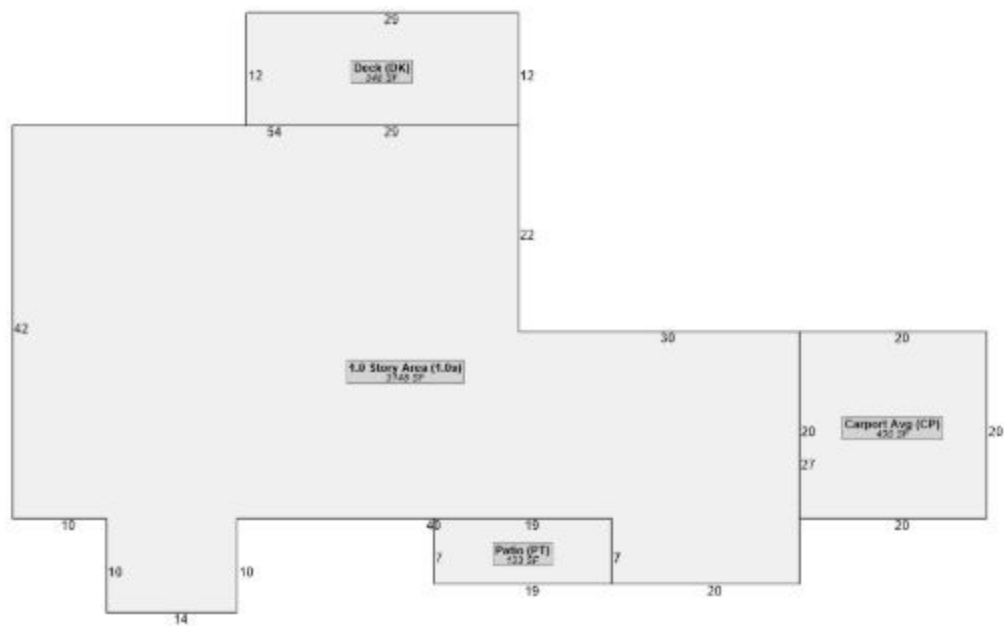


TOPO Map


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Property Details



MLS #: S915201A (Active) List Price: \$500,000 (18 Hits) 3981 Hwy 33 (88 Acres) Boston, GA 31626

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Style: Ranch, Other-See Remarks	Unit #:
		Stories/Levels: One	Main Area: Thomas County
		Bedrooms: 4	Subdivision: No Recorded
		Full Baths: 2	Subdivision
		Half Baths:	County: Thomas
		Apx SqFt:	Zoning: AG
		Source SqFt:	
		Apx Year Built: 1968	
		Handicap Accessible:	
		Apx Roof Age:	
Lot Dimensions: Deed Book/Page: City Taxes: Elec Co: Utilities: Private Well Mechanical Features: Central Heat/Air, Fireplace(s) Energy Saving Features: Appliances: Other-See Remarks Interior Features: Fireplace, Sliding Glass Doors General Features: Special Rooms: Bedroom Features: Bath Features: Laundry Features: Laundry Room Kitchen Dining Features:		Apx Total Acreage: 88 Restrictive Covenants: County Taxes: Wtr Co: HOA: No Tax Year: Assoc Fee: Assoc Fee Pd: Average Utilities: Cbl Prov:	
Exterior Finish: Perma-Form, Vinyl Siding Foundation: Slab, Crawl Space Roof: Metal Wall Features: Flooring Features: Carpet, Vinyl Ceiling Features: Window Features: Driveway: Dirt Drive Parking: Double Carport		Settings: Countryside, Pond Site, Woodland Exterior Features: Guest House: Pool: Rural Amenities: Barn, Horses OK, Out Buildings, Other-See Remarks Outdoor Leisure: Landscaped: Chain-Link Fence, Garden Space, Grass, Mature Plantings Complex Amenities: Community Amenities: Condition: Needs Work, Other-See Remarks	
Directions: From Thomasville Take Hwy 122 towards Pavo, Turn Right on OZell Rd. Continue out to Right on Hwy 33 towards Boston....property about 1 mile down on your right. From Boston: Cross over Hwy 84 and Continue North on Hwy 33. Property will be on your left just before Ozell Road.			
Public Remarks: 3000+ Sq Ft Contry Home. Boston GA- Property has been vacant for 4+ year. There is something to discover around every corner, every bush, and every tree. The yard is a wonderland...just grown up. The variety of trees and bushes will amaze you. Chestnut, Magnolia, Oaks, Pine, Pecan, etc. The home was built, then later remodeled, with another large addition. (Trustee in process of cleaning out) Several large living areas, with two kitchens, and two fireplaces. Metal Roof, Vinyl Siding and CHA. Good House. Multiple outbuildings that could be used for shop, kennel, green house, barn, or storage. There is about 80 acres of bigger pine and some mixed hardwood on the property. Great Deer and Turkey Tract. Excellent Soil map on this property and a possible good pond site. Chain Link Fenced back yard. Property is not in the AG Covenant so someone could purchase and divide out house if they wished. Strong market for homes with small acreage. Excellent Timber Value.			

Soil Map (Dwellings)

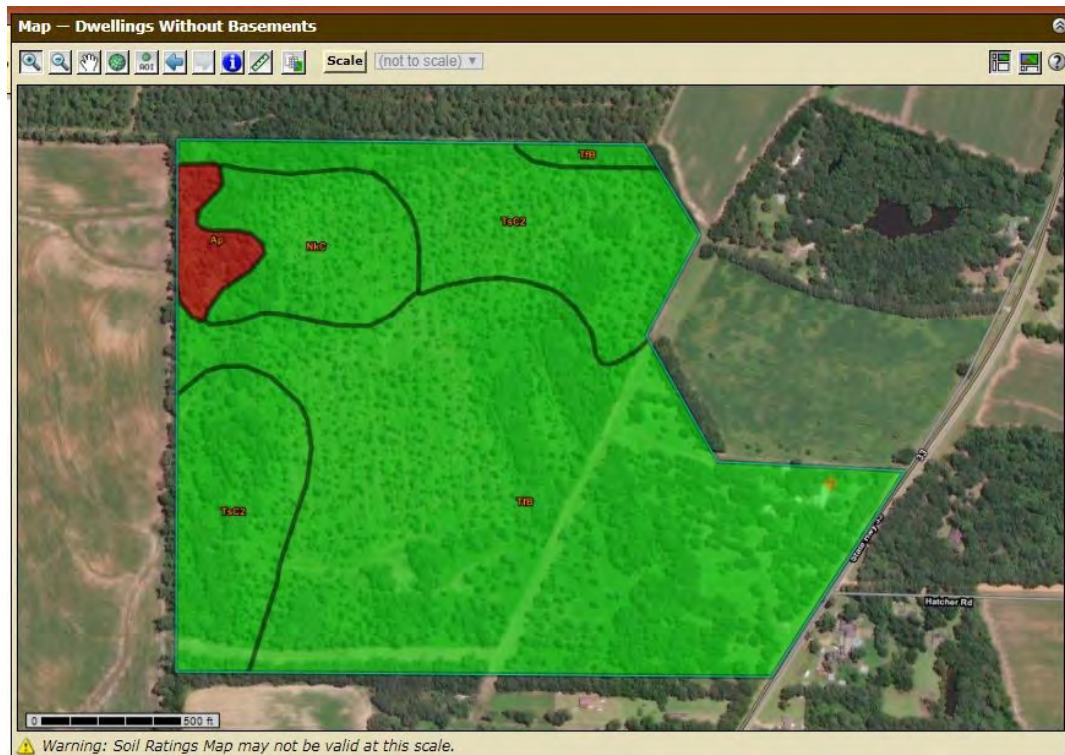
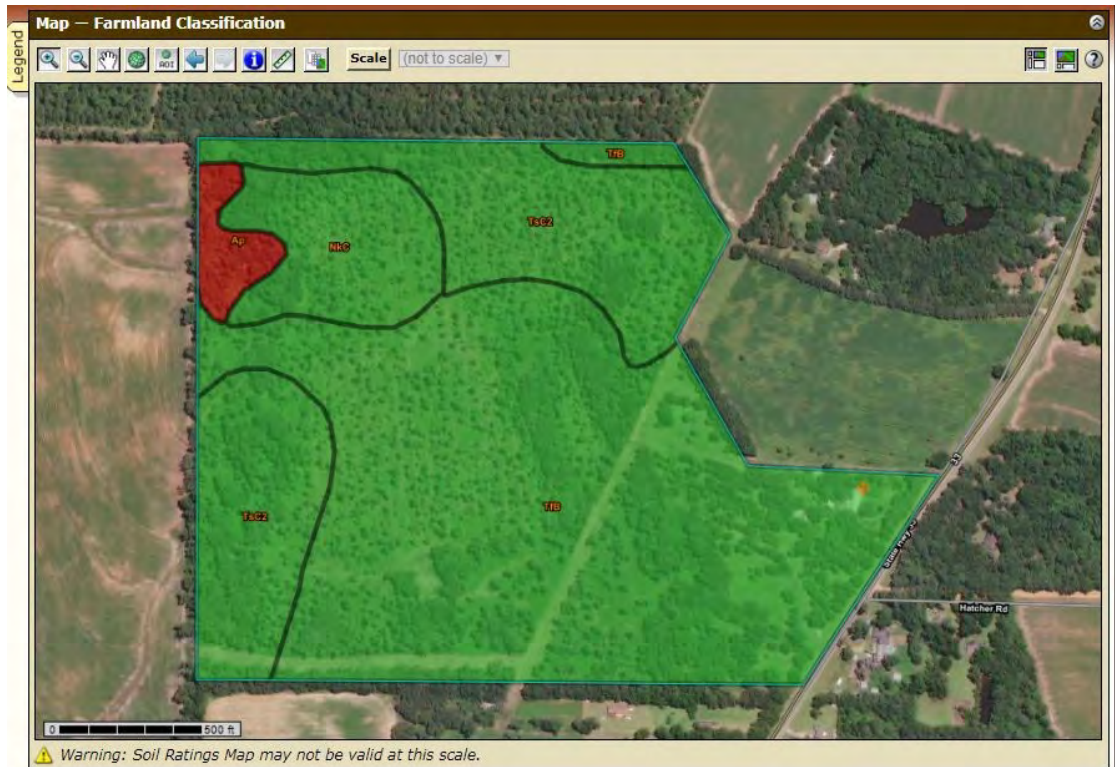


Table — Dwellings Without Basements — Summary by Rating Value			
Summary by Rating Value			
Summary by Rating Value			
Rating	Acres in AOI	Percent of AOI	
Not limited	86.6	97.5%	
Very limited	2.2	2.5%	
Totals for Area of Interest	88.8	100.0%	

**Excellent Soil Map for Home Sites.
Green = Good**

Soil Map (Farmland)



Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)

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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	2.2	2.5%
NkC	Nankin sandy loam, 5 to 8 percent slopes	All areas are prime farmland	8.0	9.0%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	54.9	61.9%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	23.6	26.6%
Totals for Area of Interest			88.8	100.0%

**85+ Acres Considered Farmland Soils by the
USDA WEB SOIL SURVEY.**

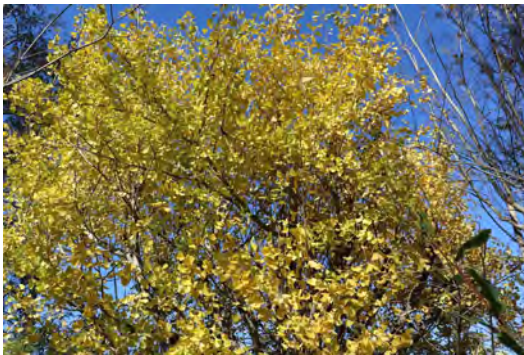
Pictures


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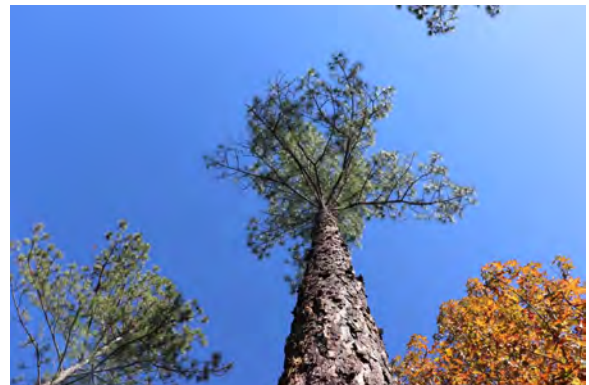
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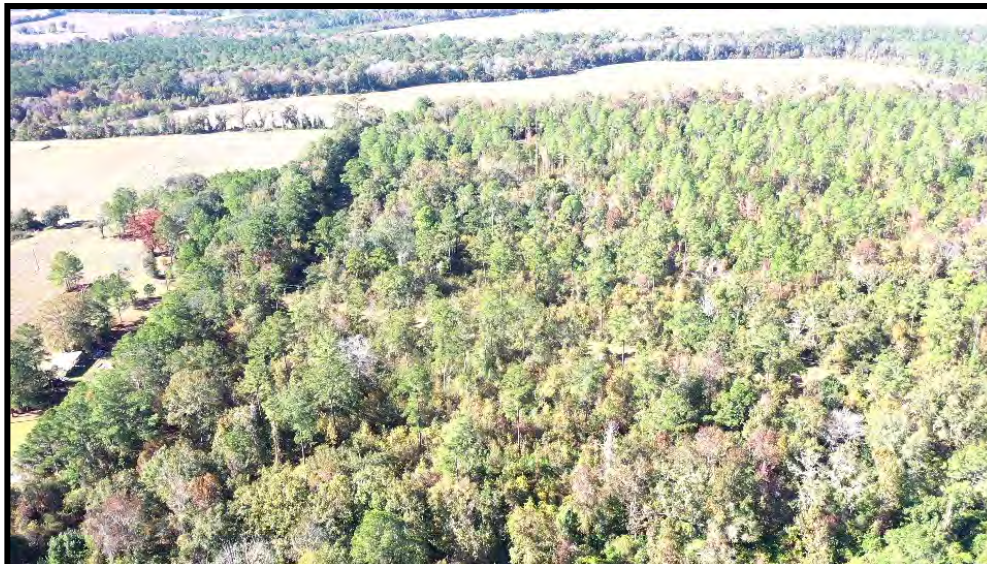


Drone Pics


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Top Photo Facing North
Photo Below is Facing West
Photos Taken November 2019



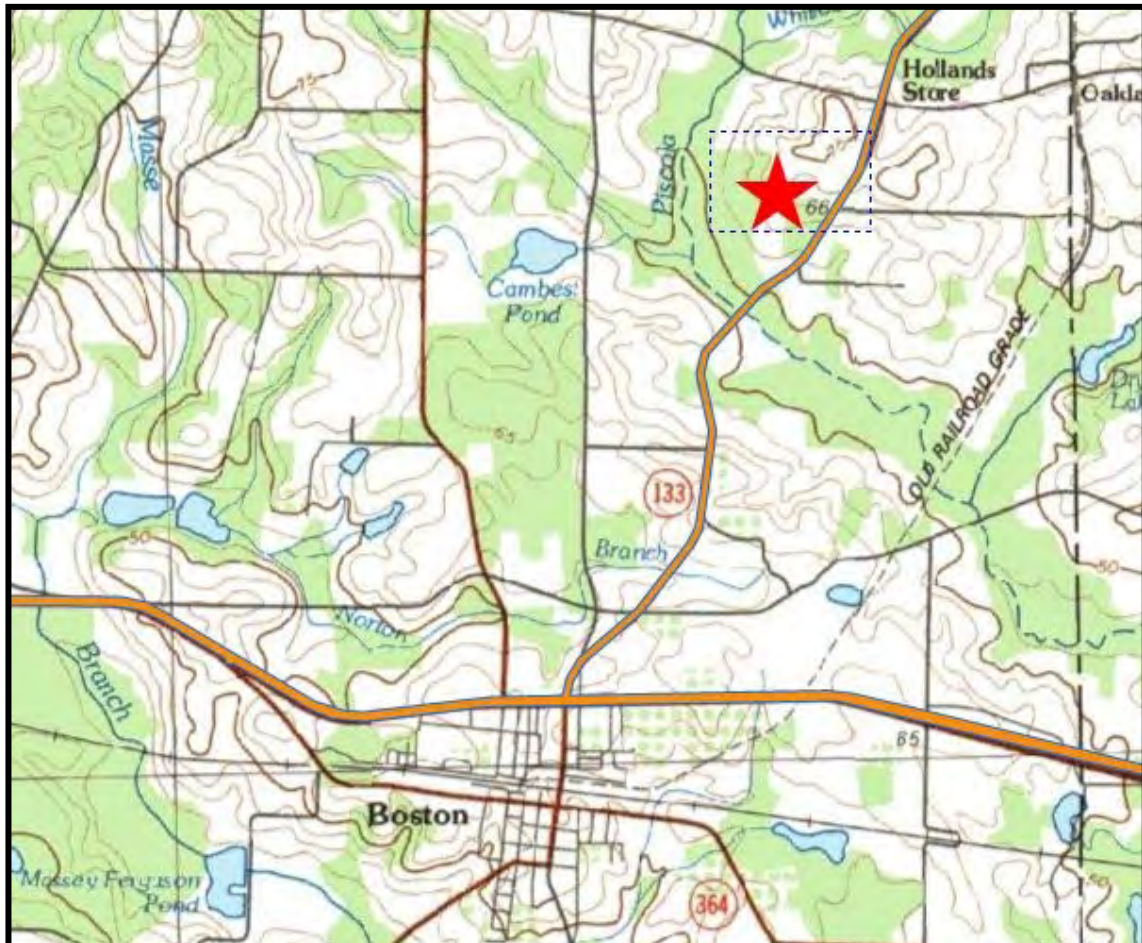
Wildlife


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Locator Map

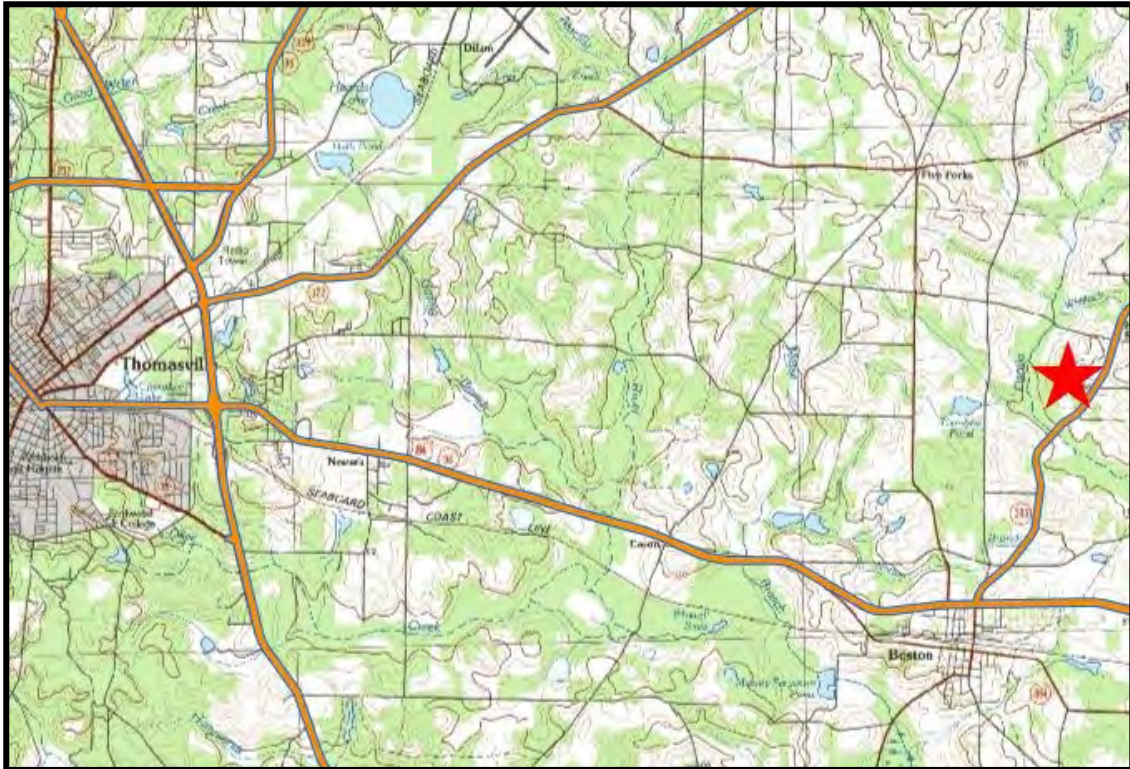

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3 Miles North of Boston , GA

Locator Map


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13+/- Miles East of Thomasville , GA