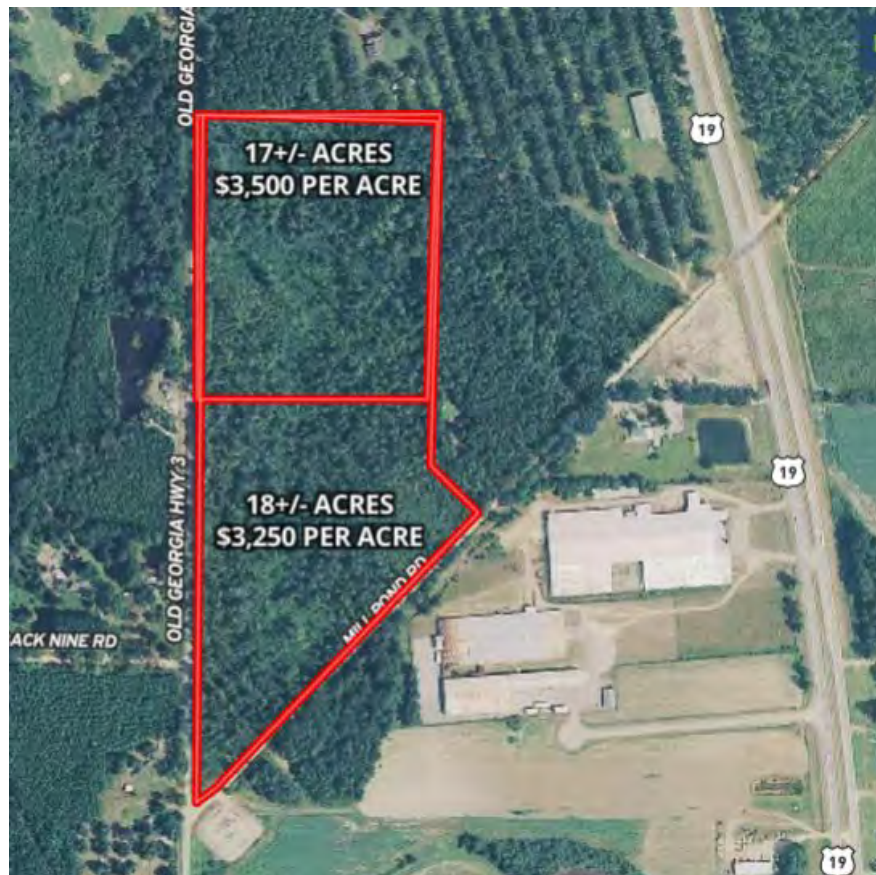




Property Information Packet

35+/- Wooded Acres
GA HWY 3 / MILLPOND RD.
Pelham, Mitchell County, GA Mixed
Hardwood and Pine Wildlife,
Creek, Excellent Soil
17 AC for \$59,500/18 AC for \$58,500

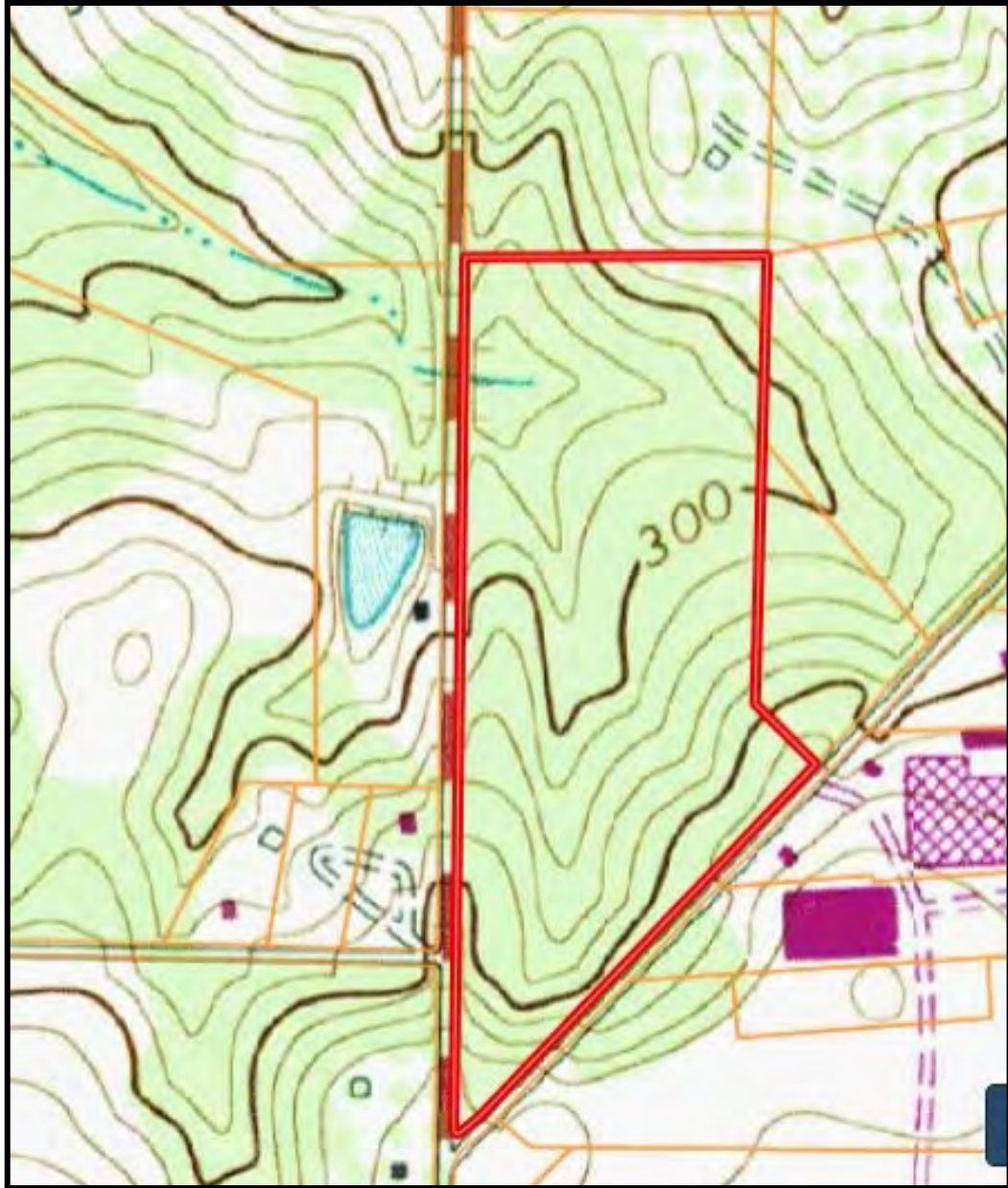
Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



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

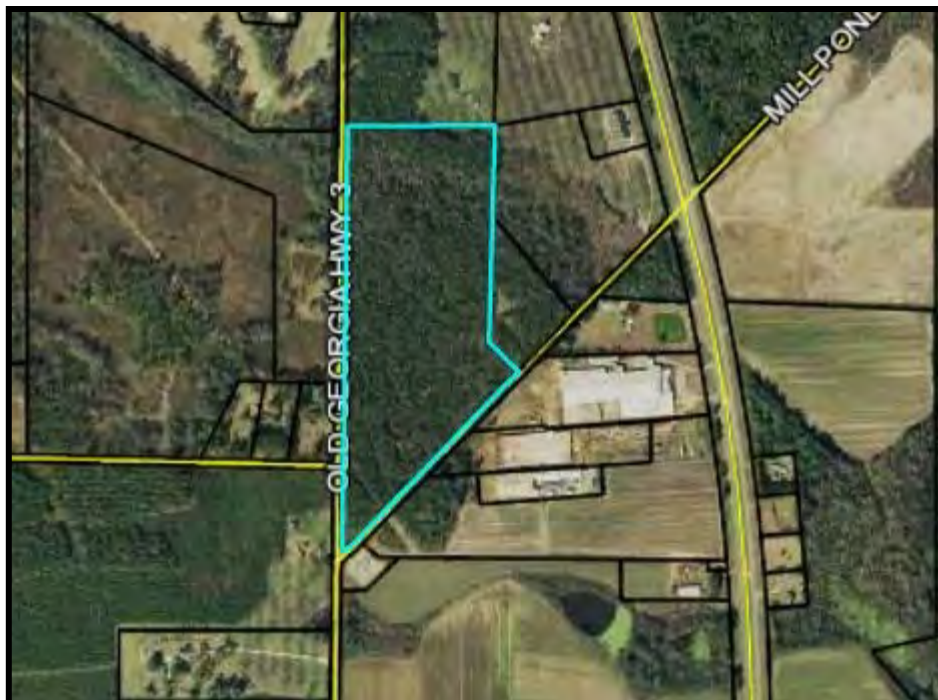
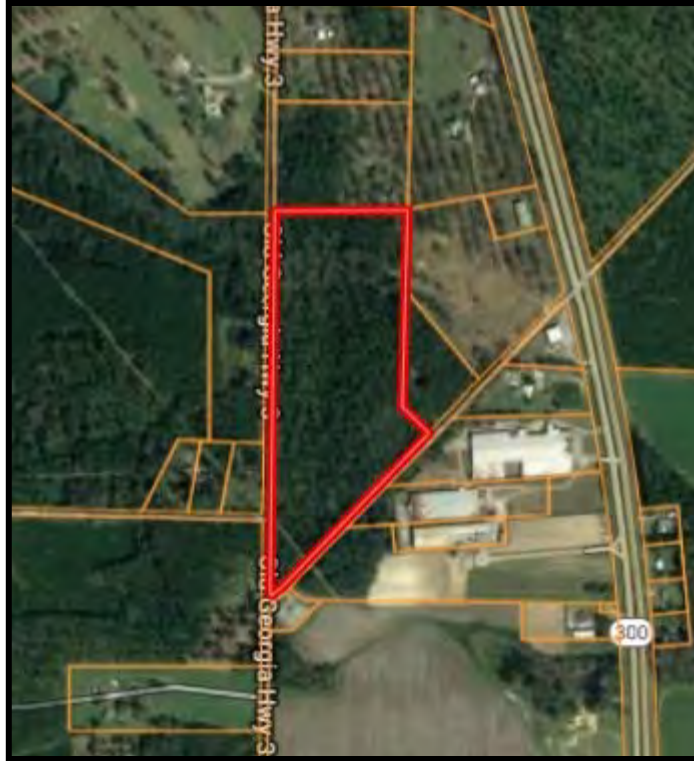
Topo Map


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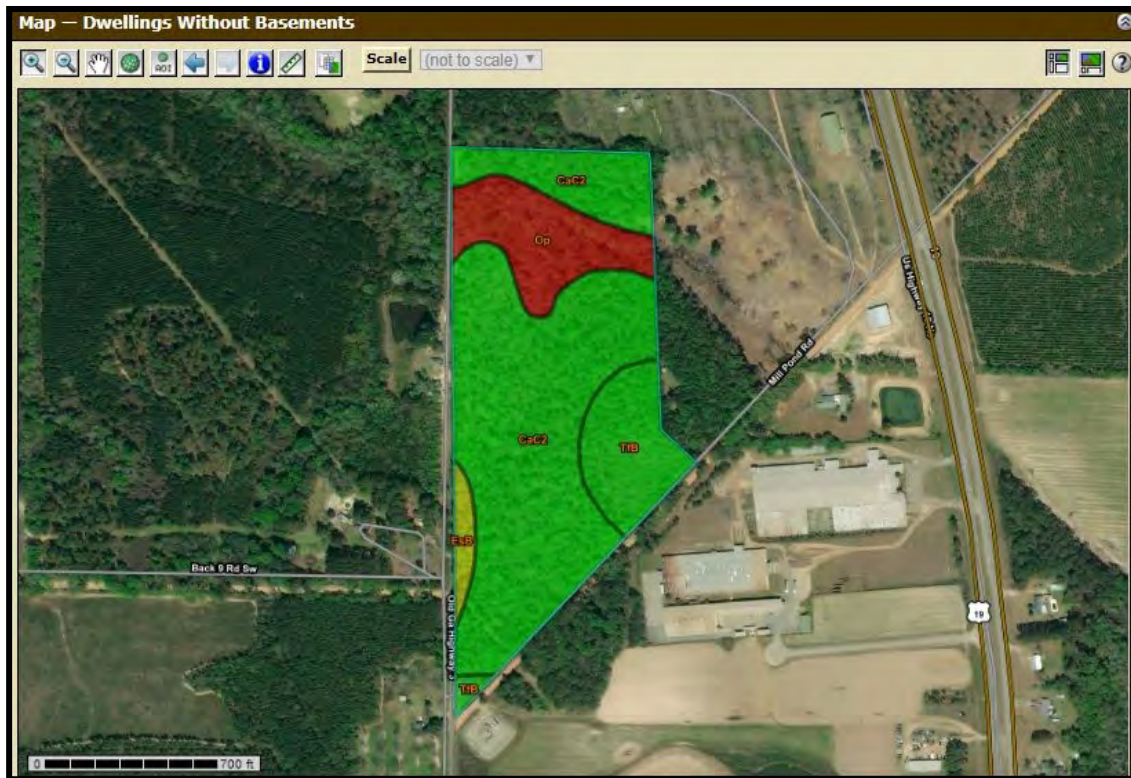


Aerial Map


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Soil Map



Tables — Dwellings Without Basements — Summary By Map Unit						
Summary by Map Unit — Baker and Mitchell Counties, Georgia (GA603)						
Summary by Map Unit — Baker and Mitchell Counties, Georgia (GA603)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Carnegie (80%)		24.6	68.2%
EsB	Esto-Susquehanna sandy loams, 2 to 5 percent slopes	Somewhat limited	Esto (60%)	Shrink-swell (0.50)	1.0	2.7%
Op	Osier-Pelham complex, 0 to 2 percent slopes, occasionally flooded	Very limited	Osier (45%)	Flooding (1.00)	5.6	15.4%
			Pelham (25%)	Depth to saturated zone (1.00)		
			Bibb (10%)	Depth to saturated zone (1.00)		
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)	Flooding (1.00)	4.9	13.7%
Totals for Area of Interest					36.1	100.0%

GREEN INDICATES YOUR BEST SOIL
RED INDICATES YOUR WETTER SOILS
Property Line Not Exact.

SURVEY


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Details



MLS #: A916161A (Active) List Price: \$58,500 (23 Hits)

000 Millpond Road/GA Hwy 3 (18+/- acres) Pelham, GA 31779

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Vacant Apx Total Acreage: 18 Price/Acre: 3250 Terrain: Gentle, Level, Rolling	
		Lot #: Main Area: Mitchell County Subdivision: No Recorded Subdivision County: Mitchell County Zoning:	
WARNING: Does not apply.			
Lot Dimensions:			
Deed Book/Page:		Plat Book/Page:	HOA: No
City Taxes:		County Taxes:	Assoc Fee:
Improvements: None		Assoc Fee Pd:	
Allotments:		Tax Year:	
Character: Can Be Subdivided, Timber, Wooded, Other-See Remarks			
Road Access: Dirt, Paved, Public		Utilities:	
Frontage: Road			
Directions: Highway 19 North to Pelham left on Millpond Rd Property at the corner of GA 3 Millpond Rd.			
Public Remarks: Good looking home site tract with 18 Acres.... good roll, big mature pine, excellent soils map. GA 3 paved road frontage and Millpond Road Red Clay Road frontage. Super private home sites in these woods. Not restricted. Deer and Turkey in the area. Firebreaks on property for easy viewing. Additional land available up to 35 acres total. Seller dividing. Survey will need to be updated. Northern parcel of 17+/- Acres also available for \$59,500 per acre. Property suitable for multiple homes. Your really have to get out on the property and walk the firebreaks. See drone video. This is good looking land. Soil maps don't lie! Just north of Pelham and super convenient to Hwy 19 for getting back to Thomasville or heading up to Camilla or Albany.			

MLS #: A916162A (Active) List Price: \$59,500 (19 Hits)

000 GA Hwy 3 (17+/- acres) Pelham, GA 31779

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Vacant Apx Total Acreage: 17 Price/Acre: 3500 Terrain: Gentle, Level, Rolling	
		Lot #: Main Area: Mitchell County Subdivision: No Recorded Subdivision County: Mitchell County Zoning:	
WARNING: Does not apply.			
Lot Dimensions:			
Deed Book/Page:		Plat Book/Page:	HOA: No
City Taxes:		County Taxes:	Assoc Fee:
Improvements: None		Assoc Fee Pd:	
Allotments:		Tax Year:	
Character: Can Be Subdivided, Pond Site, Timber, Wooded, Other-See Remarks			
Road Access: Paved, Public		Utilities:	
Frontage: Creek, Road			
Directions: Highway 19 North to Pelham left on Millpond Rd Property at the corner of GA 3 Millpond Rd.			
Public Remarks: Good looking home site tract with 17 Acres.... Northern most tract good roll, big mature pine, excellent soils map. GA 3 paved road frontage. Super private home sites in these woods. Not restricted. Deer and Turkey in the area. Firebreaks on property for easy viewing. Additional land available up to 35 acres total. Seller dividing. Survey will need to be updated. Southern parcel of 18+/- Acres also available for \$58,500 per acre. Property suitable for multiple homes. Your really have to get out on the property and walk the firebreaks. See drone video. This is good looking land. Soil maps don't lie! Just north of Pelham and super convenient to Hwy 19 for getting back to Thomasville or heading up to Camilla or Albany. SUPER POND SITE ON THIS TRACT!!			

Drone Pics



Photo Above is Facing North
Photo Below is Middle of property facing North



Pictures



Pictures


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Locator Map


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