Crocker Realty

Development property for sale
82 Acres - Zoned RM 11 County's densest land use
List Price \$1,250,000.00
Water, Sewer, Electric available to this site
Engineering available to review for 169 lots



LINKS:

https://www.youtube.com/watch?v=Nu1qxSQbQ8M

https://www.landsofamerica.com/property/Old-Cassidy-Road-Thomasville-Georgia-31792/9366864/

CLICK HERE FOR YOUTUBE VIDEO

Daniel E. Crocker
GRI, MPA
GA/FL Licensed Real Estate Broker
Accredited Land Consultant
(229) 403-6297
Office Location:
1207 E. Jackson Street,

Thomasville, GA 31792 **Office:** (229) 228-0552



MLS #: A916575A (Active) List Price: \$1,250,000

0000 Old Cassidy Road (82 Acres) Thomasville, GA 31792



Present Use: Grove, Pasture,

Vacant

Apx Total Acreage: 82

Price/Acre:

Terrain: Gentle, Level, Rolling

Lot #:

Main Area: Thomas County Subdivision: No Recorded

Subdivision

County: Thomas

Zoning:

WARNING:

Lot Dimensions:

Deed Book/Page: Plat Book/Page:

HOA: No

Assoc Fee:

Assoc Fee Pd:

Tax Year:

Utilities: Water Available, Private Well, Septic Tank, Sewer

Improvements: Buildings, Other-See Remarks

Allotments:

City Taxes:

Character: Pasture, Pond, Timber, Wooded, Other-See Remarks

Road Access: Paved, Public

Frontage: Road Available, Other

Directions: Take By Pass To North on GA 3. Take a right on Old Cassidy Road. Property will be about a mile down on the left. sign

County Taxes:

forthcoming. See maps.

Public Remarks: How about a 82 Acre Residential Development Tract that looks more like a small plantation. That's what we have. 82 Acre of RM-11 (Highest Density County Zoning) amongst Rolling Red Hills, Towering Pines, Spring Fed Ponds, and Producing Pecans. See the attached Soil Map....this is good land/Soil.... and city services are in place or in the works to have city water and sewer. City water tap paid for and in place. Some engineering has been done. Zoning in place....this is a very big deal. You can visibly see all this property and you can put boots on the ground and conceptualize where everything will go. You can't do that with most tracts. A truck or mule can drive you all over this property no problem. There are two tenant homes on property that are rented. Be respectful. Consult with City about letter of availability and check with County planning and zoning about past plat approvals. 670'+ of road frontage on old Cassidy Road. Hardly any wasted land on this tract.

REALTOR Remarks: We might can get creative with getting this property sold. Seller might consider taking back lots.

PROPERTY INFORMATION

This property may be a good candidate for a Manufactured Home Subdivision

Listing Office: Crocker Realty (#:7)

Main: (229) 228-0552 Fax: (229) 226-6532 Listing Agent: Daniel Crocker (#:2)

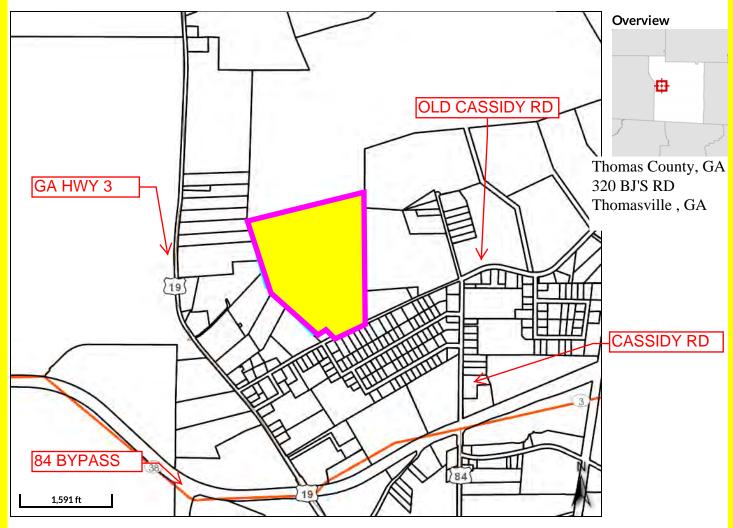
Contact #: (229) 403-6297 Agent Email: <u>crocker@rose.net</u>

Information Herein Deemed Reliable but Not Guaranteed MLS #: A916575A



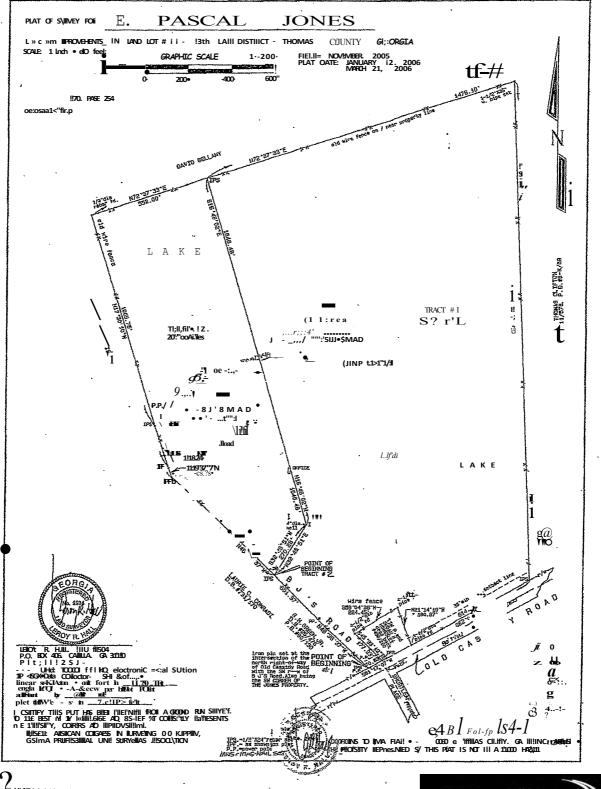
CROCKER REALTY

DEVELOPMENT PROPERTY FOR SALE

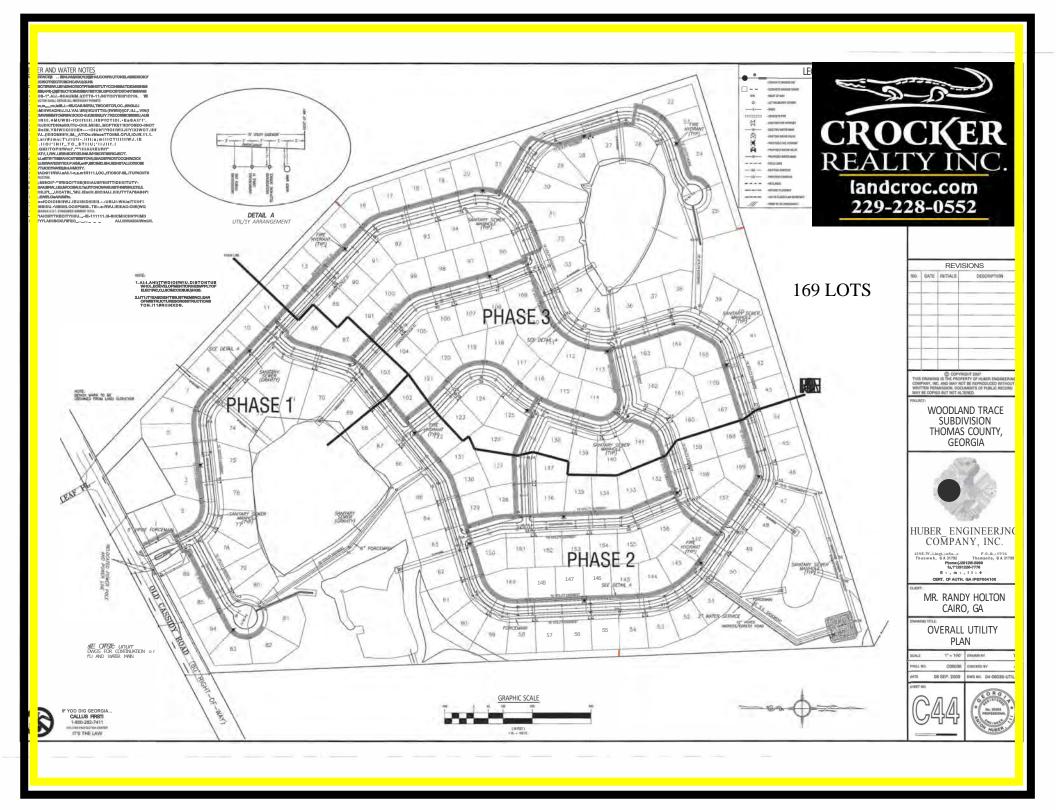


PROPERTY JUST NORTH OF CITY LIMITS THOMASVILLE GEORGIA









List Price: \$1,250,000

Address: Old Cassidy Road (82 Acres) -320 BJ'S Rd Thomas County - Thomas ville - GA - 82 acres Public Remarks: How about a 82 Acre Residential Development Tract that looks more like a small plantation. That's what we have. 82 Acre of RM-11 (Highest Density County Zoning) amongst Rolling Red Hills, Towering Pines, Spring Fed Ponds, and Producing Pecans. See the attached Soil Map.....this is good land/Soil.... and city services are in place or in the works to have city water and sewer. City water tap paid for and in place. Some engineering has been done. Zoning in place....this is a very big deal. There are two tenant homes on property that are rented. Consult with City about letter of availability and check with County planning and zoning about past plat approvals. 670'+ of road frontage on old Cassidy Road. Hardly any wasted land on this tract.





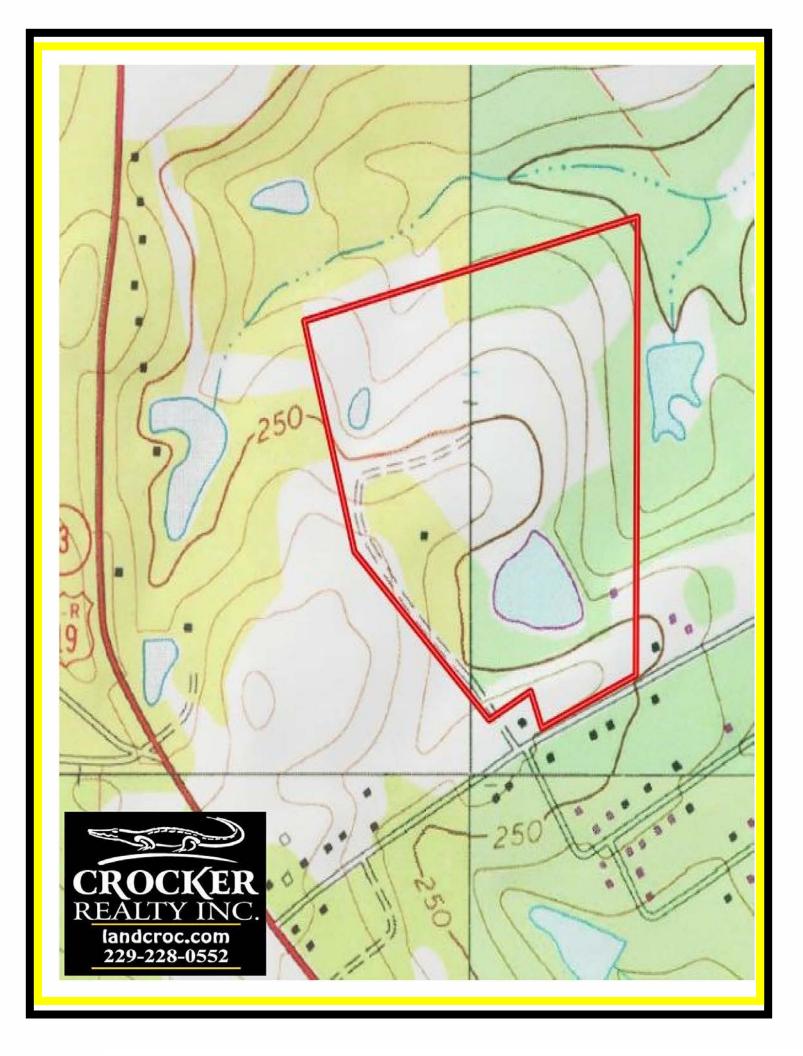


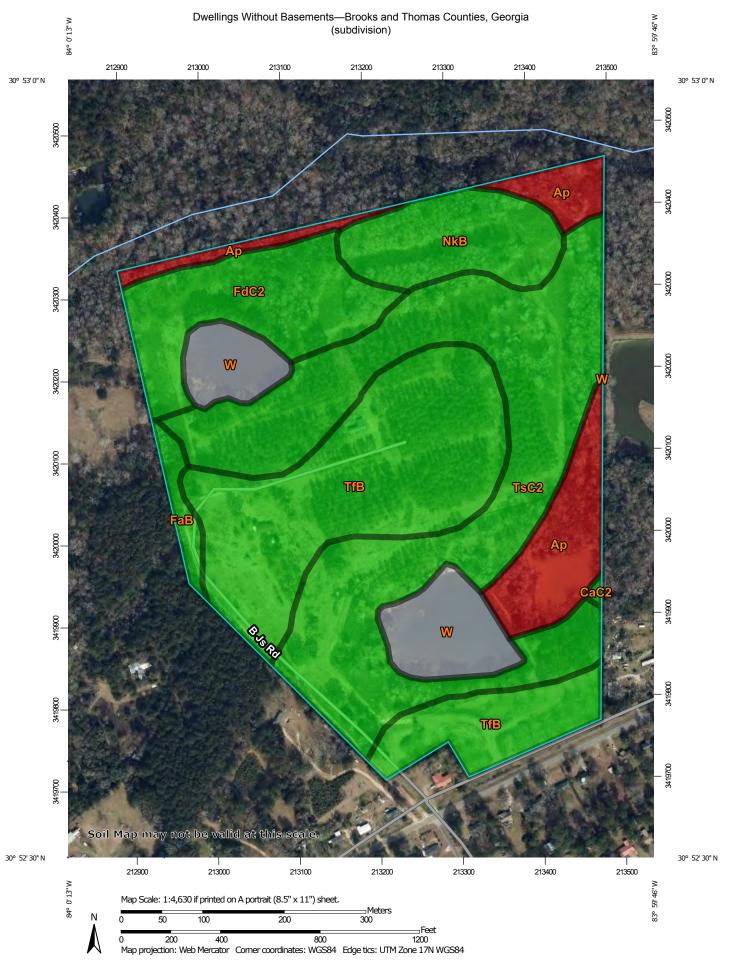


DAN CROCKER
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office: 229-228-0552









Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ар	Alapaha loamy	Very limited	Alapaha (80%)	Flooding (1.00)	7.9	9.5%
	sand, 0 to 2 percent slopes, occasionally flooded			Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Carnegie (80%)		0.1	0.1%
FaB	Faceville loamy sand, 2 to 5 percent slopes	Not limited	Faceville (100%)		1.2	1.5%
FdC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Faceville (73%)		8.9	10.7%
NkB	Nankin sandy loam, 2 to 5 percent slopes	Not limited	Nankin (100%)		6.4	7.7%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		22.7	27.3%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	Not limited	Tifton, eroded (85%)		29.4	35.4%
W	Water	Not rated	Water (100%)		6.5	7.8%
Totals for Area	of Interest	83.1	100.0%			

Rating	Acres in AOI	Percent of AOI				
Not limited	68.7	82.7%				
Very limited	7.9	9.5%				