



COMMERCIAL REAL ESTATE

LAND FOR SALE



Maxwell Creek Farms

1000 Sherman Road
Grady County, GA 39897

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

MAXWELL CREEK FARMS

1000 SHERMAN ROAD, GRADY COUNTY, GA 39897



OFFERING SUMMARY

Sale Price:	\$600,000
Price / Acre:	\$4,918
Lot Size:	122 Acres
Zoning:	AG
APN:	002 7006 3001 0027 0063

PROPERTY OVERVIEW

A perfect recreational tract or homestead for the whole family to enjoy. Located off HWY 111 in Grady County, GA. Just 30 minutes from Tallahassee and 10 minutes from Cairo, GA. This property has something for everyone including hunting, fishing, pastures for horses and cattle, several barns and a 2,880 sq. ft. house.

PROPERTY HIGHLIGHTS

- 122 Acres
- 2,880 SF House
- 4 Stall Horse Barn
- Shooting Range
- Pond
- Planted Pecan Orchard With Irrigation
- Hay Fields
- 2 Wells
- Fenced & Cross Fenced

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ADDITIONAL PHOTOS

MAXWELL CREEK FARMS

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PARCEL MAP

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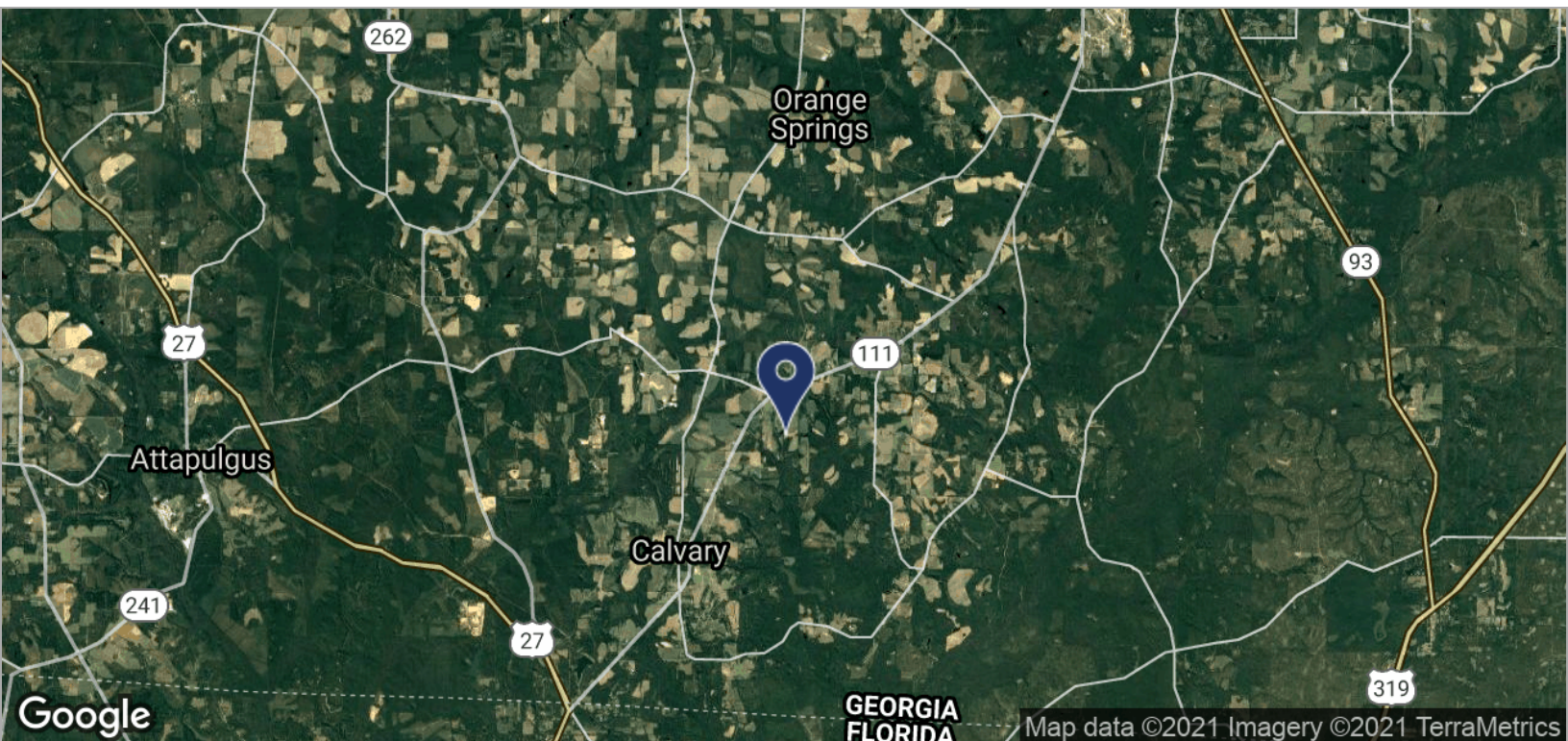
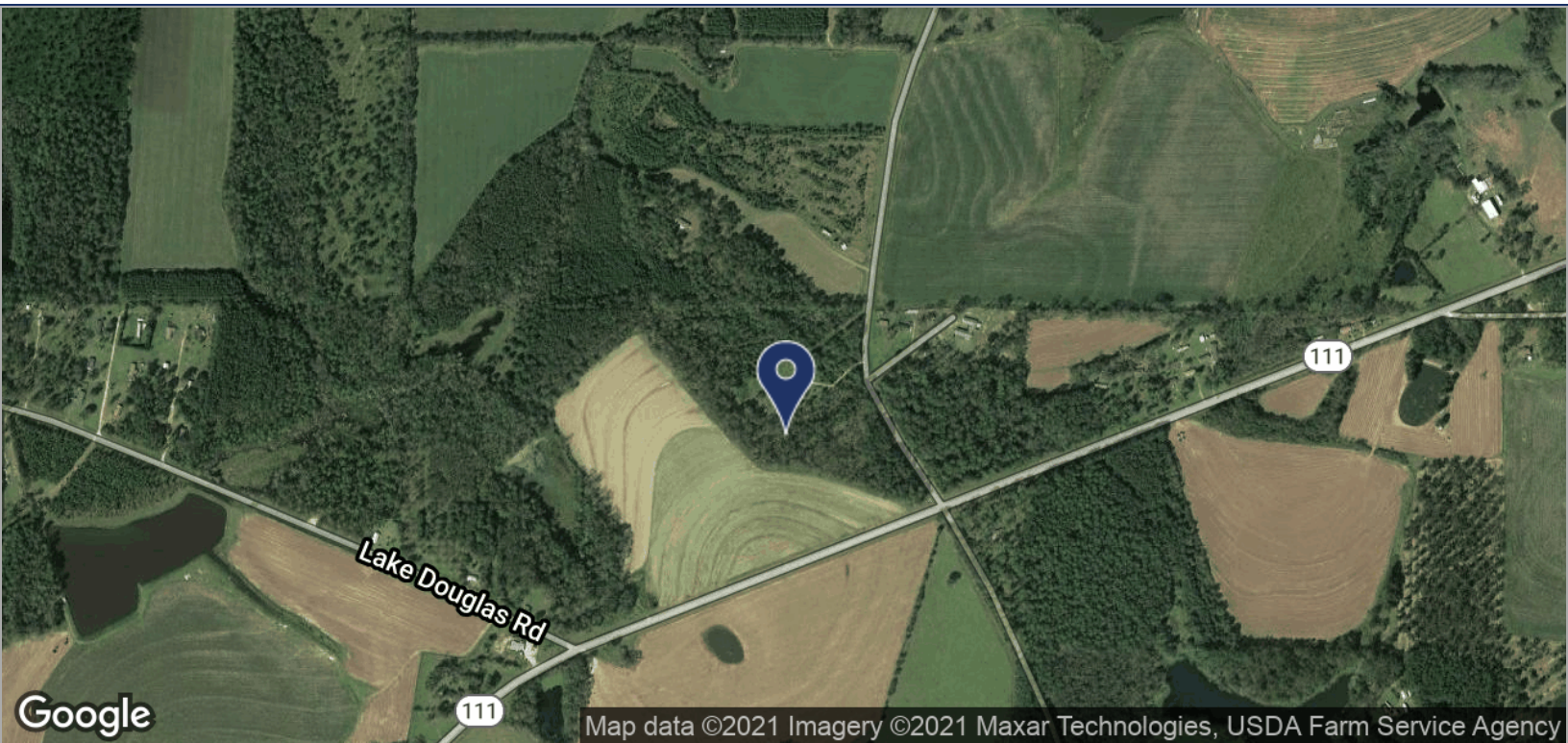




LOCATION MAPS

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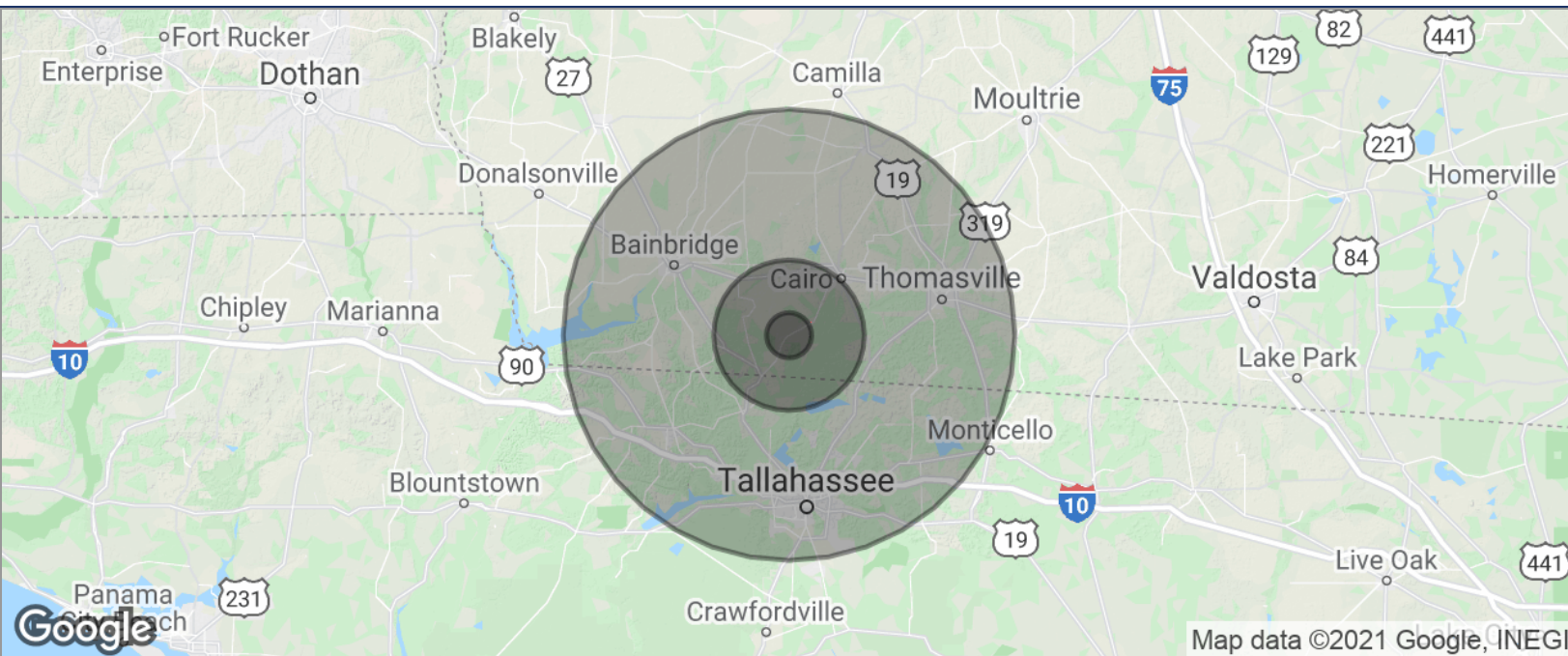




DEMOGRAPHICS MAP

MAXWELL CREEK FARMS

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POPULATION	3 MILES	10 MILES	30 MILES
TOTAL POPULATION	430	15,663	453,294
MEDIAN AGE	48.8	39.1	34.3
MEDIAN AGE (MALE)	44.7	37.2	33.4
MEDIAN AGE (FEMALE)	49.9	40.2	35.1
HOUSEHOLDS & INCOME	3 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	172	5,961	180,132
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$47,318	\$52,768	\$58,189
AVERAGE HOUSE VALUE	\$183,543	\$180,888	\$220,099

* Demographic data derived from 2010 US Census

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