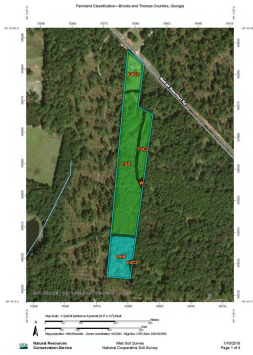


MLS #: A917268A (Active) List Price: \$78,000

3524 Metcalf Beachton Rd Metcalf, GA 31792



**Present Use:**  
**Apx Total Acreage:** 9  
**Price/Acre:**  
**Terrain:**

**Lot #:**  
**Main Area:** Metcalfe  
**Subdivision:** No Recorded  
Subdivision  
**County:** Thomas  
**Zoning:**

**WARNING:**

**Lot Dimensions:**

**Deed Book/Page:** 1153/249

**Plat Book/Page:**

**HOA:** No

**Assoc Fee:**

**Assoc Fee Pd:**

**City Taxes:**

**County Taxes:**

**Tax Year:**

**Improvements:**

**Allotments:**

**Character:**

**Road Access:** Paved

**Utilities:** Private Well, Septic Tank

**Frontage:**

**Directions:** From Thomasville got to town of Metcalf, turn right on Metcalf Beachton Rd, go approx 3 miles property on left

**Public Remarks:** 9 acres of land with older mobile home -

**REALTOR Remarks:** 9 Acres of land with a mobile home / deed work needed 1 acre and mobile home for sale is actually on 3582 Beachton Metcalf Rd - this is a land sale the mobile home is older and in need of repair, mobile home currently rented - to see inside home appointment needed - see attached property info sheets

**Office Notes:**

**Owner's Name:**

**Owner's Phone:**

**Owner's Business Phone:**

**Owner's Email Address:**

**Owner's Address:**

**Owner's City:**

**Owner's State:**

**Owner's Zip:**

**To Show:** Call Listing Office

**Terms Financing:**

**Closing Information:** Possession At Closing

**CoopFlat\$:** NA

**CoopComm:** 3

**DualRate:**

**Var Rate:**

**Occupied:** Yes

**Agent Owned:** No

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**List Dt:** 4/25/2021

**Expr Dt:** 10/27/2021

**CntctDate:** 4/25/2021

**Marketing Date:** 4/25/2021

**Original List Price:** \$78,000

**Days on Market:** 1

**Listing Office:** Crocker Realty (#:7)

**Main:** (229) 228-0552

**Fax:** (229) 226-6532

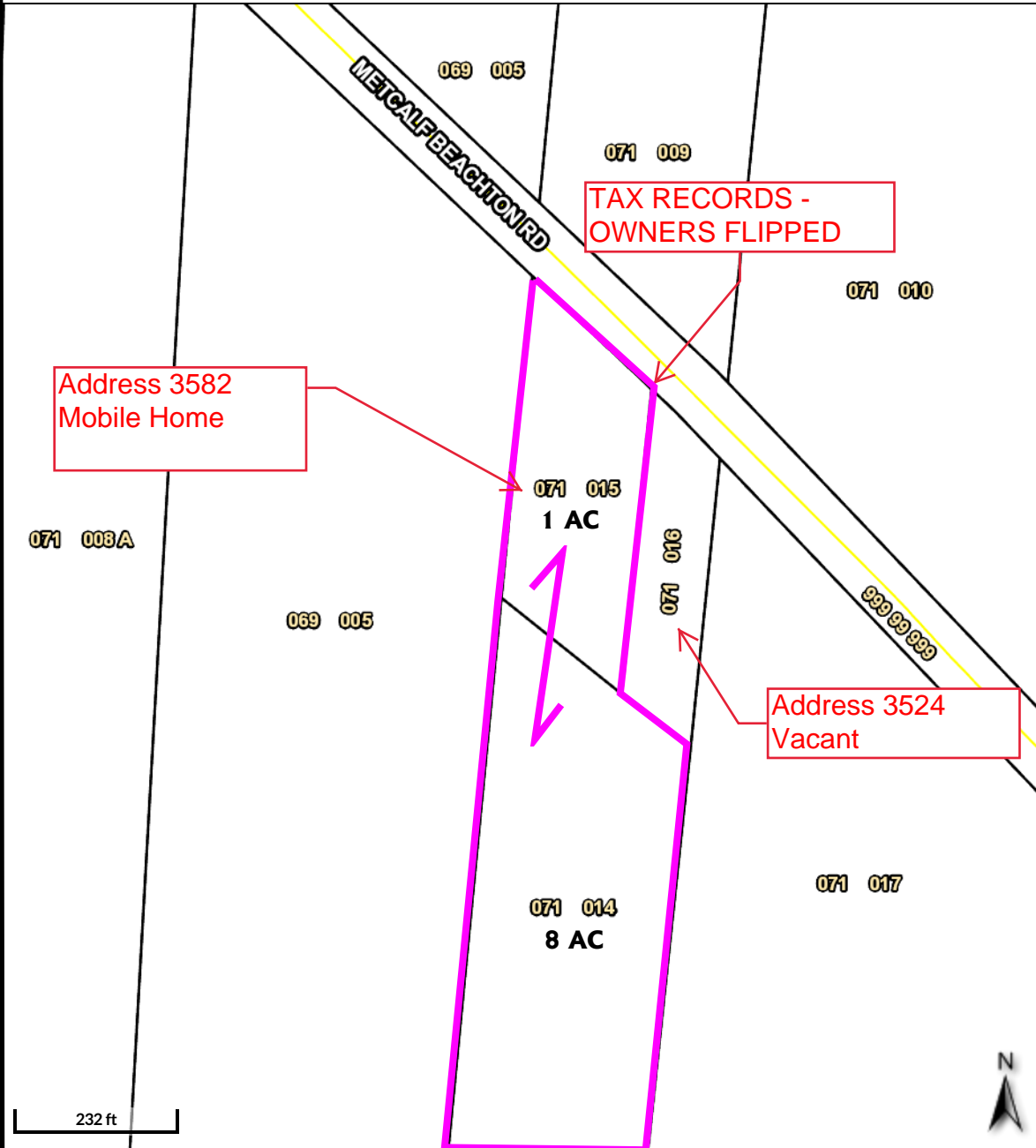
**Listing Agent:** Curtis Crocker (#:1)

**Contact #:** (229) 224-1391

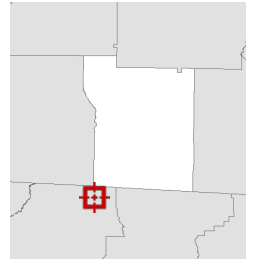
**Agent Email:** [curtisc@rose.net](mailto:curtisc@rose.net)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: A917268A



Overview



Legend

- Parcels
- Roads

**CROCKER**  
REALTY INC.  
landcroc.com  
229-228-0552



# BEACHTON RD

PROPERTY

Metcalf Beatchon Rd

Google Earth

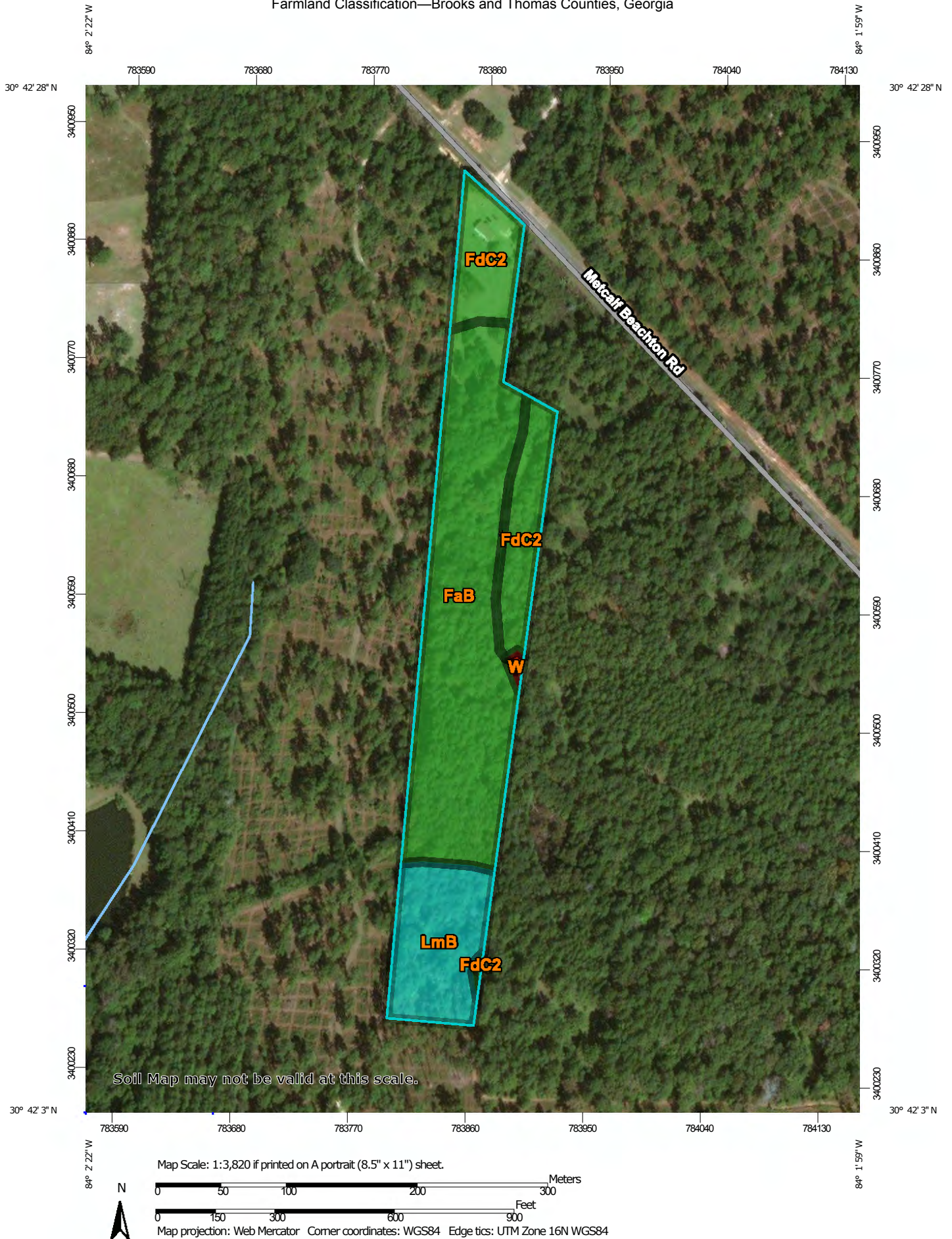
© 2018 Google

900 ft





# Farmland Classification—Brooks and Thomas Counties, Georgia



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaB	Faceville loamy sand, 2 to 5 percent slopes	All areas are prime farmland	6.4	58.5%
FdC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	All areas are prime farmland	2.4	22.4%
LmB	Lucy loamy sand, 0 to 5 percent slopes	Farmland of statewide importance	2.0	18.6%
W	Water	Not prime farmland	0.1	0.5%
<b>Totals for Area of Interest</b>			<b>10.9</b>	<b>100.0%</b>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



3524

Metcalf Beachton Rd

Legend

Feature 1



Google Earth

© 2021 Google

5.07 ft

