

MLS #: A919262A (Active) List Price: \$40,000

0000 Gilmer Circle (4+/- Acres) Boston, GA 31626



Present Use: Timber, Unimproved,
Other
Apx Total Acreage: 4
Price/Acre:
Terrain: Level

Lot #:
Main Area: Boston
Subdivision: No Recorded Subdivision
County: Brooks County
Zoning:

WARNING: Does not apply.

Lot Dimensions:

Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd:

City Taxes: County Taxes: Tax Year:

Improvements: Cleared, Other-See Remarks

Allotments:

Character: Can Be Subdivided, Crop Land, Pond, Pond Site, Timber, Wooded

Road Access: Utilities:

Frontage:

Directions: From Thomasville Go out Hwy 122 towards Pavo. Turn Right on Ozell Road. Continue out Ozell Road, Cross over into Brooks County, Gilmer Circle will be on your left as your cross the county line. Circle around Gilmer Circle and property will be 2/3 the way around on your right.

Public Remarks: 4 Acre Building Lot in Brooks County GA near the Thomas County Line. Good Tifton Soils some Field Areas suitable for planting or home sites. 1,000' +/- of Road Frontage. Deer Sign observed on property. Towering, Mature Cypress Forest.... Great little Wood duck hole. Several Mature Pecan Trees on Property. Nice Area just off Dry Lake/Ozell Road. Very little traffic on this road. Country living at its best. Convenient to Barwick, Boston, Thomasville and Quitman. Check with Brooks County Planning and Zoning ...per their requirements, this property could be split. Confirm home site with septic tank approval Soil Scientist. You should have at least two home sites on this property. Offered at \$40,000.00

REALTOR Remarks: No Current Survey on property but the area is marked on an older survey.

Owner's Name: Gilmer

Owner's Phone: Owner's Business Phone: Owner's Email Address:

Owner's Address: Owner's City: Owner's State: Owner's Zip:

Sign On Property: No To Show: Call Listing Office

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0 CoopComm: 3 DualRate: Var Rate:

Occupied: No Agent Owned: No

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

CntctDate:

Marketing Date: 9/22/2022 Original List Price: \$40,000 Days on Market: 183

Contingent Expiration Date:





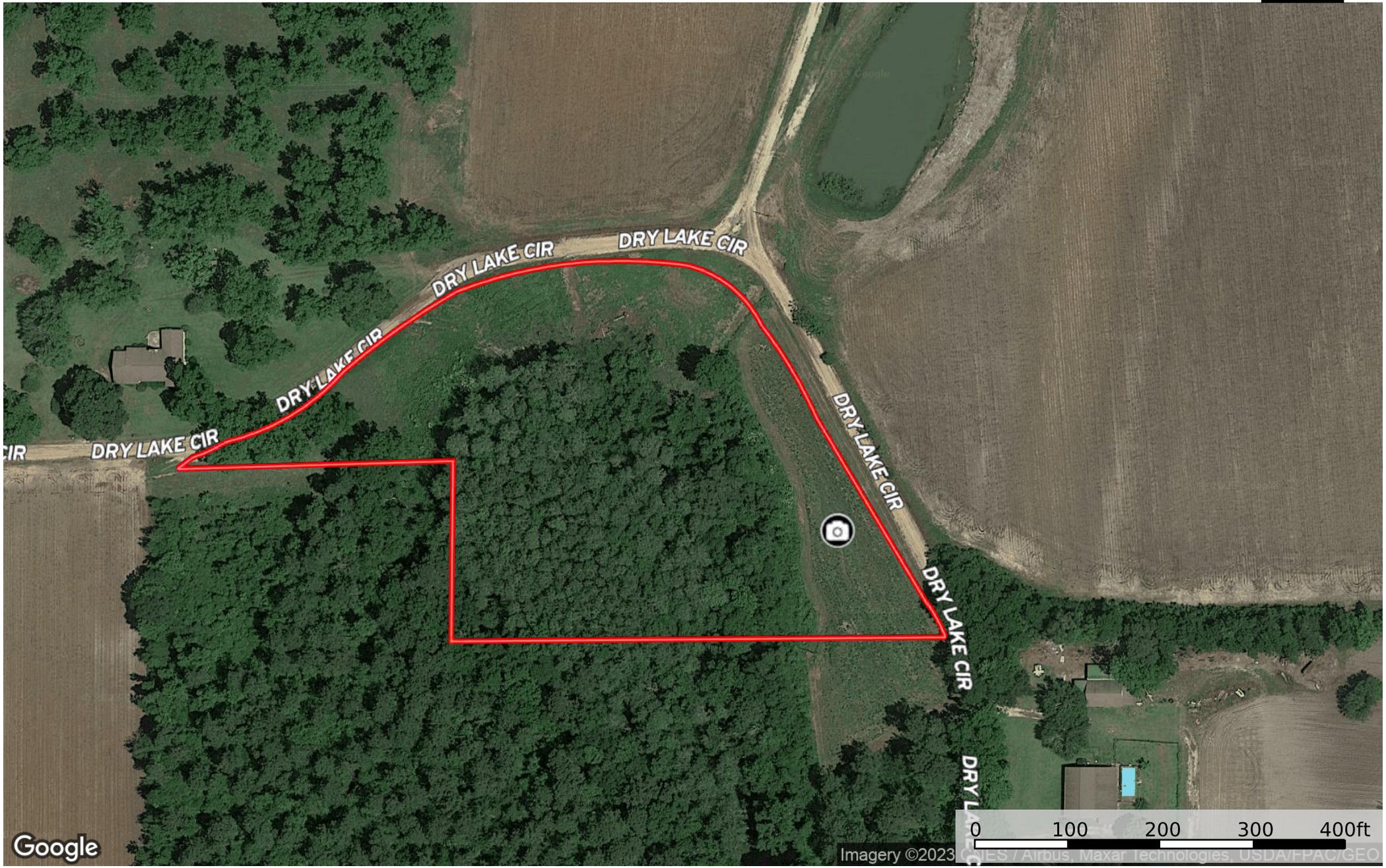
Listing Office: Crocker Realty (#:7)
Main: (229) 228-0552
Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)
Contact #: (229) 403-6297
Agent Email: landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

Gilmer Circle 4 Acres

Georgia, 4 AC +/-



- Photo Point
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included