

GADWALL FARMS
CUSTOM HOME AND 428+/- ACRES
HADLEY FERRY ROAD, GRADY CTY. GA
OFFERED @ \$4.7 MILLION

2,814+/- Sq Ft Home * Plantation Area * Dove Field * Garage/Apartment
Tallahassee/Thomasville Convenience * Reclaimed Wood Interior
4+/- Acre Plant and Flood Duck Pond * Two Deep Wells * Kennel
Ochlocknee River Frontage * Tired Creek Frontage

******Shown by Appointment Only******



Daniel E. Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
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O: (229) 228-0552
EMAIL: landcrocdan@gmail.com





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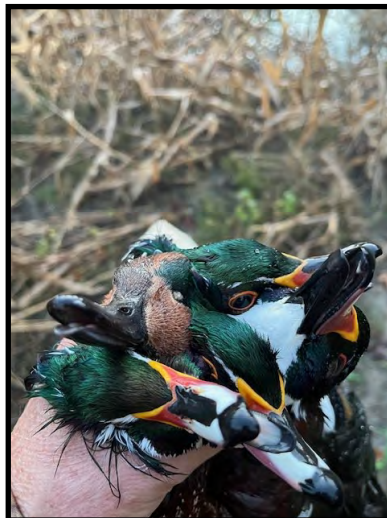
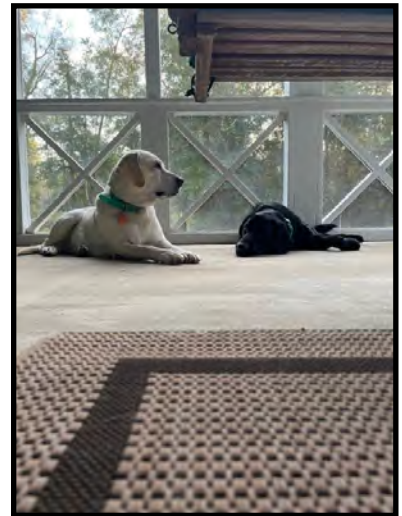
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MLS #: S925433A (Active) List Price: \$4,700,000 (33 Hits)**4761 Hadley Ferry Road (428+/- Acres) Cairo, GA 39828**

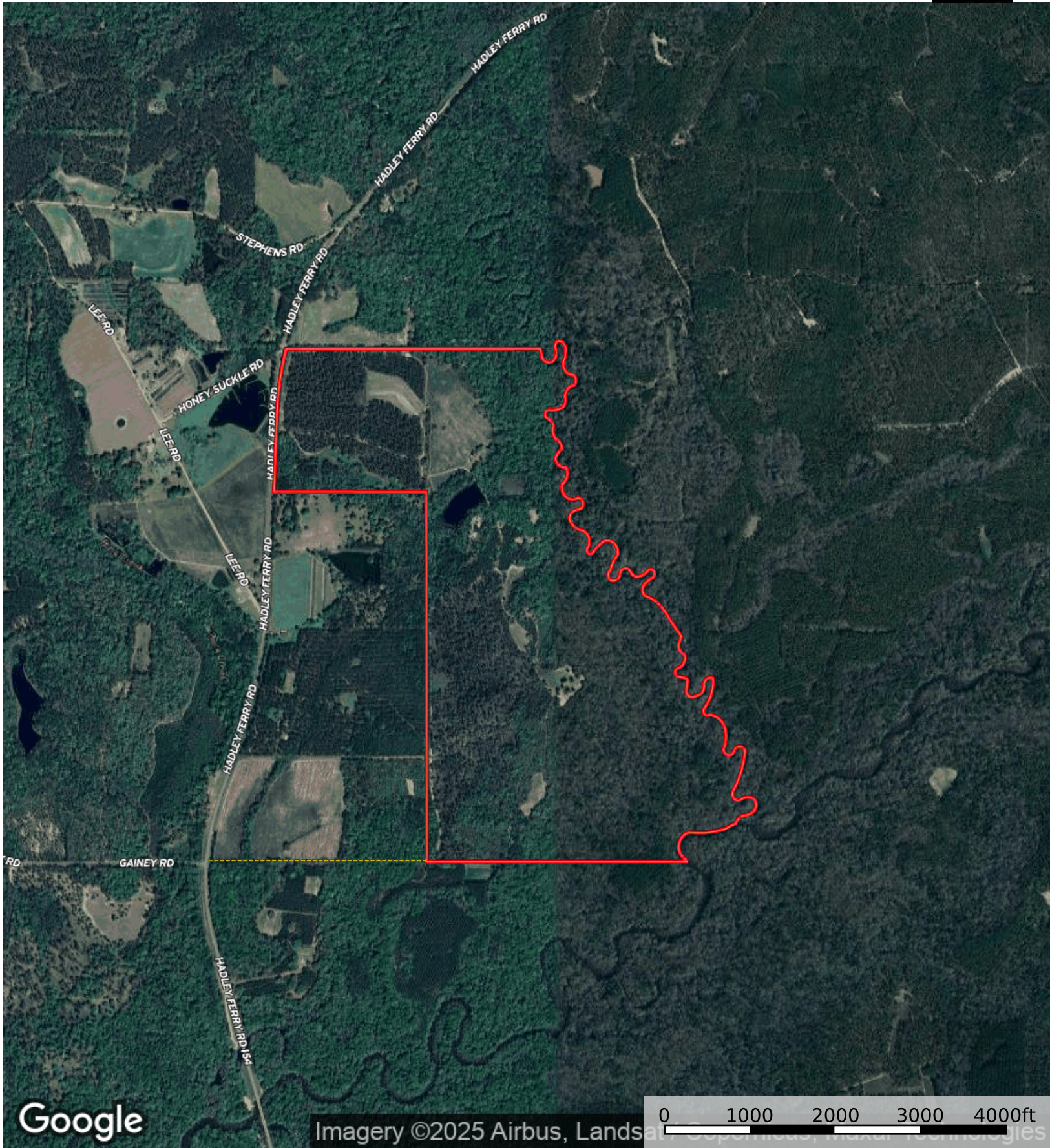
Style: Traditional, Cottage
Stories/Levels: Two
Bedrooms: 3
Full Baths: 3
Half Baths:
Apx SqFt: 2,814
Apx Heated/CooledSqFt: 1,959
Apx Under Roof SqFt: 2,814
Source SqFt: Tax Record

Unit #:
Main Area: Grady County
Subdivision: No Recorded Subdivision
County: Grady County
Zoning:
Handicap Accessible:
Apx Roof Age:
Apx Year Built: 2006

Lot Dimensions: **Apx Total Acreage:** 428**Deed Book/Page:** **Restrictive Covenants:** **Insurance:** \$0.00**HOA:** No **Assoc Fee:** **Assoc Fee Pd:** **HOA Initiation Fee:** \$0.00**City Taxes:** 0.00 **County Taxes:** 7646.56 **Tax Year:** 2024**Elec Co:** **Wtr Co:** **Cbl Prov:****Utilities:** Private Well, Septic Tank, Well**Mechanical Features:** Ceiling Fan(s), Central Heat/Air, Fireplace(s), Other-See Remarks**Energy Saving Features:** Ceiling Fan(s), Tankless Water Heater-Gas**Appliances:** Cooktop, Dishwasher, Microwave, Oven, Range**Interior Features:** Fireplace, Recessed Lighting**General Features:** Space for Expansion, Underground Utilities, Other-See Remarks**Special Rooms:** Attic, Family Room/Den, Living/Dining Room Combo, Mud Room, Other-See Remarks**Bedroom Features:****Bath Features:****Laundry Features:** Area**Kitchen Dining Features:** Other**Exterior Finish:** Frame, HardiPlank Type**Foundation:** Slab, Crawl Space**Roof:** Metal**Wall Features:** Built-ins, Moulding, Sheetrock, Wainscotting**Flooring Features:** Carpet, Pine, Tile, Wood**Ceiling Features:** Other-See Remarks**Window Features:****Driveway:** Dirt Drive, Gravel Drive**Parking:** 2 Car, Attached Carport, Detached Carport, Other**Settings:** Countryside, Lake View, Water Front/Pond**Exterior Features:** Outbuilding(s)**Patio/Porch:** Covered, Porch, Screened**Guest House:****Pool:****Rural Amenities:** Kennels, Out Buildings, Other-See Remarks**Outdoor Leisure:** Fishing, Jogging/Walking Path, Water Privileges, Other-See Remarks**Landscaped:** Grass, Mature Plantings, Pond**Complex Amenities:****Community Amenities:****Condition:** Well-Kept**Directions:** Meridian Road to North on Hadley Ferry Road continue 4.3 Miles. Gate will be on your right (Security) (Gated) Enter Address in map app

Public Remarks: Within the boundaries of the Red Hills Region and located on the Banks of the Ochlocknee River is Gadwall Farms. 428+/- Acres of pristine hardwood and longleaf forest land stewarded under best management practice to produce exceptional forest land and abundant quail, deer, turkey, and duck. Gadwall Farms is a true wonderland and has been kept wild and untouched enough in places where there is still something to be discovered around every bend and down every trail. Roam the land and discover other homesites under towering pines and sprawling live oaks. This could be the generational property you have been looking for. The custom home boasts reclaimed wood throughout with a lower level floor plan boasting two living areas, stacked bunks for guest hunters, and a stone fireplace for those cool nights. Two spacious bedrooms are located upstairs.(3BR/3Bath total includes garage apt bedroom and bath) There is a detached apartment/garage appointed with all the extras with drive-through double garage doors for easy in and out access. Some of the land improvements include a dove field with faux powerline, a 4+ acre plant and flood duck pond, a kennel, a tractor shed, multiple feed plot areas, and miles of trails for walking or riding. Live water of Tired Creek and the Ochlocknee River make up the entire Eastern boundary of Gadwall Farms. River Systems and Creek Systems are the absolute best wildlife corridors. Dove or Duck, it's the shooter's choice at Gadwall Farms...dedicated dove field with a proven track record or a plant and flood duck pond on the Ochlocknee River fly-way. (Retriever trainers may want to take a look at this duck pond!) Conveniently located between Tallahassee FL, Cairo, GA, and Thomasville GA. 249+/- Acres are protected for future generations under a conservation easement held by Tall Timbers. Underground Utilities and a generator make this property "storm-prepared" in the best way. (Gated) (Security) (confirm square footage)

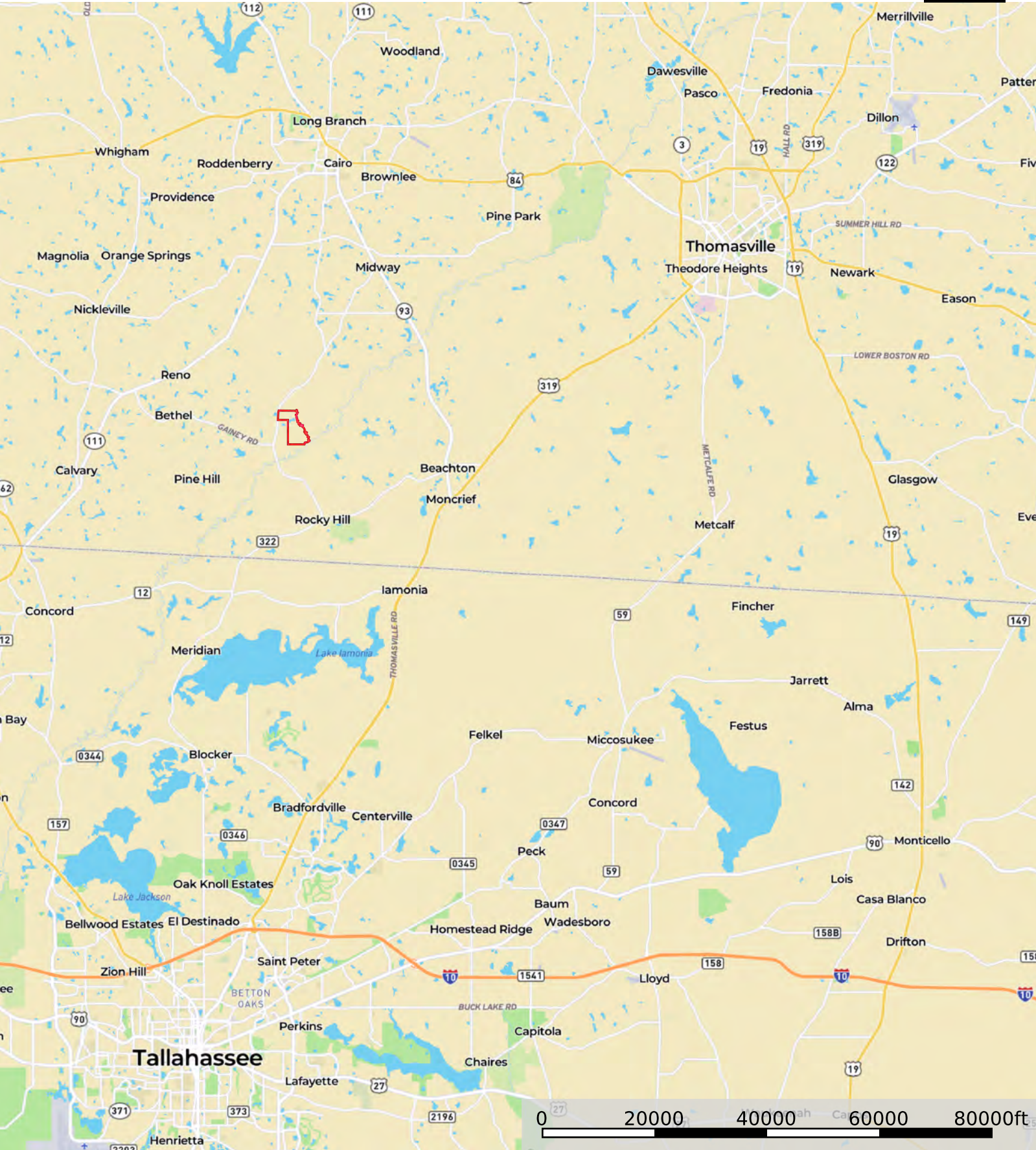
REALTOR Remarks: Always confirm home square footage with own measurements. Shown by Appointment. Gated. Security.**Office Notes:****Owner's Name:****Owner's Phone:** **Owner's Business Phone:****Owner's Email Address:****Owner's Address:** **Owner's City:** **Owner's State:** **Owner's Zip:****Sign On Property:** No **To Show:** Appointment Only, Occupied**Terms Financing:** Cash, Refinance**Closing Information:** Possession at Closing**Occupied:** **Lead Based Paint Disclosure:** **Agent Owned:** No**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No**List Dt:** 4/29/2025 **Expr Dt:** 4/28/2026 **CntctDate:****Marketing Date:** 5/4/2025 **Original List Price:** \$4,700,000 **Days on Market:** 9**Contingent Expiration Date:****GREC Firm #:** H-907**GREC Agent #:** 164943



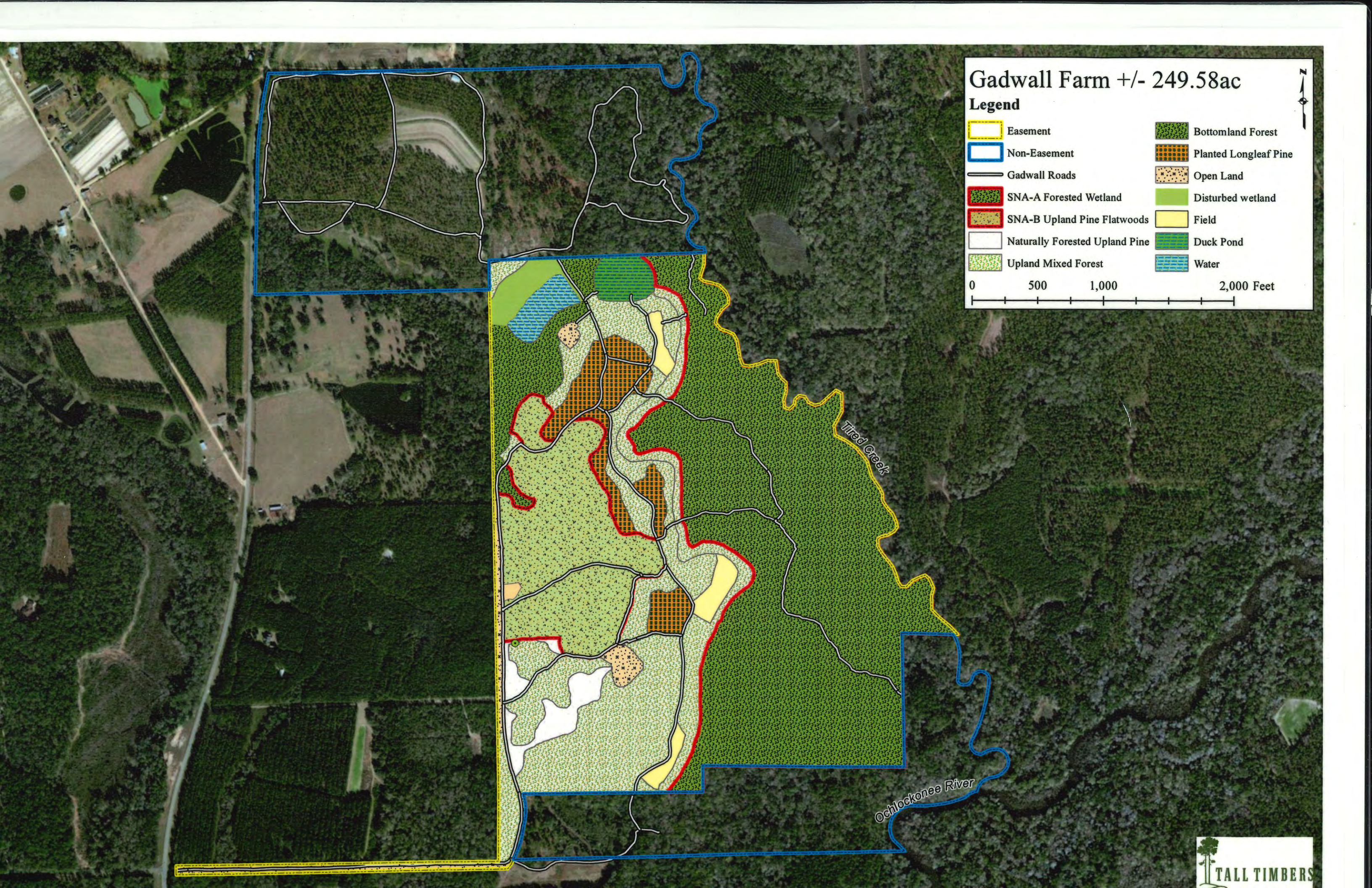
--- Road / Trail □ Boundary

Hadley Ferry Road Gadwall LLC

Georgia, 428 AC +/-



 Boundary



Gadwall Farm +/- 249.58ac

Legend

- | | |
|--------------------------------|-----------------------|
| Easement | Bottomland Forest |
| Non-Easement | Planted Longleaf Pine |
| Gadwall Roads | Open Land |
| SNA-A Forested Wetland | Disturbed wetland |
| SNA-B Upland Pine Flatwoods | Field |
| Naturally Forested Upland Pine | Duck Pond |
| Upland Mixed Forest | Water |

