



Property Information Packet

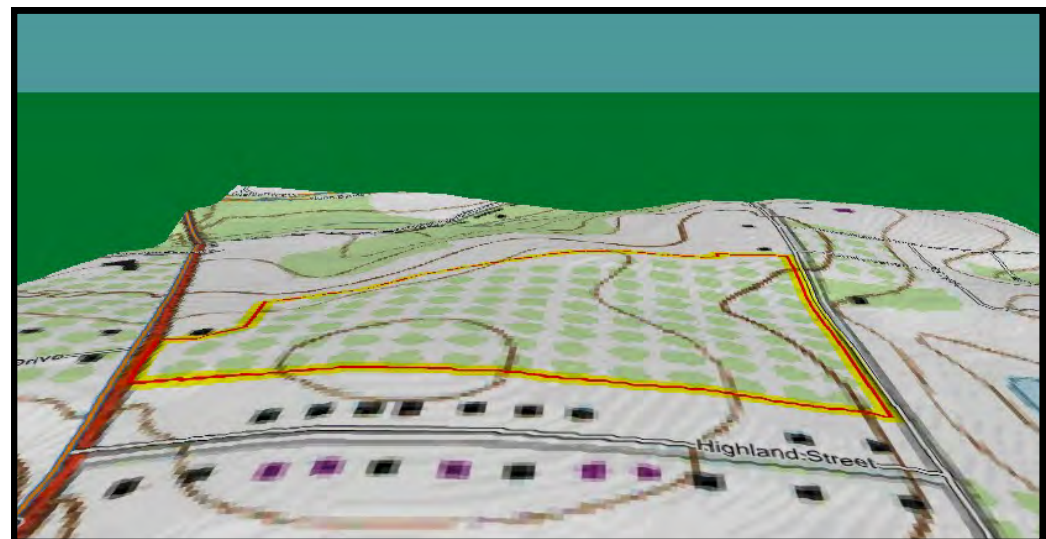
**29 Acres GA 3 / Cassidy Road
Thomasville GA
Older Project Pecan Orchard
R-1 Residential Development Tract
Offered at \$160,000.00**

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CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map



Aerial Map


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REALTY INC.
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229-228-0552



DETAILS

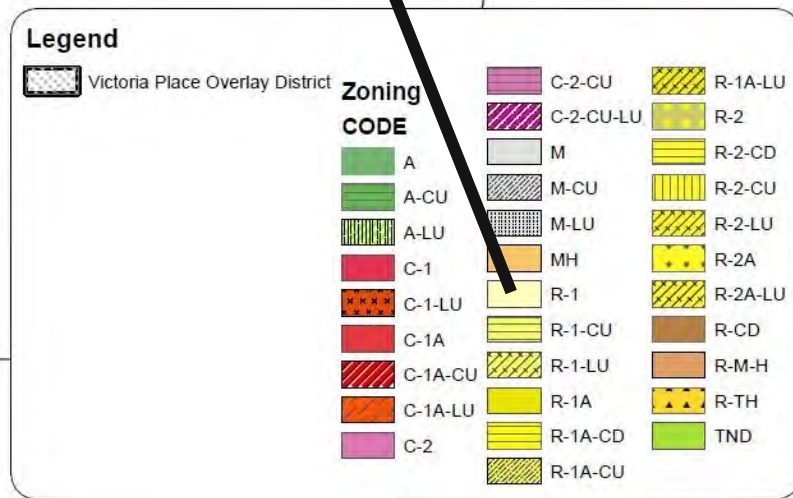
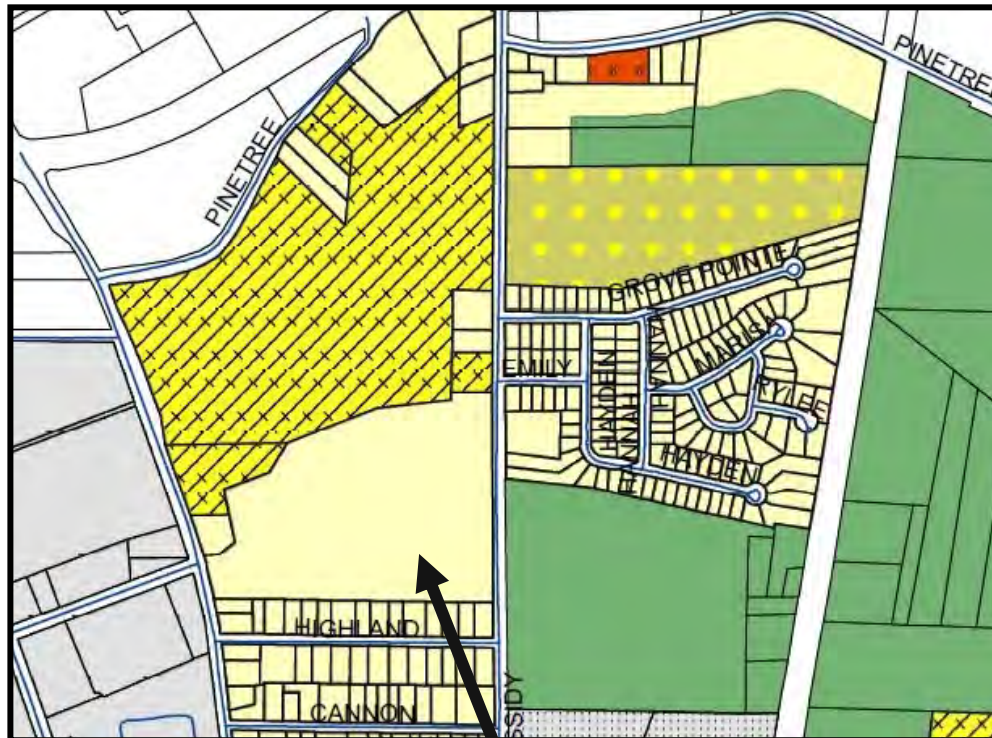


MLS #: A912075A (Active) List Price: \$165,000 (45 Hits) 00000 GA Hwy 3 Thomasville, GA 31792

	Present Use: Grove, Vacant	Lot #:	
	Apx Total Acreage: 29.18	Main Area: Thomasville	
	Price/Acre:	Subdivision: No Recorded	
	Terrain: Level	Subdivision	
		County: Thomas	
		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:			
Allotments:			
Character: Wooded			
Road Access: Paved	Utilities: City Water, Sewer, Other-See Remarks		
Frontage: Road			
Directions: From Thomasville, Go out GA 3 across from Plantation Oak Industrial Park. Property fronts on Cassidy Road just before and across from Grove Pointe Subdivision.			
Public Remarks: 29 Acres of R-1 Zoning...good high ground with Tifton Soils. NO WASTED LAND ON THIS TRACT. Very easy to double load a street through this tract. This property has city water and city sewer is in this area....request availability letter from city relative to your project. Currently property is being used as an unmanaged pecan orchard. This could be brought back with some intense management. Property is easy to divide. and convenient to town. Great little development tract with lots of upside. Property fronts on a State Hwy and City Street.			
REALTOR Remarks:			
Office Notes:			

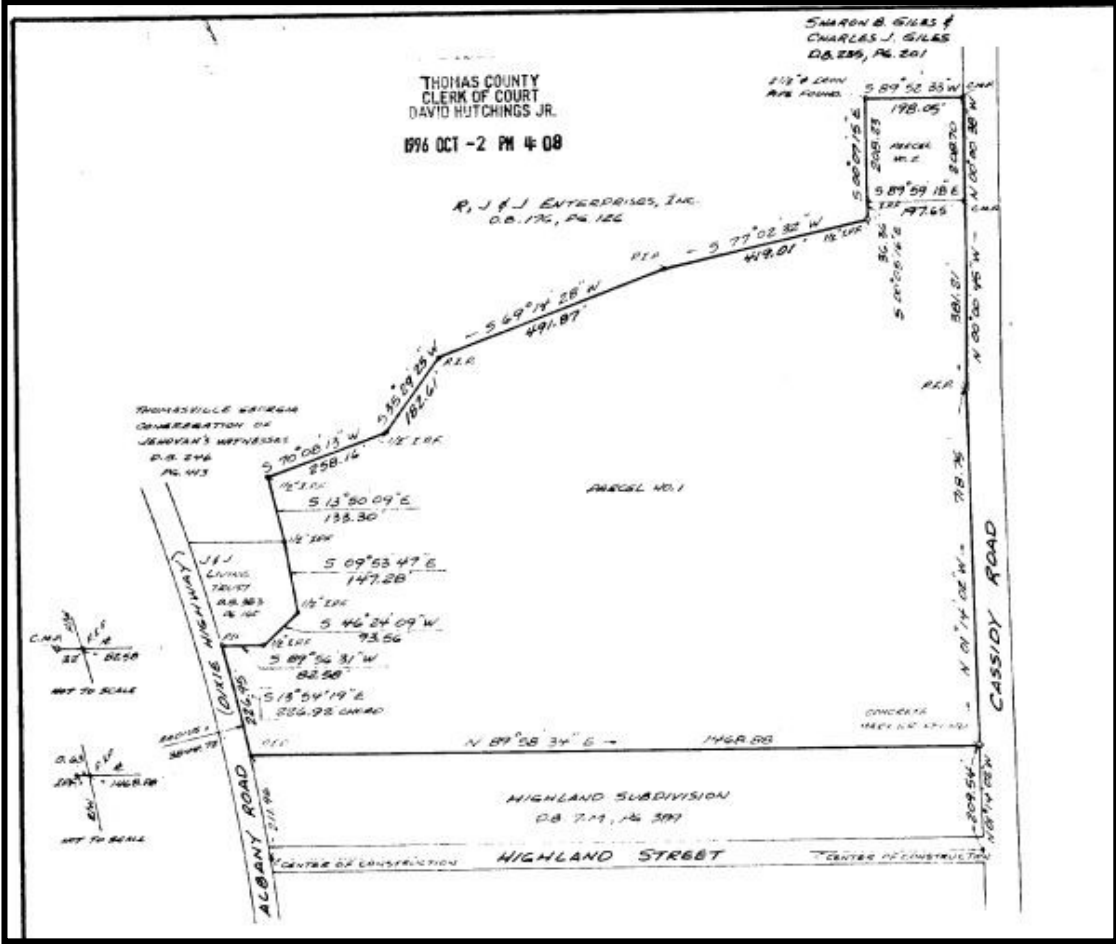
Zoning

Property Zoned R-1. There are 7 different zonings shown in the mapped area. (Possible Candidate for Higher Density Zoning.)

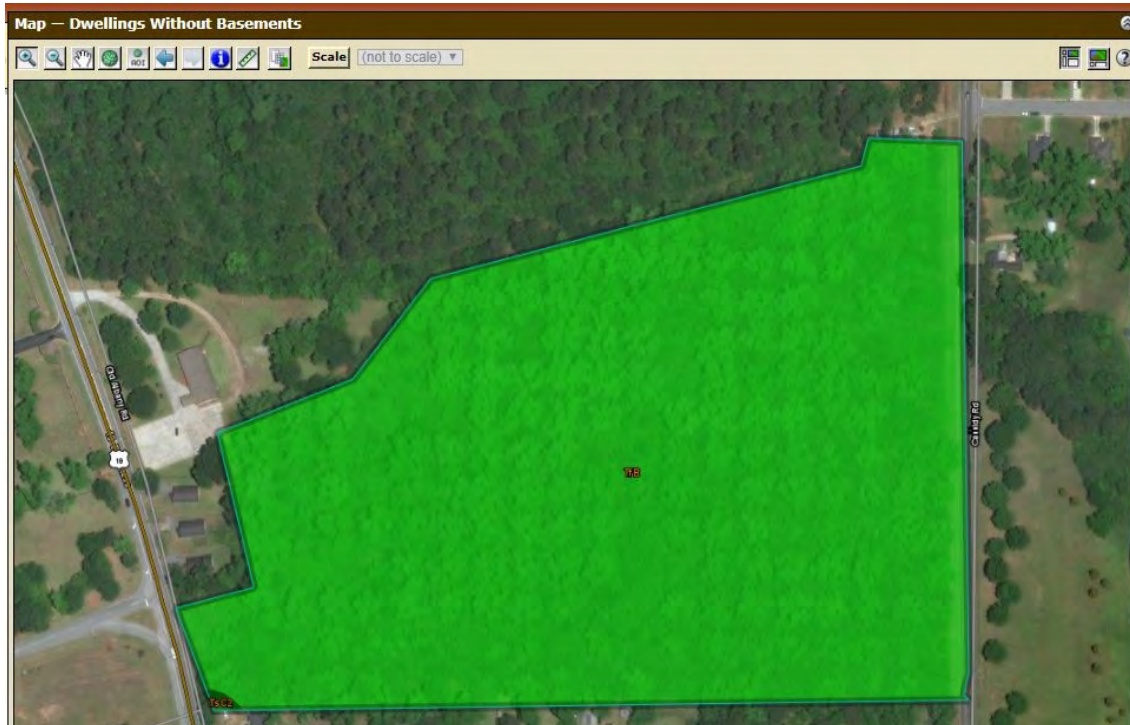


Survey

Survey Oriented North.
1000'+ Road Frontage on Cassidy Road.
226' Frontage on GA Hwy 3.



Soil Map



Tables — Dwellings Without Basements — Summary By Map Unit

Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		29.8	99.9%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	Not limited	Tifton, eroded (85%)		0.0	0.1%
Totals for Area of Interest					29.8	100.0%

Green Shaded Areas Indicates Soil is Well Suited for Home Sites. Excellent Tifton Soils

Ground Pics


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Ground Pics


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Locator Map

