



Property Information Packet

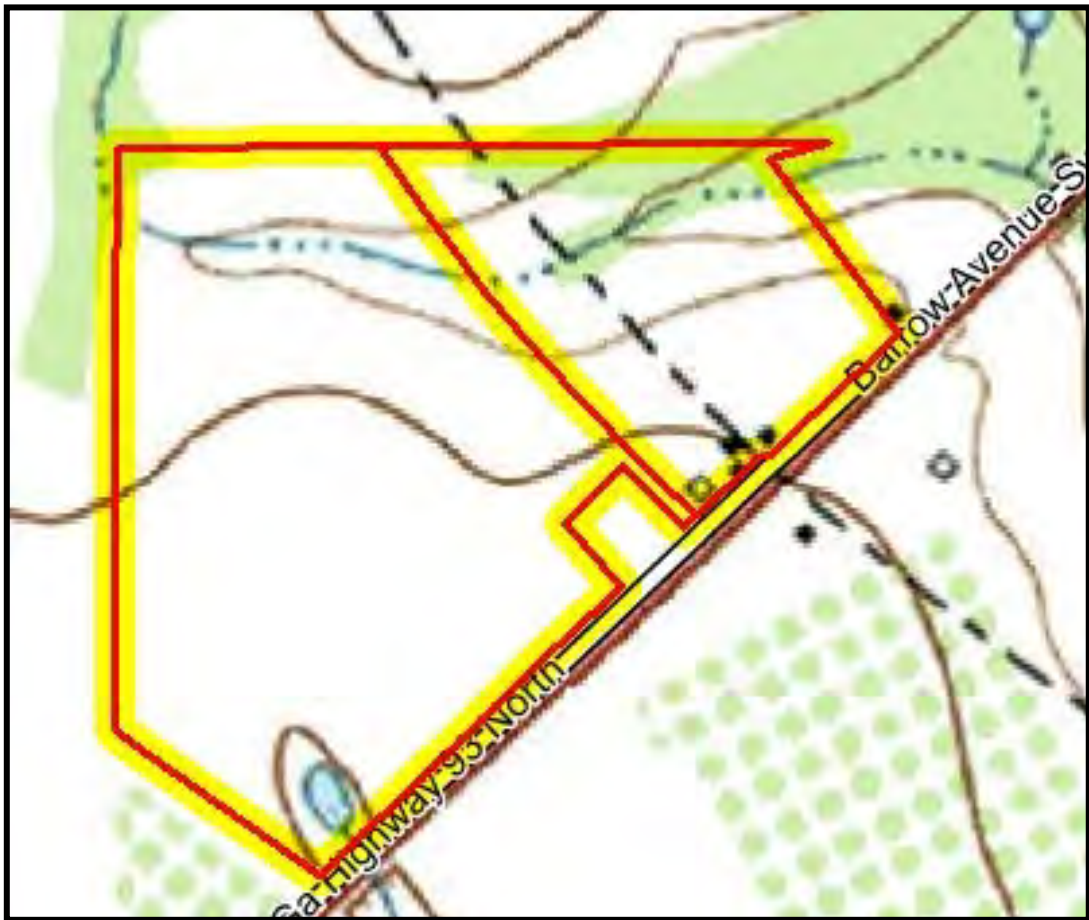
**53.8 +/- Acres, GA Hwy 93
Pelham, Mitchell County, GA
Prime Farm Land, Woods, Pond,
Homes and Old Hatchery Barn
Offered @ \$315,000.00**

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Thomasville, GA 31792



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

Topo Map



Details



Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Present Use: Timber, Other-See Remarks	Lot #:
		Apx Total Acreage: 53.8	Main Area: Mitchell County
		Price/Acre:	Subdivision: No Recorded Subdivision
		Terrain: Other-See Remarks	County: Mitchell County
			Zoning:
WARNING:			
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: Other-See Remarks			
Character: Crop Land, Pond, Pond Site, Timber			
Road Access: Paved, Public		Utilities: Private Well, Septic Tank	
Frontage: Road			

Directions: From Pelham Head South on Hwy 93 (Barrow Ave) and property will be across from High School. Two Older Home and One Storage Barn.

Public Remarks: A Whole lot of Value packed into the 53.8 Acres! 2 homes, Large Storage Shed, Pecan Trees, Hwy Frontage across from County High School. Road Frontage is likely to transition into another use given the proximity to the high School. Part of property within City limits. Small Pond on Property. Some Standing Pine Timber. Farmland is currently in an AG Covenant and will need to be assumed. 707 Barrow Ave is approximately 2220 Sq ft and 709 Barrow Ave is 1051 Sq Ft and the Hatchery Building/Storage is 3,280 Sq Ft. Good level Ground leased for farming. Property would make a good Dove Field, Homes have been used as rentals at \$400.00 and \$300 per month. Great tract to divide once out of AG Covenant. (New Listing...More Details to Come)

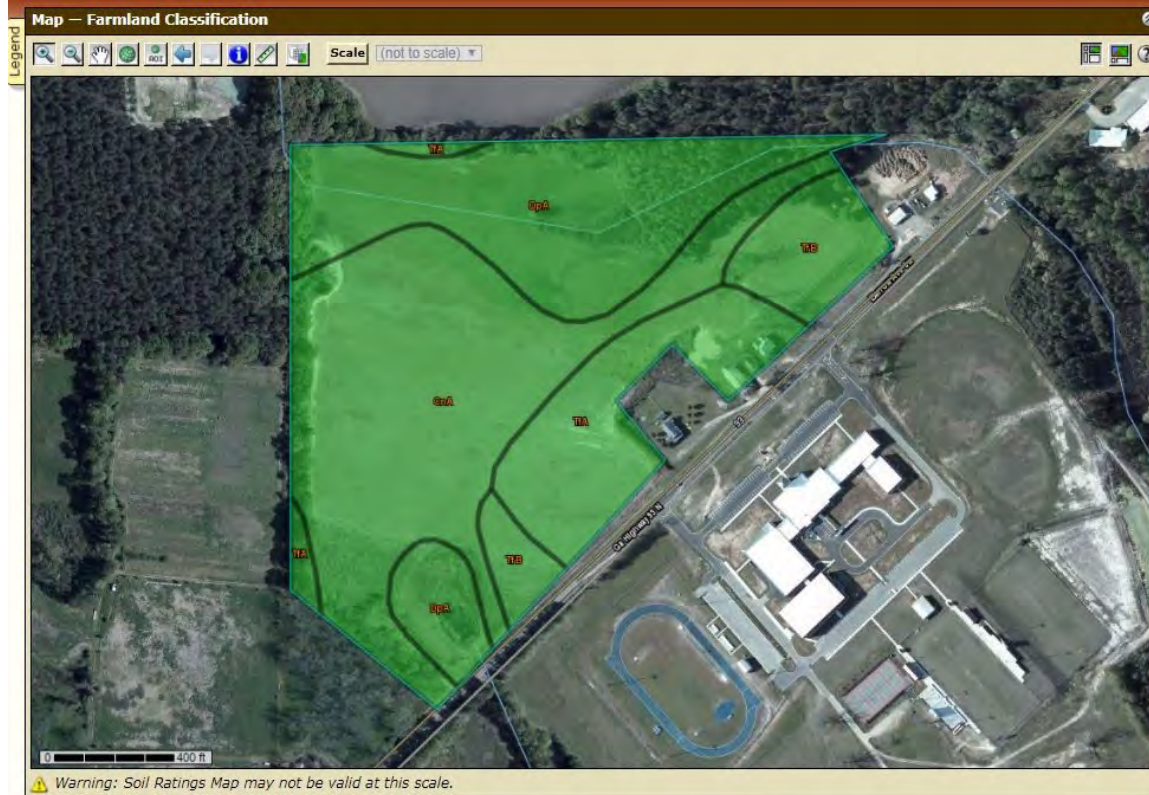
REALTOR Remarks: Good Value. This is Transitional Tract this close to town and across from high School. Value will increase.

Aerial Map


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Soil Map



Tables - Farmland Classification - Summary By Map Unit

Summary by Map Unit - Baker and Mitchell Counties, Georgia (GA603)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnA	Clarendon loamy sand, 0 to 2 percent slopes	All areas are prime farmland	23.3	42.5%
DpA	Duplin fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	17.1	31.3%
TfA	Tifton loamy sand, 0 to 2 percent slopes	All areas are prime farmland	9.1	16.6%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	5.3	9.6%
Totals for Area of Interest			54.7	100.0%

Description - Farmland Classification

Green = Prime Farm Land
Blue = Farmland of Statewide Importance
Red = Not Prime Farmland

Property lines as drawn by Mitchell County +/-...see survey.

Drone Photos


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Ground Pics



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Locator Map


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