



Property Information Packet

**31+/- AC, Bay Rocky Ford Road
Colquitt County, GA
Centipede Pasture, Creek Head,
Mixed Oak Hardwoods,
Longleaf and Wiregrass
Offered @ \$119,700.00**

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Top of Photo is North

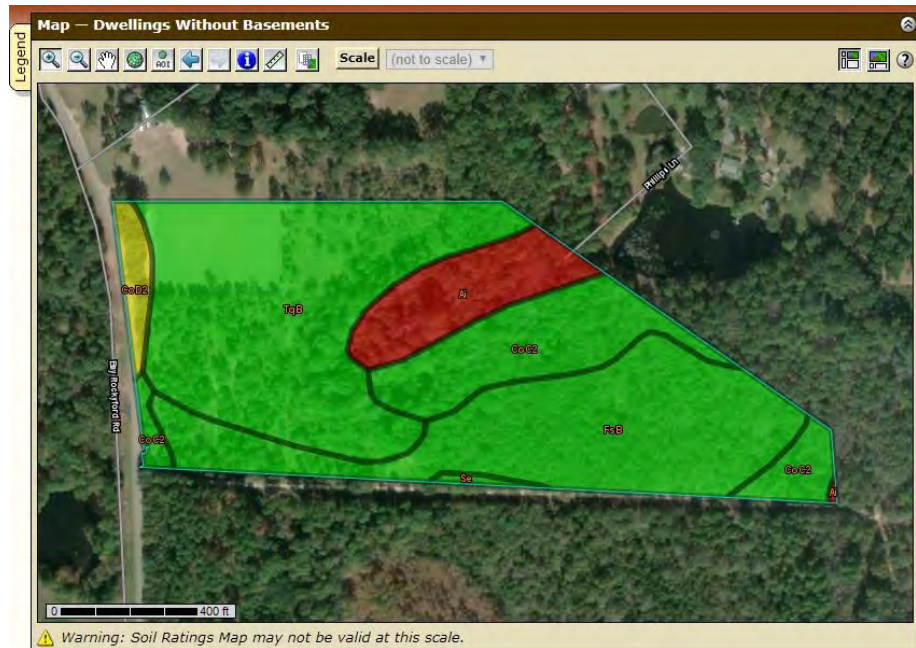
**All Property Line Drawings are Approximate
and taken from County Tax Assessor Website.**

Topo Map


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Soil Map



Tables — Dwellings Without Basements — Summary By Map Unit

Summary by Map Unit — Colquitt and Cook Counties, Georgia (GA627)

Summary by Map Unit — Colquitt and Cook Counties, Georgia (GA627)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ai	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00) Depth to saturated zone (1.00)	3.1	9.8%
			Pelham (4%)	Flooding (1.00) Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00) Depth to saturated zone (1.00)		
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Carnegie (80%)		5.5	17.4%
CoD2	Carnegie sandy loam, 8 to 12 percent slopes, moderately eroded	Somewhat limited	Carnegie, eroded (80%)	Slope (0.16)	0.8	2.6%
FsB	Fuquay loamy sand, 1 to 4 percent slopes	Not limited	Fuquay (100%)		9.9	31.3%
Se	Stilson loamy sand, 0 to 2 percent slopes	Not limited	Stilson (80%)		0.2	0.5%
TqB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		12.2	38.4%
Totals for Area of Interest					31.8	100.0%


Table — Dwellings Without Basements — Summary by Rating Value

Green = Not Limited for Dwellings without Basements. This is generally good soil.

Details



MLS #: A913137A (Active) List Price: \$119,700 (31 Hits)
0000 3832 Bay Rocky Ford Road (31+/- ACRES) Moultrie, GA 31768

	Listing Tools Request Showing Edit Listing Reset Hit Count			
Present Use: Pasture, Timber, Other- See Remarks	Lot #:			
Apx Total Acreage: 31	Main Area: Colquitt County			
Price/Acre:	Subdivision: No Recorded Subdivision			
Terrain: Gentle, Level	County: Colquitt County			
	Zoning:			
WARNING: For safety purposes-appt & advance notice to show.				
Lot Dimensions:				
Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes:	County Taxes:			Tax Year:
Improvements:				
Allotments:				
Character: Pond Site, Timber, Wooded, Other-See Remarks				
Road Access: Paved		Utilities:		
Frontage: Road				
Directions: From Moultrie take Lower Meigs Road to Left on Bay Rocky Ford Road. Property will be down your left about .5+/- miles. About 8 miles from Moultrie. From Thomasville- Take Hwy 19 to Hwy 202 North. Cross over into Colquitt County and take a right on Zion Grove Church Road. Left on Bay Rocky Ford property will be down on your right just before Lower Meigs Road.				
Public Remarks: Good Looking Wooded Tract with some a super nice cleared home site on Centipede Sod grassed area. Lots of trails through woods. Strong mix of hardwoods and pines with some Longleaf. Some older pecan trees on property. Property rolls down to a small creek bottom suitable for a pond site. Great tract to purchase, clean up and divided for smaller home lots. Good Wildlife Area. Over 700' of Paved Road Frontage. Property will need to be surveyed and final contract price will be based on per surveyed acre basis. Super good looking soil map for home sites. See Green Shaded area of soil Map. Best pond sites indicated in the Red shaded area of soil map. Just the right size for horses, a home, a barn and place to roam around.				
REALTOR Remarks:				
Office Notes:				

Property to be surveyed.

DRONE Pics



**Top Photo Facing South with Bay Rocky Ford Rd.
on the right.**

**Bottom Photo facing East from Bay Rocky Ford
Rd.**



Ground Pics


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Ground Pics


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Locator Map


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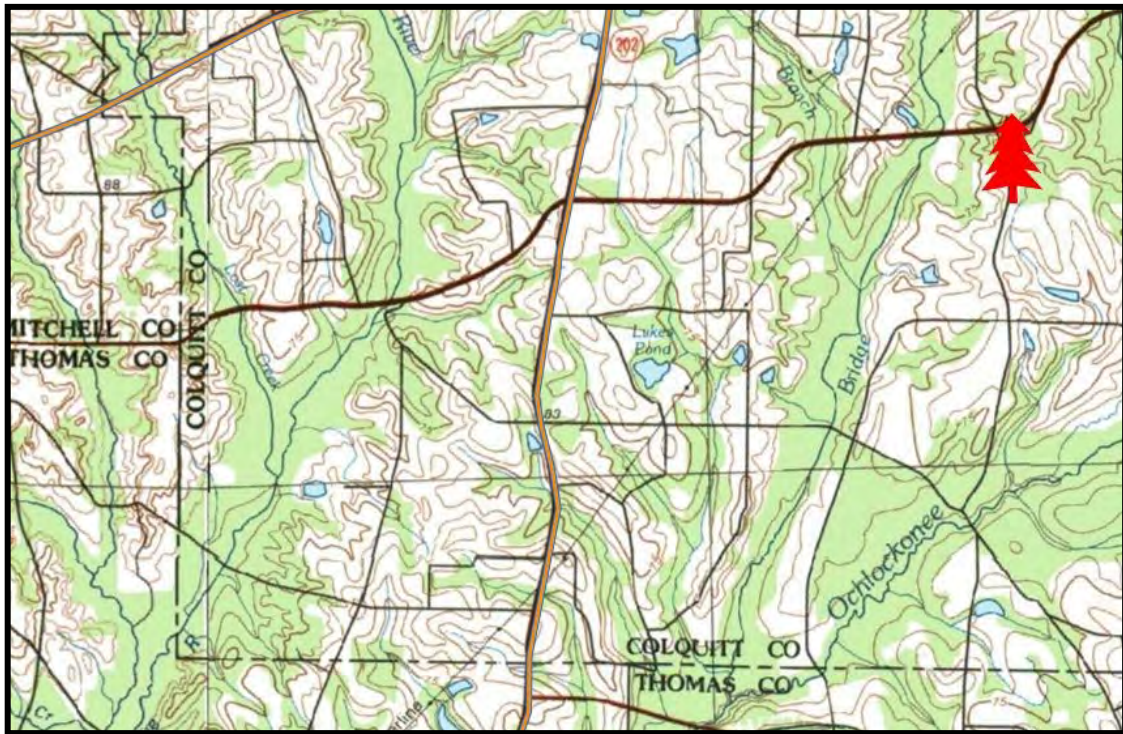


From Moultrie: Lower Meigs Road to Left on Bay Rocky Ford

8+/- Miles SW of Moultrie, GA
6+/- Miles NW of Coolidge, GA

Locator Map


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Convenient to Mitchell and Thomas County.