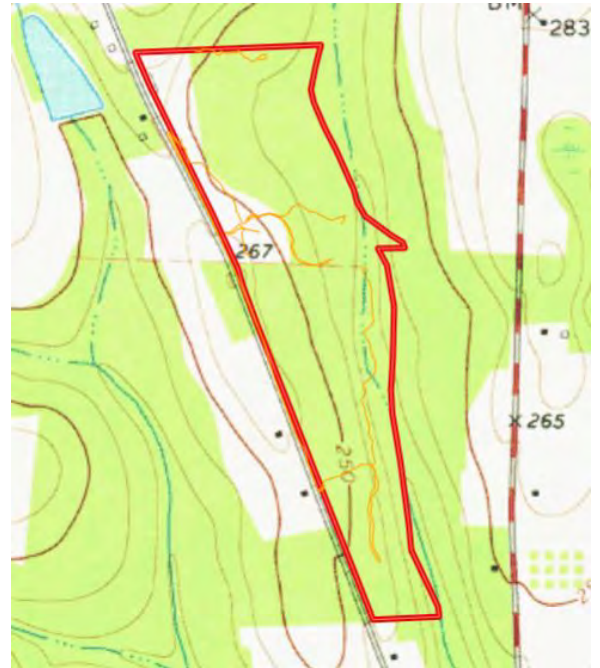
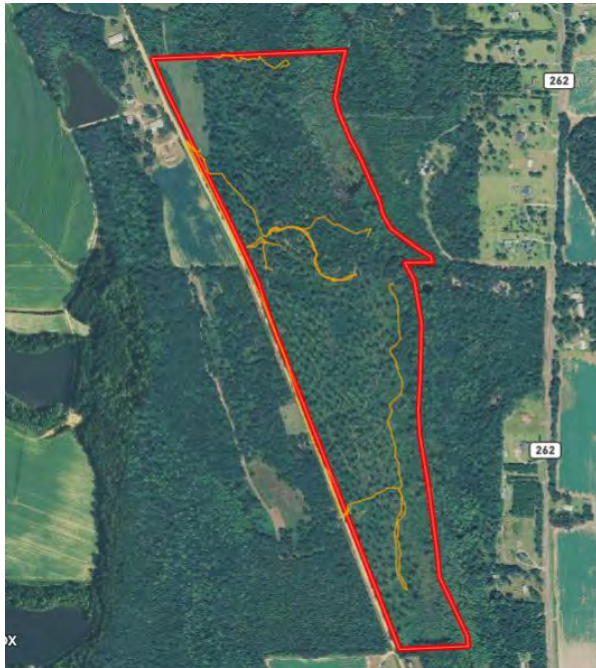




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CROCKER REALTY, INC
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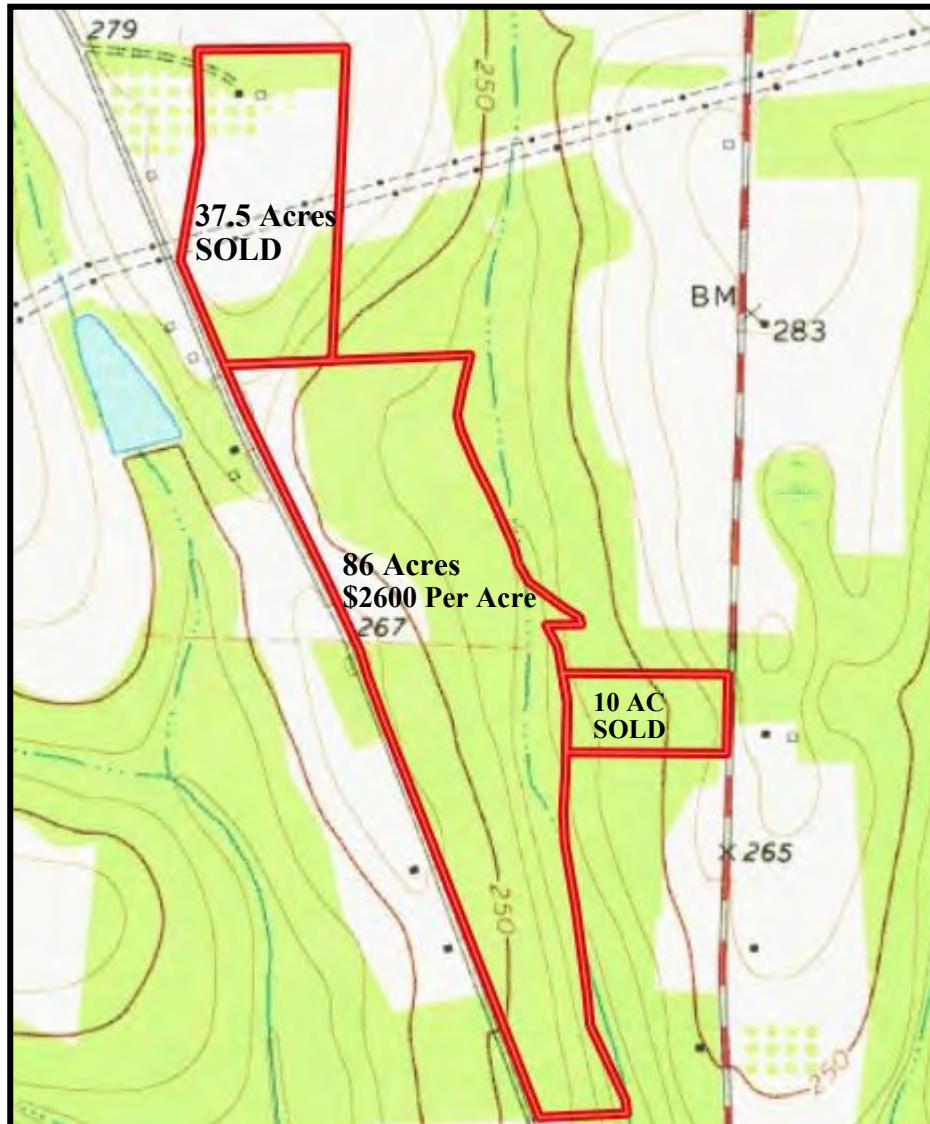
Property Information Packet

86+/- Wooded Acres
Harrell Mill Rd., Climax,
Decatur County, GA Field Area,
Creek, Trails
Wiregrass, Longleaf, Wildlife
Offered @ \$2,600 Per Acres



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

Topo Map

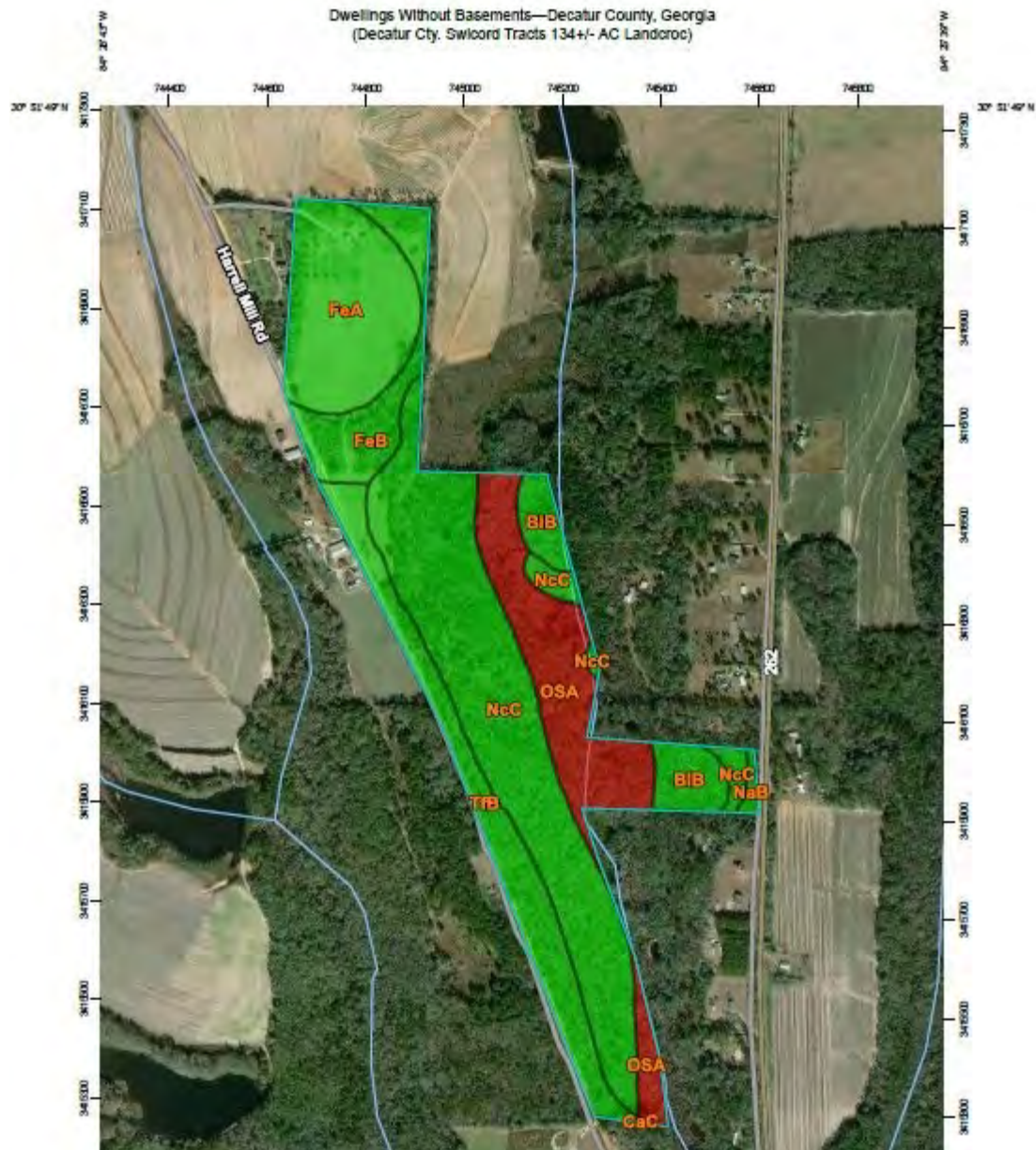


Aerial Map


CROCKER
REALTY INC.
landcroc.com
229-228-0552



Soil Map




GREEN INDICATES YOUR BEST SOIL
RED INDICATES YOUR WETTER SOILS
Property Line Not Exact.

Details



MLS #: A915696A (Active) List Price: \$225,004 (12 Hits) 0000 Harrell Mill Road (86 Acres) Climax, GA 39834

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Present Use: Timber, Other	Lot #:	
	Apx Total Acreage: 86.54	Main Area: Decatur County	
	Price/Acre: 2600	Subdivision: No Recorded Subdivision	
	Terrain: Gentle, Level, Rolling, Other-See Remarks	County: Decatur	Zoning:
WARNING:			
Lot Dimensions:			
Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee: Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:	
Improvements: None			
Allotments:			
Character: Crop Land, Pond Site, Timber, Wooded, Other-See Remarks			
Road Access: Dirt		Utilities:	
Frontage: Creek, Road			
Directions: From Hwy 84 at Climax, Go South on Attapulgus Climax Road and take Left on Harrell Mill Road. Property will be down on Left.. Look for sign. (adjacent and south of 37 Acre Tract also for sale with small farm house.)			
Public Remarks: This is fun tract to look at....bring your boots or a mule. Lot of mature loblolly, longleaf, and wiregrass.....super soil map. Some pine regeneration already going on. 3 +/- Acres of field area. Level to rolling topography. Lots of deer and turkey sign. Good looking hill top overlooking beaver pond. Flowing high bank creek. Strong mix of hardwoods including white oaks. Property would look like finished quail woods with a few years of prescribed fire. Easy to divide. Lots of trails. Good looking private home sites. Over 3000' of road frontage. Farming Area. Quick drive from Thomasville and Bainbridge. Perfect tract for released bird tract or to train dog.....just need to shape up the pines a little bit. Good value when you consider how many options you have with this property.			
REALTOR Remarks:			
Office Notes:			

Drone Pics



Photo Above is Beaver Pond
Photo Below is Facing North



Drone Pics



Photo Above is Facing North
Photo Below is Facing South



Pictures



Pictures


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Pictures


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Locator Map

