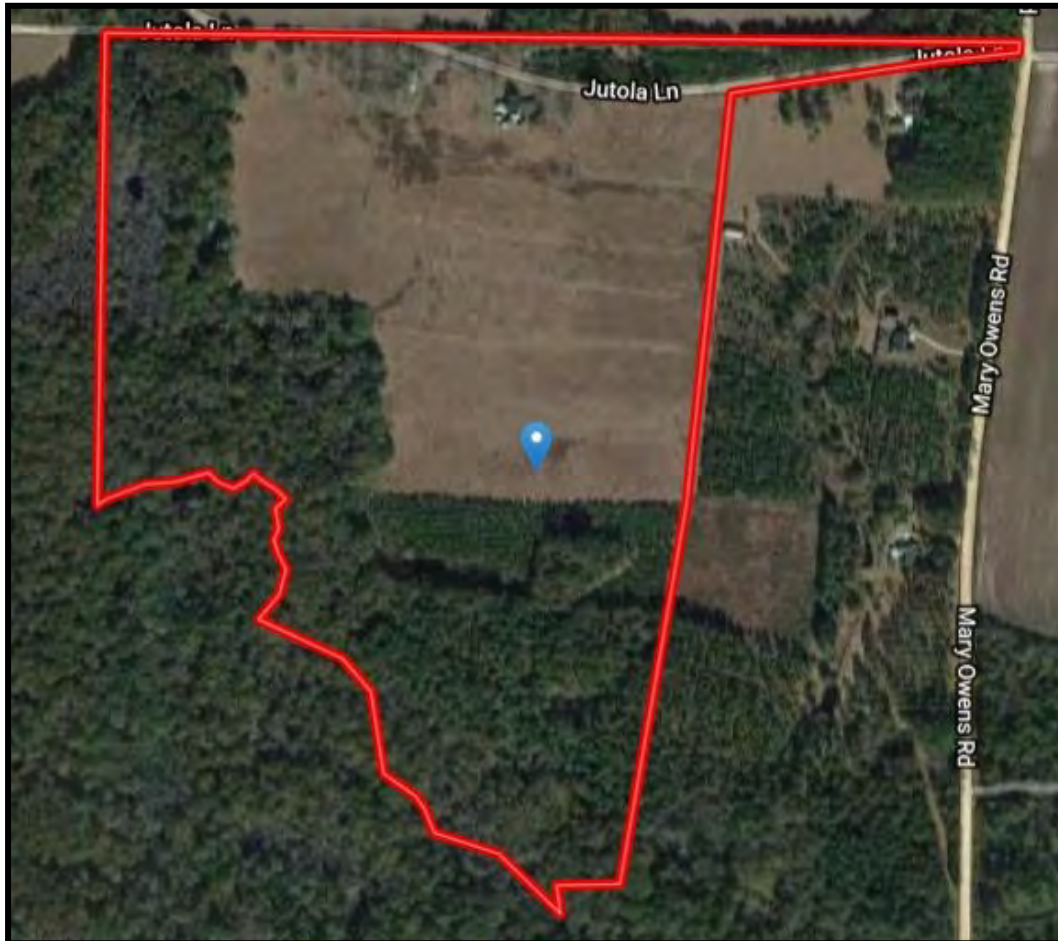




Property Information Packet

3BR/1Bath Home on 90 AC
Jutola Lane, Thomas Cty. GA
Barns, Sheds, Old Cabin,
Cultivation, Timber, Wildlife
Offered @ \$339,000.00
(Additional 148 Acres Available)

Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792

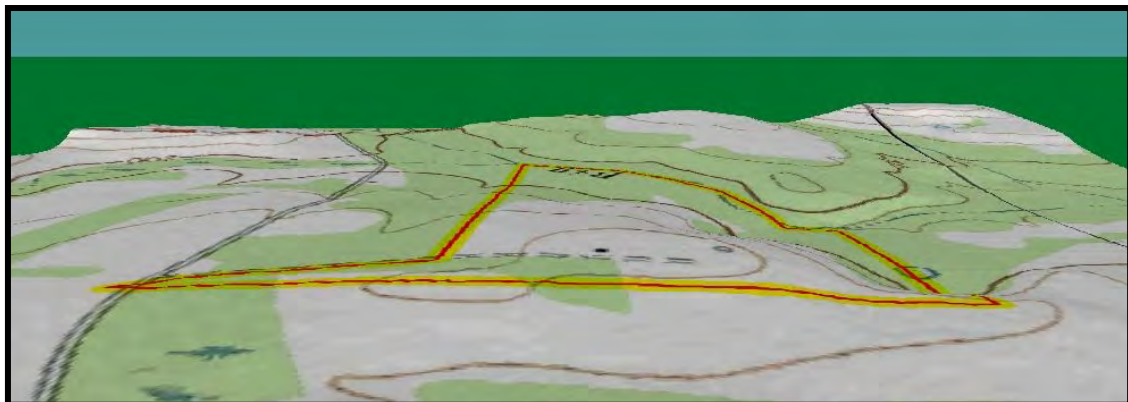


All Property Line Drawings are Approximate and taken from County Tax Assessor

Topo Map



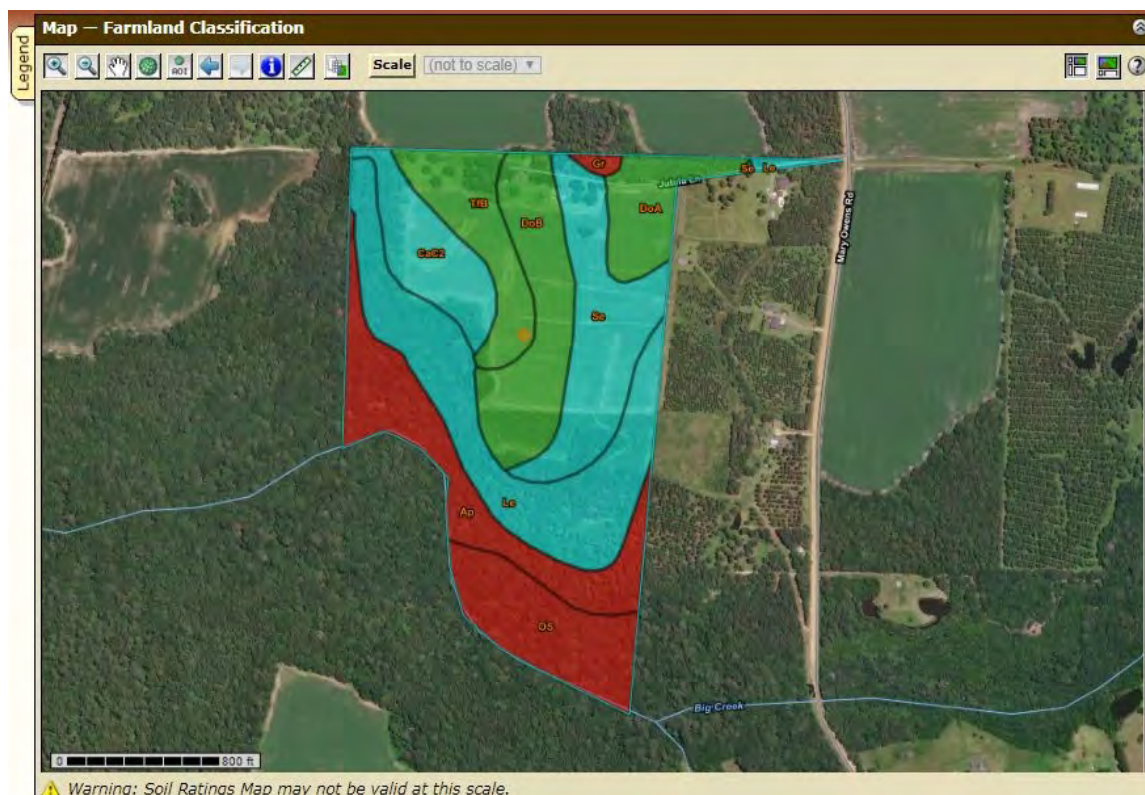
**Top Map Oriented North
Bottom 3-D Map Facing South**



Aerial Map

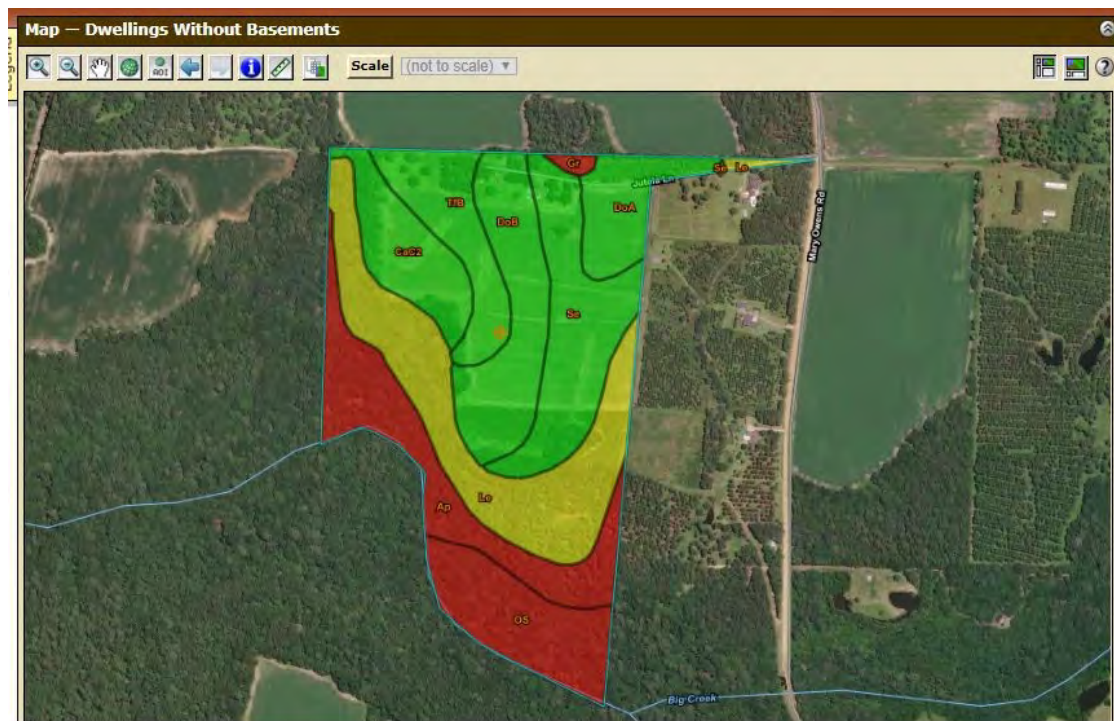


Soil Map For Farmland



Green = Prime Farm Land
Blue = Farmland of Statewide Importance
Red = Not Prime Farm Land
Property lines are not exact . Seer Survey

Soil Map for Dwellings



Green = Not Limited For Home Sites

Yellow = Somewhat Limited

Red = Limited

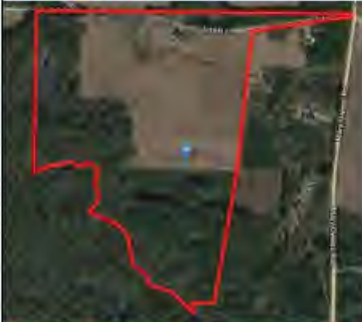
Property lines are not exact .

Check with county environmental health about necessary inspections for home sites, wells or septic tanks.

DETAILS



MLS #: S914206A (Active) List Price: \$355,000 (10 Hits) 309 Jutola Lane Coolidge, GA 31738

Listing Tools	Request Showing	Edit Listing	Reset Hit Count
		Style: Farmhouse Stories/Levels: One Bedrooms: 3 Full Baths: 1 Half Baths: Apx SqFt: 1458 Source SqFt: Tax Record Apx Year Built: 1960 Handicap Accessible: No Apx Roof Age:	Unit #: Main Area: Thomas County Subdivision: No Recorded Subdivision County: Thomas Zoning: ag

Lot Dimensions:	Apx Total Acreage: 90		
Deed Book/Page:	Restrictive Covenants:	HOA: No	Assoc Fee: Assoc Fee Pd:
City Taxes:	County Taxes:	Tax Year:	Average Utilities:
Elec Co:	Wtr Co:	Cbl Prov:	
Utilities: Private Well, Septic Tank			
Mechanical Features: Window Unit(s)			
Energy Saving Features:			
Appliances: Microwave, Range/Oven, Refrigerator			
Interior Features: Fireplace			
General Features:			
Special Rooms: Dining, Living Room			
Bedroom Features:			
Bath Features:			
Laundry Features:			
Kitchen Dining Features: Breakfast Area			
Exterior Finish: Composition Wood Board, Frame, Other		Settings: Countryside, Woodland	
Foundation: Slab, Crawl Space		Exterior Features: Patio, Storage Building, Workshop	
Roof: Shingle		Guest House:	
Wall Features: Sheetrock		Pool:	
Flooring Features: Pine, Vinyl		Rural Amenities: Barn, Horses OK, Out Buildings	
Ceiling Features:		Outdoor Leisure: Fishing	
Window Features:		Landscaped: Fencing, Garden Space, Grass, Mature Plantings, Pond	
Driveway: Dirt Drive		Complex Amenities:	
Parking: Double Carport		Community Amenities:	
		Condition: Needs Work	

Directions: From Thomasville take Hwy 319 North to right on Enon Road to Left on Mary Owens Road. Jutola Lane will be down on your left. Gated. Lockbox

Public Remarks: Good looking Homestead Tract with 90 Acre of land (29+/- AC in cultivation, Balance in Pine and Hardwood Creek Bottom) Some Planted Pine. Small Pond on prop line. Bring your boots and come ready to explore. The home needs some work but is very functional. Excellent curb appeal. This property feels good from the moment you drive up. Amazed at the amount of white top clover in the field...it is truly a bed of clover! There are about 20+ mature pecan trees and all kinds of buildings and barns you would normally associate with old homestead tracts...right down to an old log cabin and some old writings from days gone by of Indians and other happenings! Good roll to property. Lots of wildlife. Chicken Pen, Old dug well, deep well, just a whole lot of property to take in! Still gathering pics and info. The creek bottom of Big Creek is a whole other property in itself. That is a major creek system with all kind of discovery to be had. Trees, Plants and critters! AG COVENANT

REMARKS: The woods are a little thick in places. Takes some doing to get to the pond. Excellent pic pond

Drone Photos


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**FFA UAS REMOTE PILOT LICENSE HOLDER
EQUIPMENT: PHANTOM 3 PROFESSIONAL**



Ground Pics


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Photos


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Photos



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Photos


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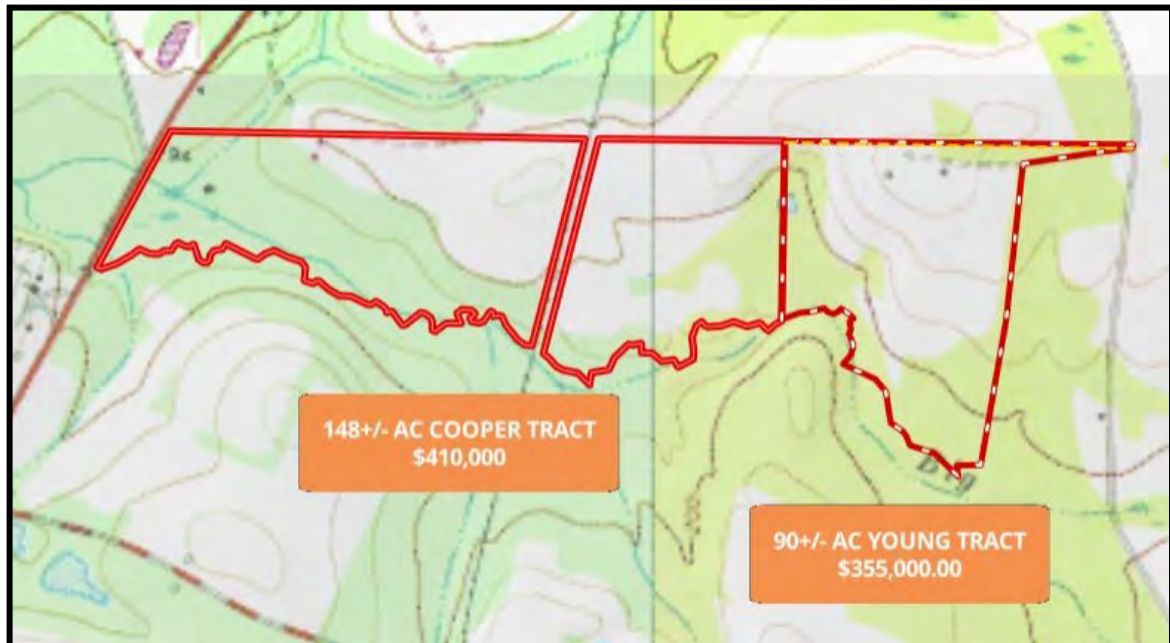
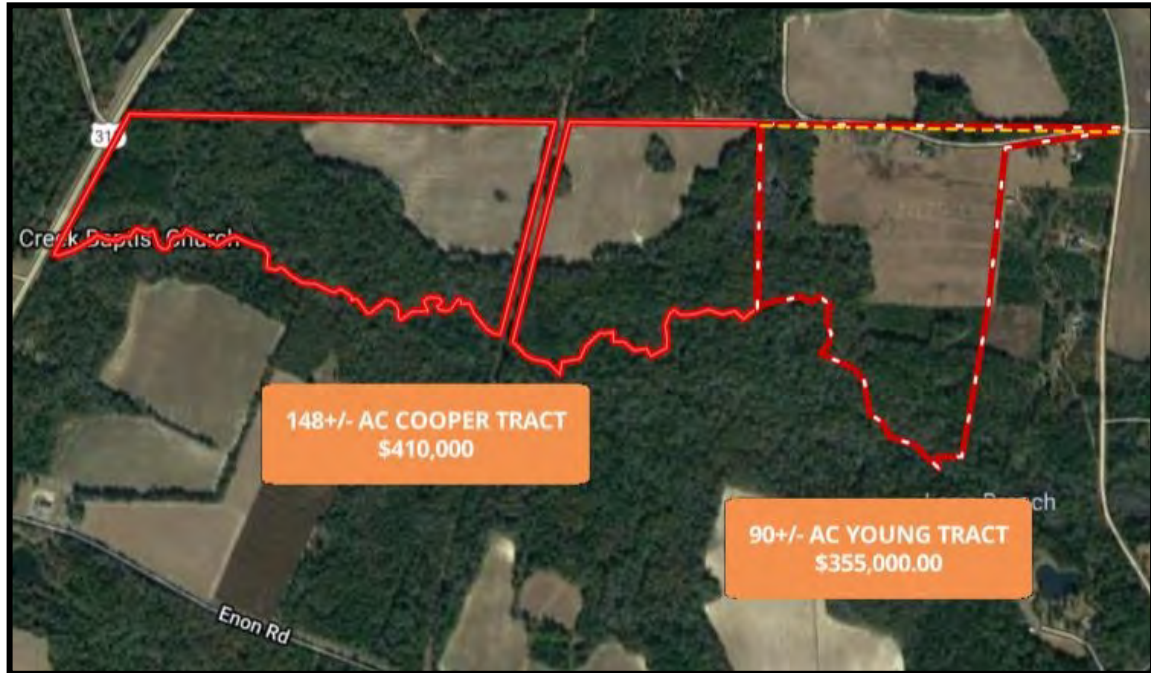


Photos


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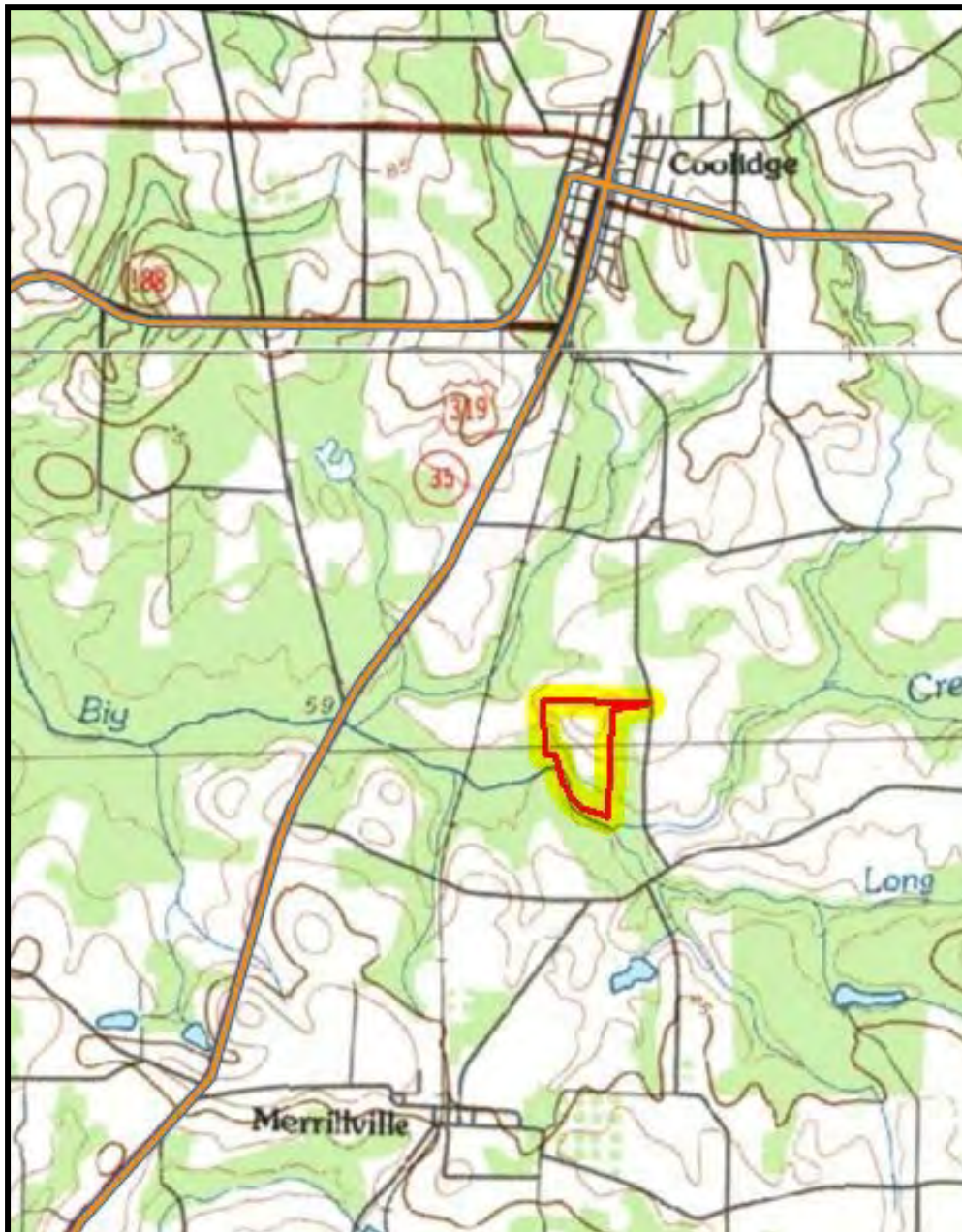


Additional Acreage

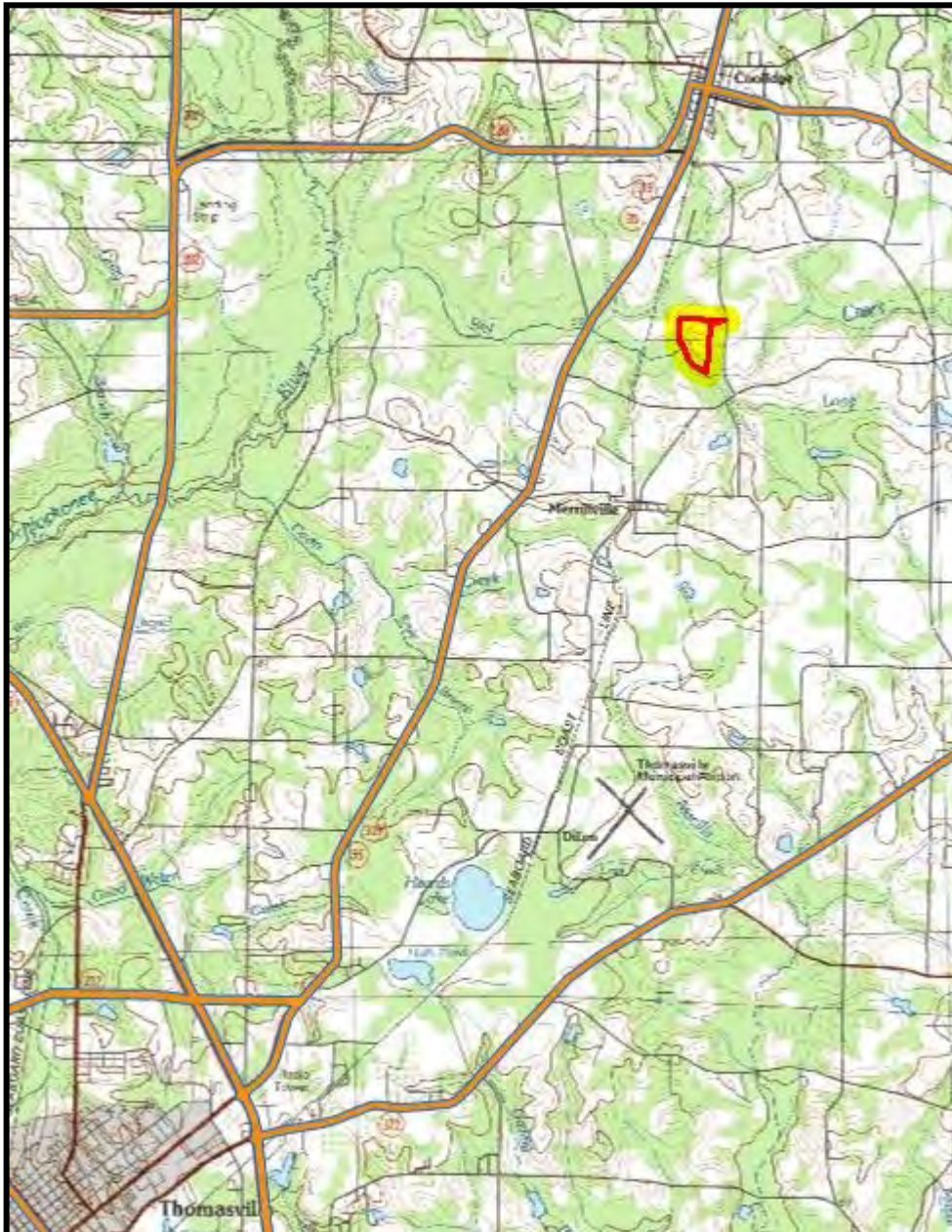


Locator Map


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Locator Map



11.6+/- Miles North of Thomasville