

MLS #: A920536A (Active) List Price: \$114,900

0000 GA 3 (Church Street) Meigs, GA 31765



Present Use: Grove
 Apx Total Acreage: 18
 Price/Acre:
 Terrain: Gentle Sloping

Lot #:
 Main Area: Thomas County
 Subdivision: No Recorded Subdivision
 County: Thomas
 Zoning:

WARNING:

Lot Dimensions:

Deed Book/Page: Plat Book/Page: HOA: No Assoc Fee: Assoc Fee Pd:

City Taxes: County Taxes: Tax Year:

Improvements:

Allotments:

Character:

Road Access: Paved Utilities:

Frontage: Creek

Directions: From Thomasville Hwy 19 North to Left on Hwy 111 to Right on Church St (GA 3) Property down on Right at the Dixie Hwy Monument Marker at the county line. Drive in there to enter pecan orchard in the back...look for pink flagging tape.

Public Remarks: No Mobile Homes. 18+/- Acres... 17 Acres of this property has been surveyed. Additional survey will be needed. Pecan orchard area in front and back of property with creek area through the middle. Good looking Tifton soils on both sides of creek area. Good looking pond sites. Small unique barn on property once used as syrup mill back in the day. Private setting home site in the back of property....several high ground homesites in the back orchard. Iconic Dixie Hwy monument marker at the county line is located in front of this property on GA 3/Church Street. Part of property is in Mitchell County and part of the property is in Thomas County. Orchard has about 80+/- Trees....owner allows friend to take care of orchard and have the nuts produced in return. Nice project farm, homesite, or family compound for multiple homes. VIDEO AVAILABLE No Home included in this sale...to be surveyed out. (southernmost property line has changed by 1 acre, leaving 18+/- Acres)

REALTOR Remarks:

Owner's Name:

Owner's Phone: Owner's Business Phone: Owner's Email Address:

Owner's Address: Owner's City: Owner's State: Owner's Zip:

Sign On Property: No To Show:

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0 CoopComm: 4 DualRate: Var Rate:

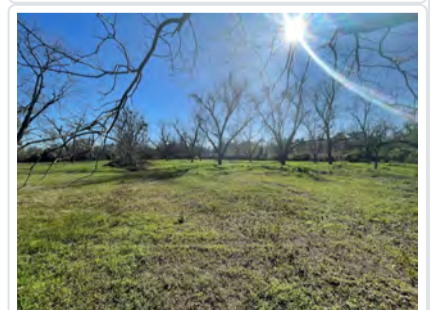
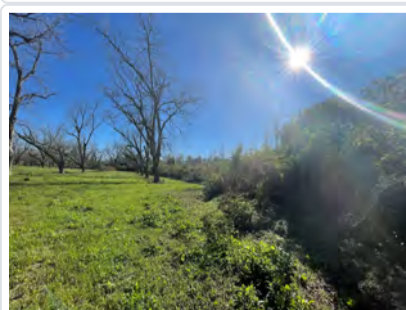
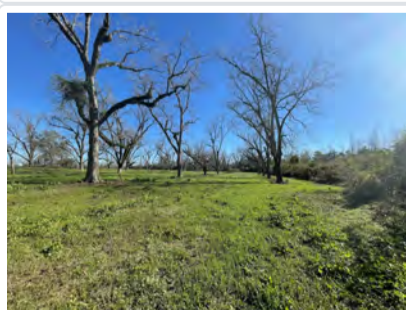
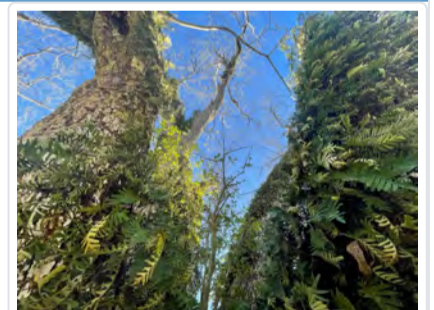
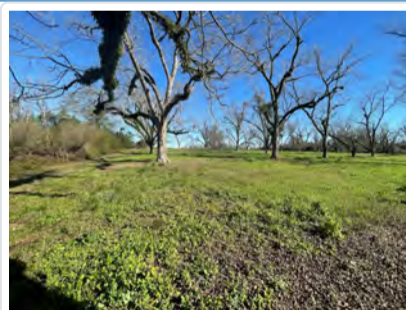
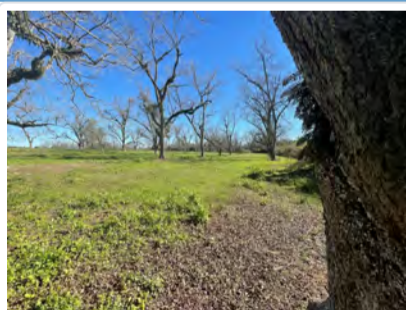
Occupied: Agent Owned: No

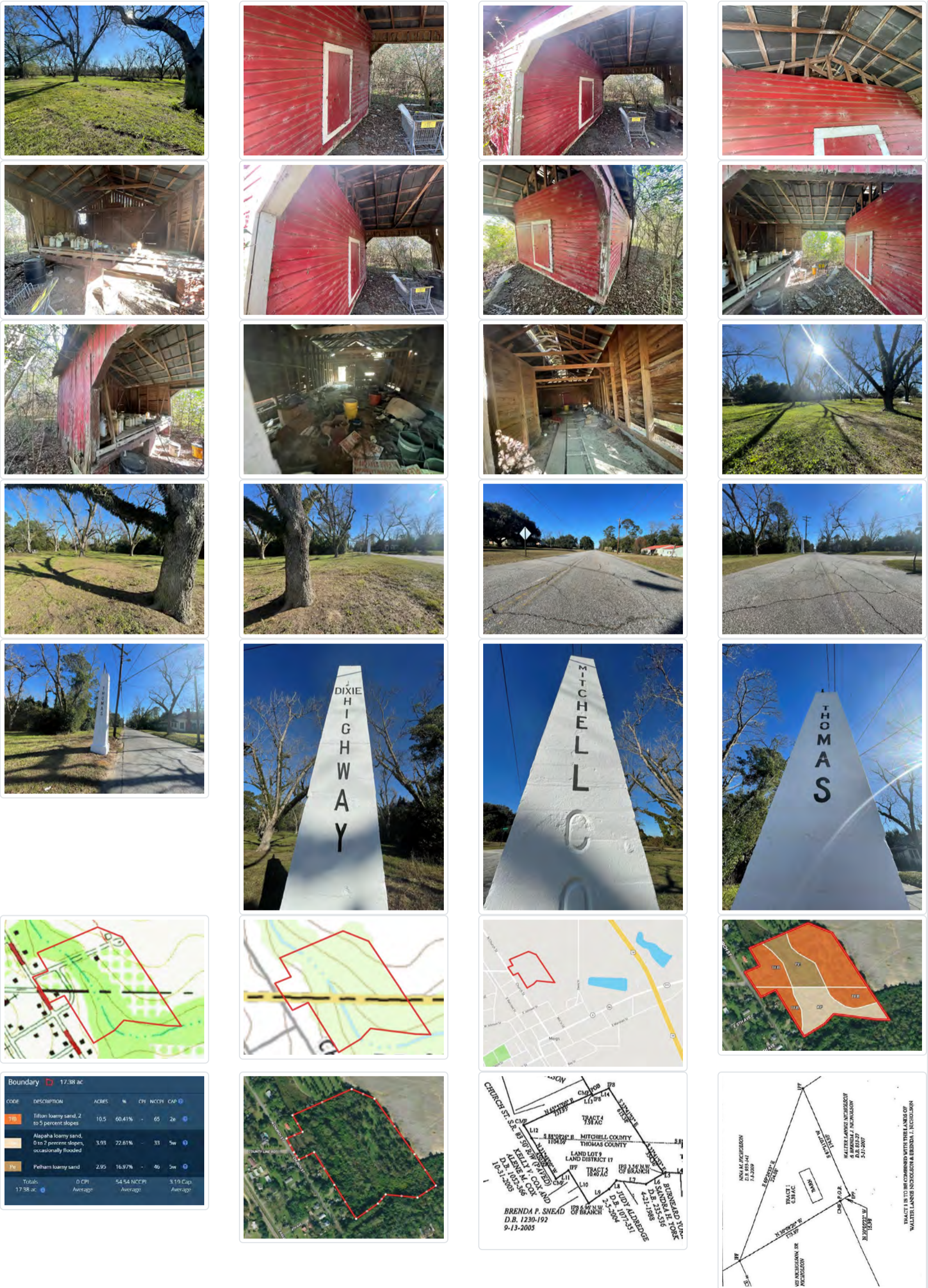
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

CntctDate:

Marketing Date: 12/26/2022 Original List Price: \$114,900 Days on Market: 87

Contingent Expiration Date:





Boundary 17.38 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TB	Tifton loamy sand, 2 to 5 percent slopes	10.5	60.41%	-	65	2e
AL	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	3.03	22.61%	-	33	5w
PL	Pelham loamy sand	2.95	16.97%	-	46	5w
Totals:		17.38 ac		0 CPI Average	54.54 NCCPI Average	3.19 Cap Average

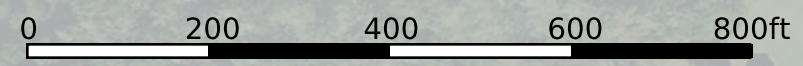
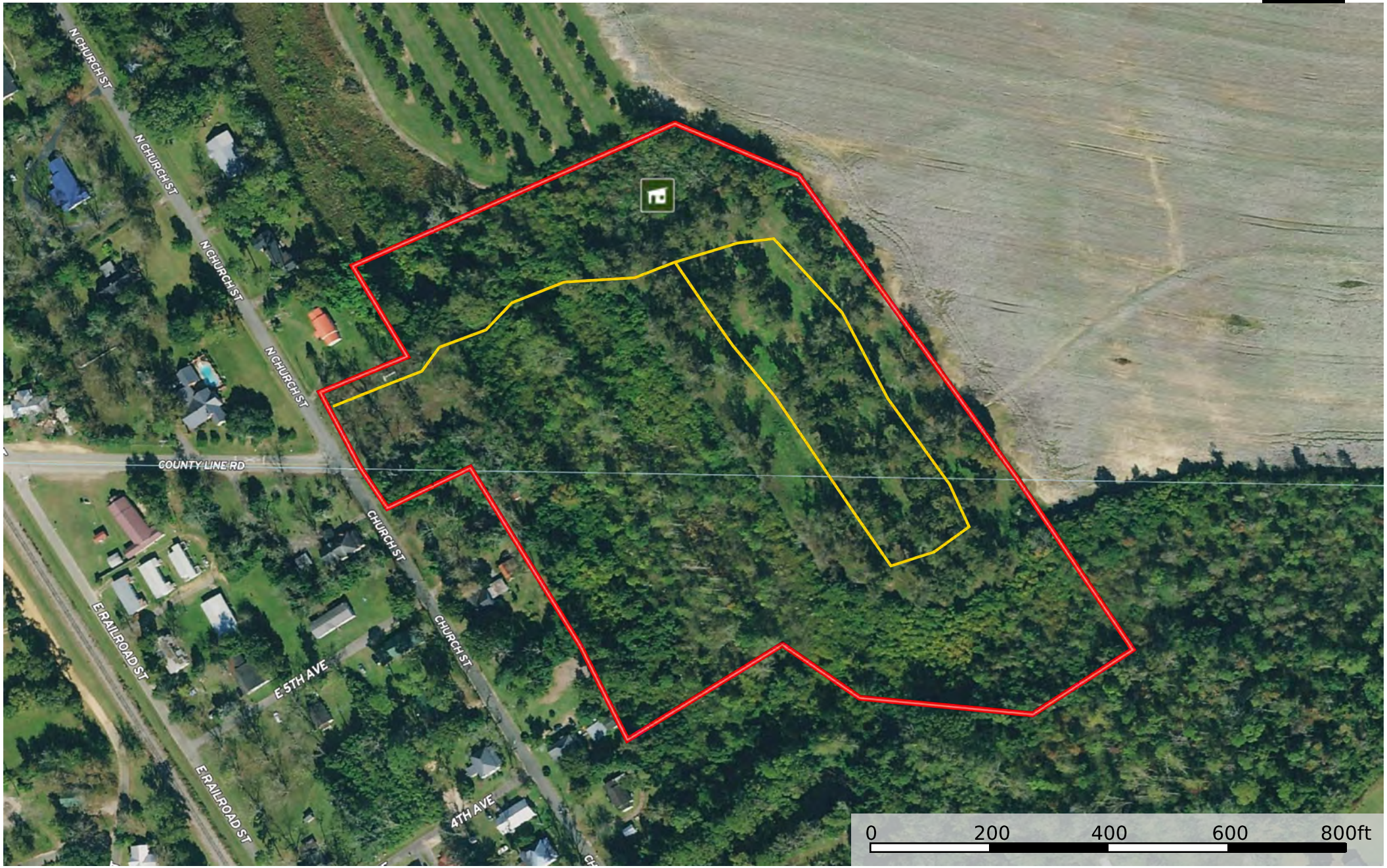
Listing Office: Crocker Realty (#:7)
 Main: (229) 228-0552
 Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)
 Contact #: (229) 403-6297
 Agent Email: landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

GA 3/Church St 17 Acres

Thomas County, Mitchell County, Georgia, 19 AC +/-



 Shed / Shack  Primary Road  Boundary