

PINES AND PASTURE
BOLES ROAD, BROOKS COUNTY, GA
OFFERED @ \$425,000.00

Deep Well * Mature Slash Pine Timber

Dry Lake Tributary Creek * Excellent Home Site Soils

7+/- Acres of Pasture * 850' of Road Frontage

Pond Site * 15 Miles East of Thomasville, GA

******Shown by Appointment Only******



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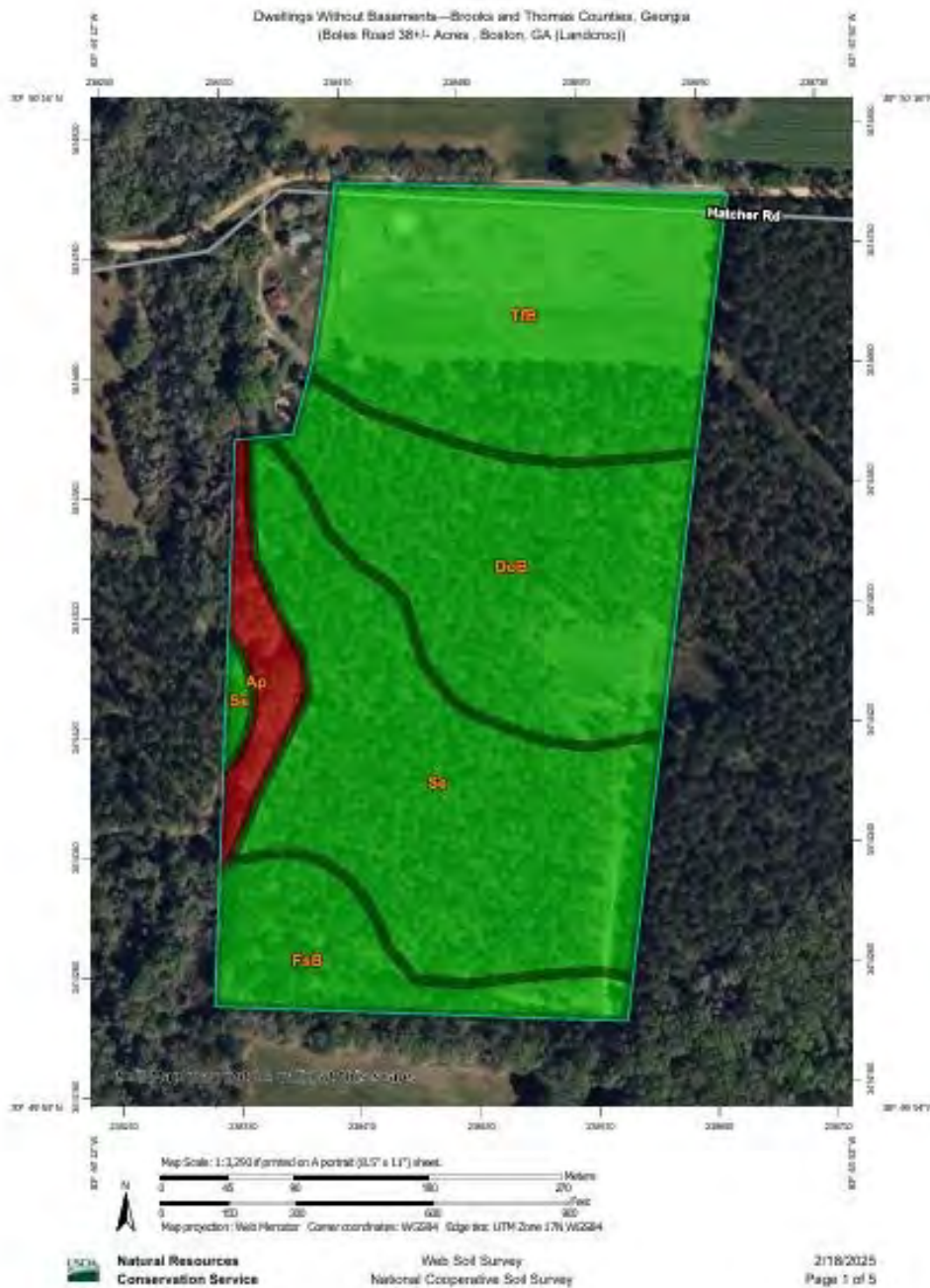
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USDA WEB SOIL SURVEY

Green = Good Soils for Dwellings without Basements (Verify with Soil Scientist)



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MLS #: A925112A (Active) List Price: \$425,000 (19 Hits)**420 Boles Road (38 Acre) Boston, GA 31626**

Present Use: Pasture, Timber, Vacant
Apx Total Acreage: 38
Price/Acre:
Terrain: Level, Rolling Slope

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

WARNING: For safety purposes-appt & advance notice to show.

Lot Dimensions:**Deed Book/Page:****Plat Book/Page:****Insurance:** \$0.00**HOA:** No**Assoc Fee:****Assoc Fee Pd:****HOA Initiation Fee:** \$0.00**City Taxes:** 0.00**County Taxes:** 0.00**Tax Year:****Improvements:** Fenced, Other-See Remarks**Allotments:****Character:** Pasture, Pond Site, Timber, Wooded

Road Access: Dirt
Frontage: Road

Utilities: Private Well, Septic Tank

Directions: Plug in address or Start at Intersection of Hwy 33 and Ozell Road in Thomas County, Head East. Ozell Turns into Dry Lake Road. You can take a couple of dirt Roads to the south but if you want to stay on black top most of the way you can take a right on Barwick Dixie Road and then Right on Boles Road then the property will be up on the hill on your left. (appointment to show)

Public Remarks: The fella who took care of this timber for so many years, clearly knew what he was doing! Hard to find Brooks County GA Land with a Boston GA Address. Just off Ozell/Dry Lake Road. 30+/- Acres of 20+ year old (Mostly Slash variety) pine timber. Property was once used for training bird dogs. Creek, Some Hardwoods, near perfect soils all over the tract. There is a good pond site near the creek and near the southwest corner of the property. The property consists of good high ground the better soils on the property being Dothan and Tifton types. The 7 Acres of pasture was once used for horses. The open are could be used as a small dove field, garden area, or homesite. The property adjoins larger wooded tracts. The location of the property is convenient to Thomasville and Boston. (Surprisingly easy and quick drive back into Thomasville, using Dry Lake/Ozell Road (15+/- miles)) This tract is in a Good Deer/Turkey area. No Joke about big deer in Brooks County. Some quail have been spotted on the property. There is a working deep well on the property that will need its own electrical service. (The well feeds a small home next to the NW corner of the property.) A new survey has recently been done. The property has good high ground and excellent road frontage on Boles Road(850'). Mid-size tracts like this in Brooks County and near Thomasville are hard to find. Perfect tract for pointer training, homesites, recreation, or horses. Some old fencing in place. There may be an old septic tank up near the road. Youtube Video Available.

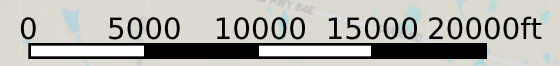
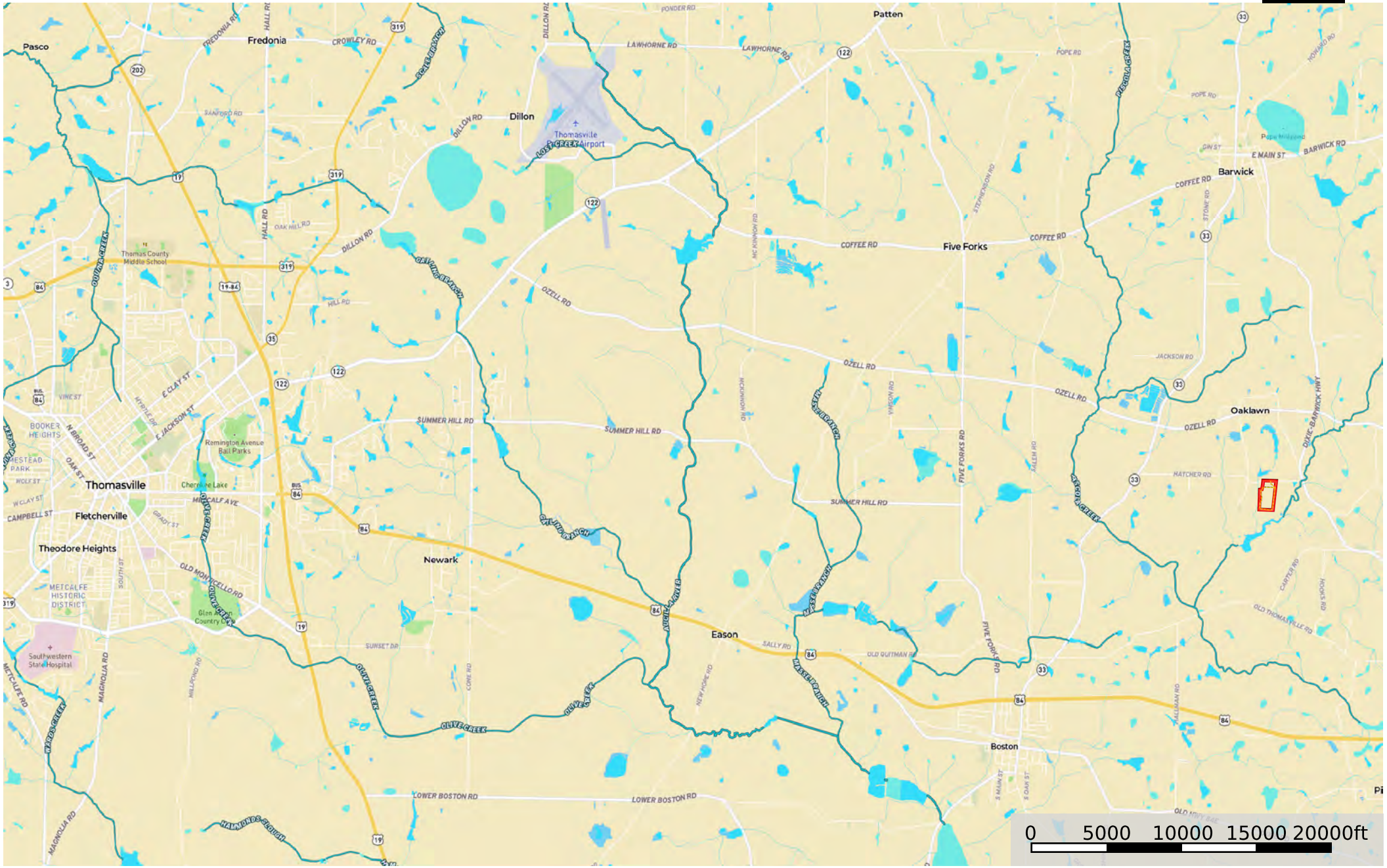
REALTOR Remarks: Call to set up an appointment. Working on mowing trails. Can drive part of it right now. Best shown by Mule or ATV.

Office Notes:**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:** Call Listing Office, Gated**Terms Financing:** Cash, Refinance**Closing Information:** Possession At Closing**Occupied:****Agent Owned:** No**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**List Dt:** 2/13/2025**Expr Dt:** 2/13/2026**CntctDate:****Marketing Date:** 2/15/2025**Original List Price:** \$425,000**Days on Market:** 10**Contingent Expiration Date:****GREC Firm #:** H-907**GREC Agent #:** 164943**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

Boles Road Highsmith Tract

Georgia, 40 AC +/-



- Road / Trail
- ▭ Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body