

THOMASVILLE LAKE & TIMBER ESTATE

6200 DILLON ROAD
THOMASVILLE, GA 31757

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Property Overview



Sale Price

\$1,100,000

PROPERTY OVERVIEW

Located just 10 miles from downtown Thomasville, this turn-key recreational estate features a 3,600 SF custom home and a 1,200 SF pond house for guests. Both houses are being sold fully furnished with appliances included. The main house features 4 bedrooms and 3 full baths with wood floors throughout. The spacious living room has a gas fireplace and offers beautiful views of the landscape through a wall of large windows. The home also features a large game room with pine floors and a custom-built gun cabinet.

The pond house features 2 bedrooms and one full bath with front and back porches overlooking a 4.5 acre stocked bass pond. There are two docks and a large, covered pavilion for fun with family and friends. There is also a 2,400 SF metal shop on slab with electricity for storing equipment. The land features 25 +/- acres of pine plantation with the balance of the acreage in natural, mature pine and hardwood. The habitat offers great hunting due to large surrounding farm and timberland properties with outstanding game populations.

OFFERING SUMMARY

Acreage:	59 Acres
PRICE PER ACRE:	\$18,644
City:	Thomasville
County:	Thomas
Property Type:	Recreational

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Waterfront
Uplands / Wetlands:	82% Uplands
Zoning / FLU:	AG
Lake Frontage / Water Features:	4.5 acre bass pond
Water Source & Utilities:	Multiple wells
Road Frontage:	980 feet of paved frontage
Nearest Point of Interest:	10 miles from Thomasville, GA 20 miles from Moultrie, GA 46 miles from Valdosta, GA
Structures & Year Built:	Main Home [2001] Pond House [1902] 2400 SF Barn [2004]

Location



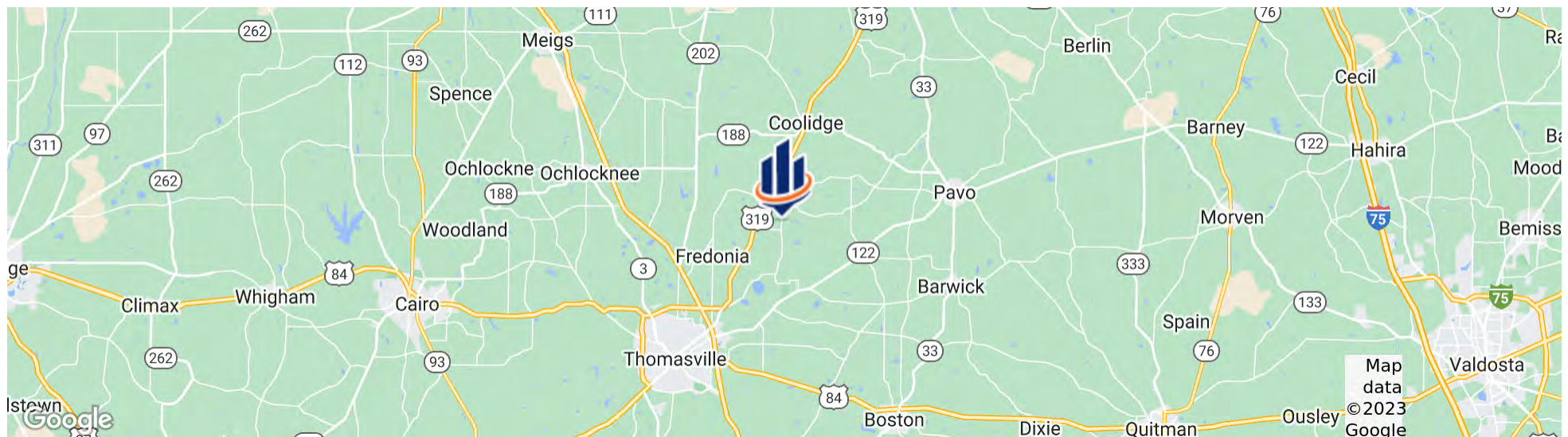
LOCATION & DRIVING DIRECTIONS

Parcel: 033 037 033 041

GPS: 30.936283, -83.884226

Driving Directions: From Thomasville head Northeast on US-319 towards Moultrie; Turn right on St Paul Rd; Turn left on Dillon Rd; House is on the right

Showing Instructions: Contact Bryant Peace



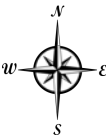
Aerial 59 Acres

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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