



1828 HOOKS MILL ROAD

\$450,000
52.48 ACRES

📍 SUMTER COUNTY, GEORGIA

Are you looking for a nice home and country living at its finest? A 2,400 sq. ft. home, horse barn, greenhouse, multiple wells, and a beautiful hayfield are just a few of the bells and whistles that this move-in property has to offer. Over 50 acres offers all the room you would ever need, and the additional storage buildings and sheds are just another added bonus. A nice mobile home that could be used as a rental or guest house is also included!



1828 FEATURES

- 2,400 Sq. Ft. Heated and Cooled Home with Wood Siding and Metal Roof
- 4 Bedrooms 2 ½ Bath
- Detached Carport with Metal Shop
- Pole Barn
- RV Pad
- Eight Stall Horse Barn
- Large Greenhouse
- Planted Pines
- Large Hayfield
- 3 Wells
- Mobile Home - 14x56



Contact Billy Black
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SOILS REPORT



SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TuA	Tifton sandy loam, 0 to 2 percent slopes	25.71	47.44	0	42	1
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	13.81	25.48	0	39	2e
Grd	Grady soils	10.95	20.2	0	20	5w
Ig	Irvington sandy loam	2.65	4.89	0	65	2w
Kib	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.63	1.16	0	30	6w
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	0.46	0.85	0	69	2e
TOTALS		54.2(*)	100%	-	38.01	2.18

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water