

S & W Horse Farm
13190 Salem Road
Pavo, GA 31778

\$799,000
76.820± Acres
Thomas County



S & W Horse Farm
Pavo, GA / Thomas County

SUMMARY

Address

13190 Salem Road

City, State Zip

Pavo, GA 31778

County

Thomas County

Type

Hunting Land, Horse Property, Residential Property, Recreational Land, Timberland, Farms

Latitude / Longitude

30.9738 / -83.7659

Taxes (Annually)

4200

Dwelling Square Feet

3531

Bedrooms / Bathrooms

4 / 2

Acreage

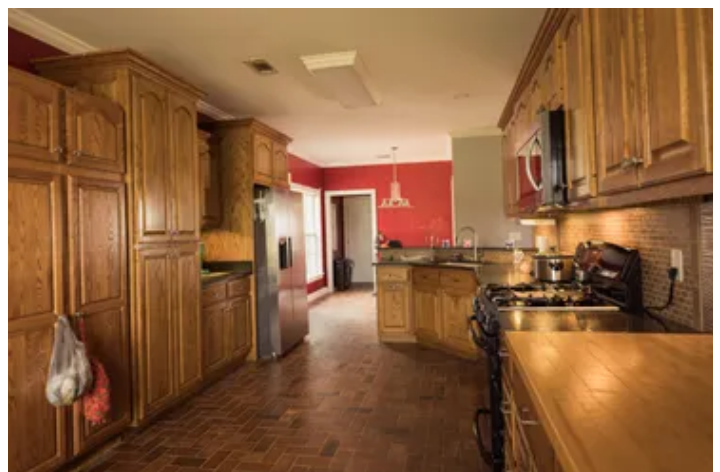
76.820

Price

\$799,000

Property Website

<https://www.landleader.com/property/s-w-horse-farm-thomas-georgia/55134>



MORE INFO ONLINE:

jonkohler.com

PROPERTY DESCRIPTION

Located Just 15 Miles From Downtown Thomasville, Ga ... S & W Farms is a 76 Acre Recreational Horse Farm With 26 Acres of Fenced Pasture Land and 51 Acres of Wooded Hardwood Bottoms.

It Offers Great Diversity and the Opportunity to Experience All Aspects of a Recreational Property from the Equestrian Side to the Hunting of Wild Game.

The 3531 Square Foot Main Home is Spacious and Conveniently Laid Out to Entertain Guest and Enjoy Life on the Land! It's 4BR and 2 BA and has a Lovely Outdoor Entertaining Area and Recreation Room.

Welcome to S & W Farms; Situated in Thomas County, Georgia, just 15 miles from downtown Thomasville, offering a serene rural lifestyle with easy access to amenities.

Main Home: A spacious 4-bedroom, 2-bathroom brick and siding exterior home with 3531 sq ft of living space, featuring porches on the front and back. The kitchen boasts exposed brick flooring and backsplash, adding charm to the space. The finished garage area serves as a recreational game room and connects to the carport and screen porch. An additional detached room provides versatility as a home office or gym.

Equestrian Facilities: The property includes 26 acres of fenced horse pastures with a 3-stall barn featuring dedicated tack, feed, and washing areas. A studio apartment connected to the barn offers convenience and overlooks the picturesque pastures. **Additional Residences:** A double-wide home with 3 bedrooms and 2 bathrooms, accompanied by a fenced-in yard, serves as an ideal in-law setup or accommodation for a groundskeeper.

Development Potential: An additional building lot on-site with existing power and a well provides an opportunity to expand the family farm compound concept. **Natural Features:** Beyond the pastures lie 51 acres of hardwood bottoms with a pond, creating ideal habitats for wildlife such as deer. The property features one deep well and four septic systems.

Storage and Farming: Two large barns on the property are suitable for storing farm maintenance equipment and tools. Three working grain bins offer potential for a farming operation, adding versatility to the property.

Community: Thomasville, Georgia, known for its charm and quintessential way of life, provides access to great shops and restaurants, offering a perfect balance of a slower pace of life and modern conveniences. Overall, S & W Farms offers a tranquil rural lifestyle with excellent equestrian facilities, natural beauty, and potential for expansion and farming activities, all within proximity to amenities in nearby Thomasville.

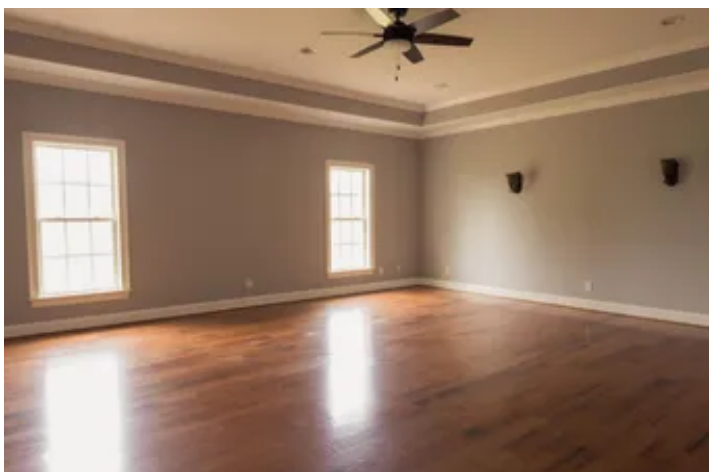
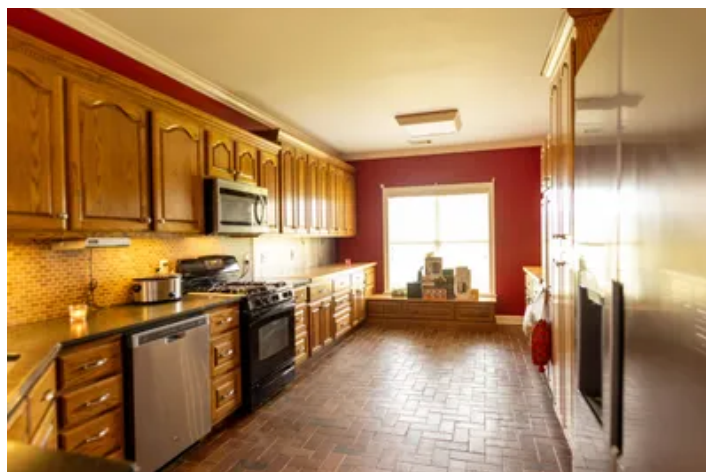
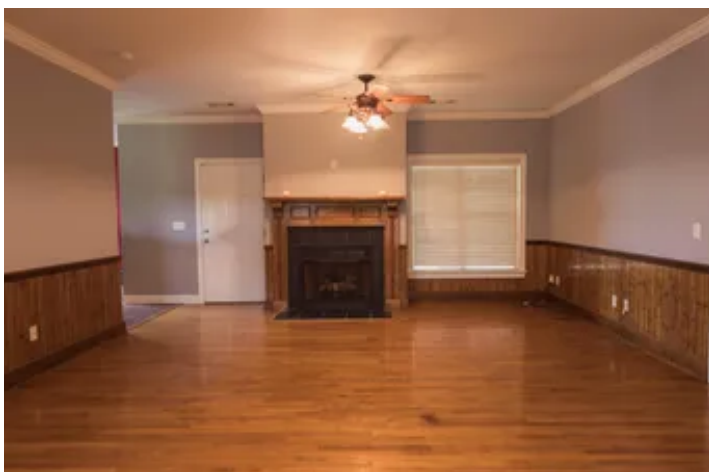
- 78 +/- Acre Recreational and Equestrian Farm; Thomas County, Georgia
- Main House
 - 3531 Sq Ft 4BR/2BA; Hardwood Flooring With Exposed Brick Flooring and Back Splash in the Kitchen
 - One Deep Well and 4 Septic On Site
 - Great Recreational Room Connected to Carport With An Additional Room For An Office or Exercise Room
 - Gas Fireplace in Living Room
 - Front Porch to Enjoy South Georgia Afternoons
- Mobile Home
 - 3 BR 2 BA (2010 DESTINY 32x64) Double Wide With Fenced Yard
- Studio Barn Apartment
 - One Room Apartment With Wood Flooring and Kitchen-Bar Area
- Horse Barn
 - 3 Stall Barn With Dedicated Tack, Feed and Wash Area
 - Fenced Paddocks that Total 26 Acres ; Round Pen For Lunging Horse
- 51 Acres of Hardwood Bottoms Great for Wildlife

- Additional Building Lot With Well and Power
- 2 Equipment Barns For Storing Farm Equipment
- 3 Grain Storage Bins

MORE INFO ONLINE:

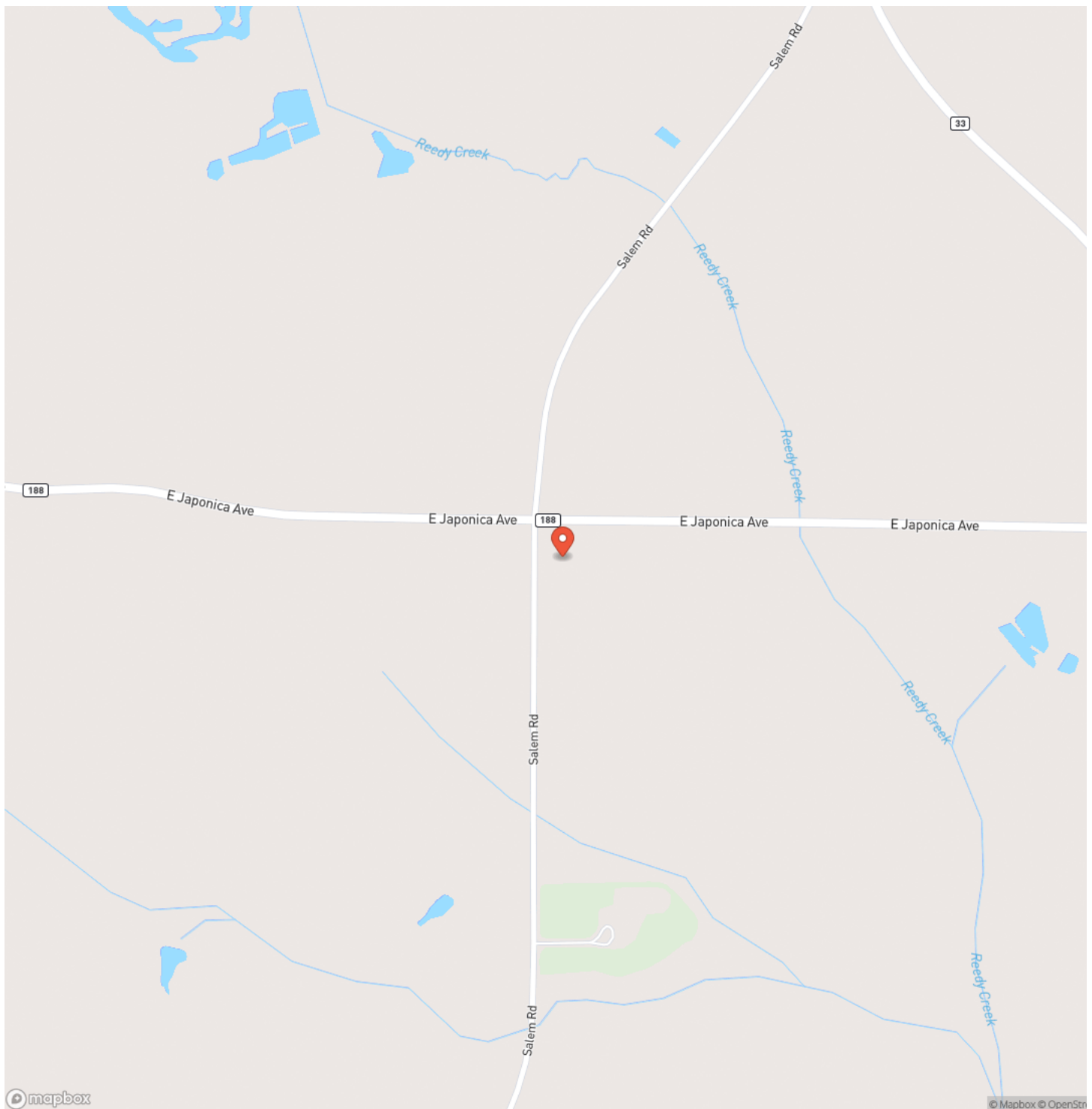
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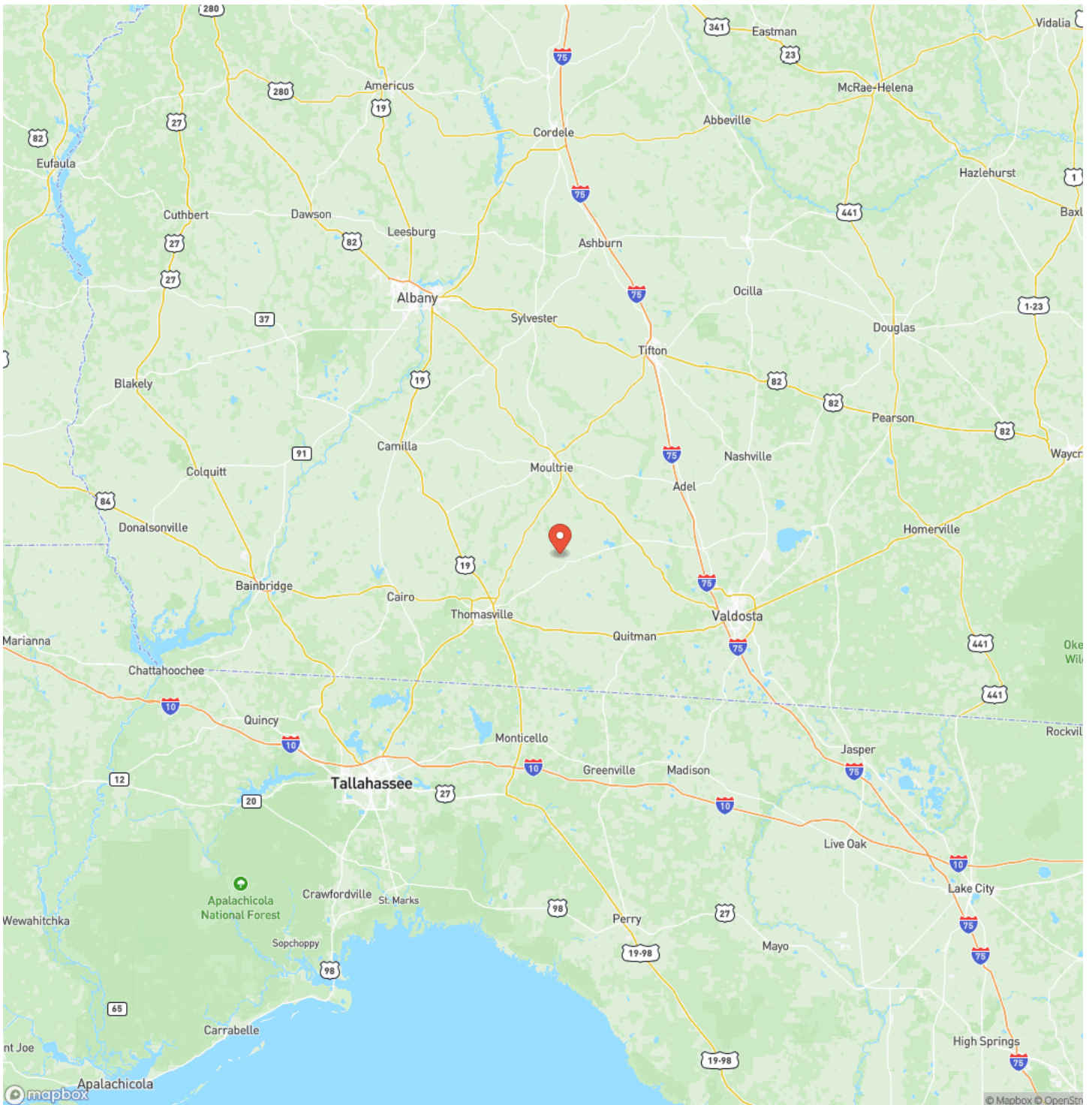
Locator Map



MORE INFO ONLINE:

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Locator Map



MORE INFO ONLINE:

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Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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