

Industrial-Residential-Land Combo

4308 Hickory Grove Rd N, Valdosta, GA - Broker: Scott Alderman, 229-561-1939, fcre@surfsouth.com



Presented By:
First Commercial Real Estate



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Property Details

Unique land/home, mixed-use property with 281.189 acres. Main parcel zoned M-1 for industrial or less intensive uses including residential, agricultural, etc. One large contiguous main tract except for 13.38-acre tract across road (see aerial pic). Full site all sold together. Land has mix of pines (±40 acres, unmanaged); some hardwoods, 25-acre cultivated field; large undeveloped expanse in back with mix of trees, undergrowth, rough trails, seasonal wetlands, beaver pond, creeks, thick woods on south end. Includes residential compound in front area near road, with 3664 sf, 2-story main house, built 1991, good condition, 5 bedrooms, 4 baths, large balcony. Detached 1248-sf guest house built 1995, three apartments, each with LR/BR combo, 1 bath. All furniture in main house and guest house is included. Three-bay, 960-sf detached garage. 14' x 30' pool and decking. 260-sf pool house / storage; gazebo; storage bldg. Two ponds (need maintenance), paved driveway, security gate. Property sold as-is. Multiple uses: industrial; residential; investment; development; subdividing into smaller tracts; primary home or country estate with huge playground; farmland for crops or trees; hunter's or nature paradise; Oversized Man-Cave, She-Shed, or room for both; Corporate Retreat; Environmental Resource; etc. Cash or pre-qualified buyers only. Hickory Grove Rd is scheduled for shoulder widening, repaving and re-striping by Lowndes County govt. in late 2026.

Price:	\$1,950,000
Property Type:	Mixed-Use
Property Subtype:	Land / Home
Proposed Use:	Industrial / Agricultural
Sale Type:	Investment or Owner User
Total Lot Size:	281.19 AC
No. Lots:	1
Zoning Description:	M-1, E-A, CON
APN / Parcel ID:	0217-016A, 015

Price: \$1,950,000

- Unique land/home combo, 281 acres, 3664-sf, 2-story, 5 BR/4 BA home built '91 & detached 1248-sf guest house, 3-car detached garage.
- Pool, ponds, gazebo, open fields, thick woods. Multiple uses: residential, industrial, agricultural, investment, development, subdividing.
- Zoned M-1 for industrial or less intensive uses.

View the full listing here: <https://www.loopnet.com/Listing/4308-Hickory-Grove-Rd-N-Valdosta-GA/40571875/>

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Location



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Property Photos



MAIN HOUSE

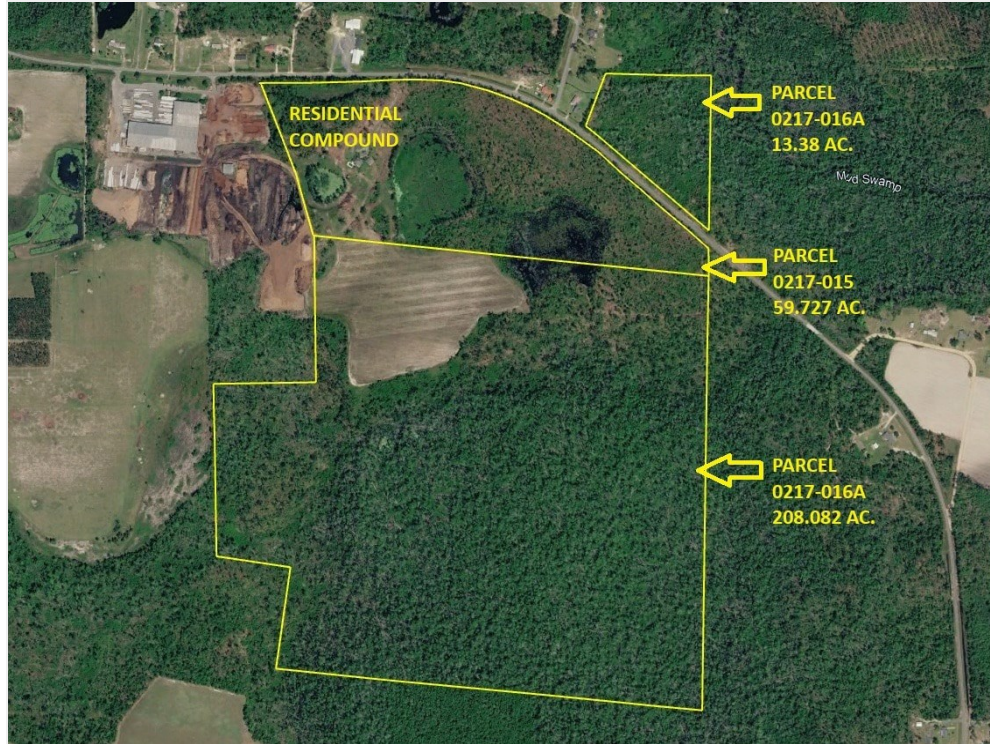


MAIN HOUSE

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2025 AERIAL



MAIN HOUSE & DRIVE

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Property Photos



GUEST HOUSE REAR



GUEST HOUSE FRONT

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3-CAR GARAGE



RESIDENTIAL COMPOUND

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REAR YARD



POOL

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DRIVEWAY



DRIVEWAY CIRCLE

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GROUNDS



GAZEBO

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FRONT PORCH



KITCHEN

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2ND FLOOR BALCONY



STAIRCASE

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FOYER



LIVING ROOM

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DINING ROOM



MASTER BR

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MASTER BATH



FIELD / WOODS

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Property Photos



LAWN



FIELDS

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Property Photos



FIELDS



POND

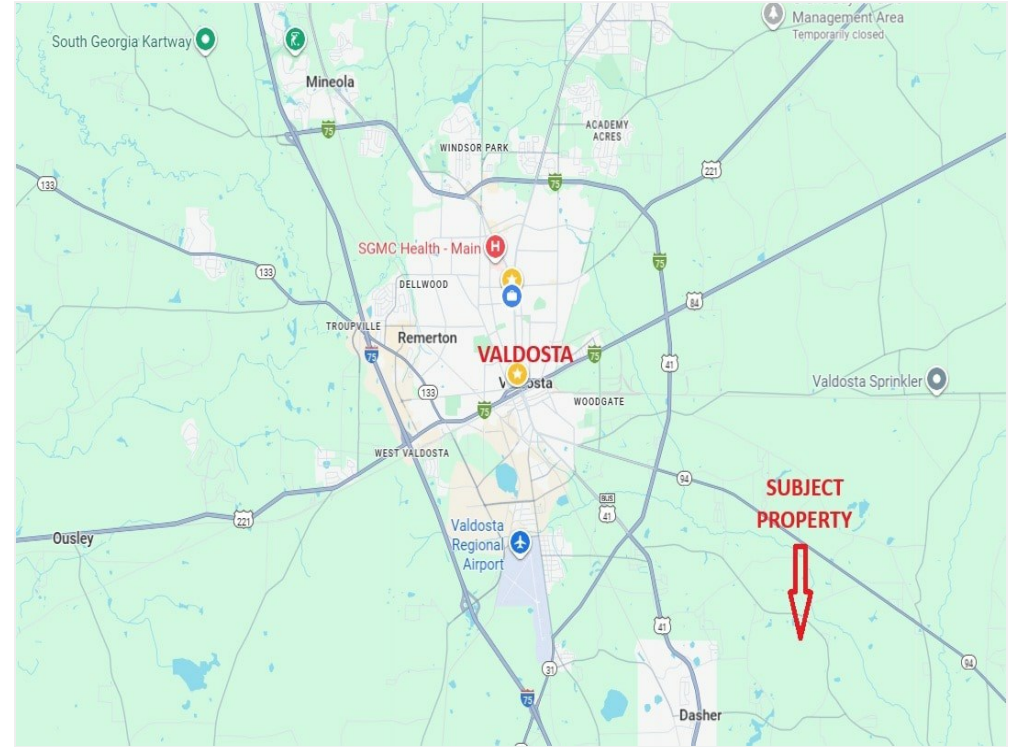
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Property Photos



POND

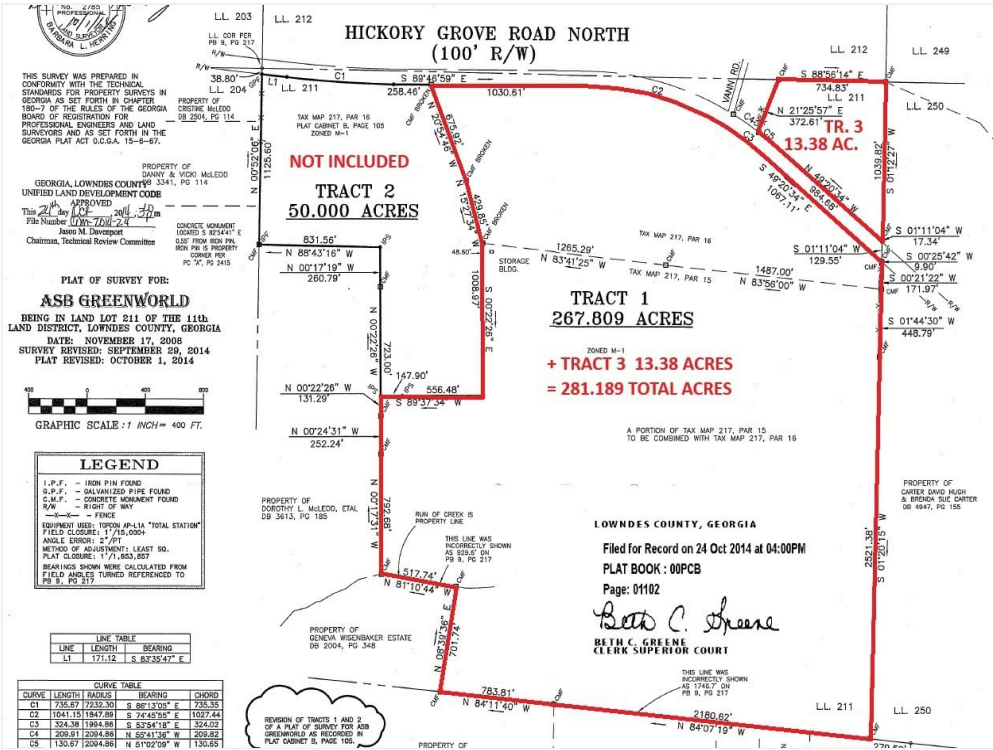


MAP

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