

Hickory Grove Rd Land-Home Combo

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



Presented By:
First Commercial Real Estate



Hickory Grove Rd Land-Home Combo

4308 Hickory Grove Rd N, Valdosta, GA 31606

Property Details

Unique land/home, mixed-use property with 281.189 acres. All contiguous 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 home, built 1991, good condition, 5 bedrooms, 4 baths, large balcony. 1248-sf detached guest house built 1995, three suites, each with LR/BR combo, 1 bath. 3-bay, 960-sf detached garage. ALL FURNITURE IN THE MAIN HOME AND GUEST HOUSE IS INCLUDED. 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. Listed separately as residential home with acreage property. So many uses: primary home or country home with a huge playground; farmland for crops or trees; hunter's or nature paradise; Oversized Man-Cave, She-Shed, or room for both; Corporate retreat; etc. Deer, turkey, hogs, ducks, quail are abundant in this wildlife haven. Cash or unconditional pre-qualified buyers only. Hickory Grove Rd is scheduled for shoulder widening, repaving and re-striping by Lowndes County govt. in late 2026.

Price: \$2,100,000

- Unique land/home combo, 281 acres, 3664-sf, 2-story, 5 BR/4 BA home built '91, detached guest house, 3-car detached garage.
- Pool, ponds, gazebo, open fields, thick woods. Use as primary/country home, huge playground, hunter/nature paradise, etc.

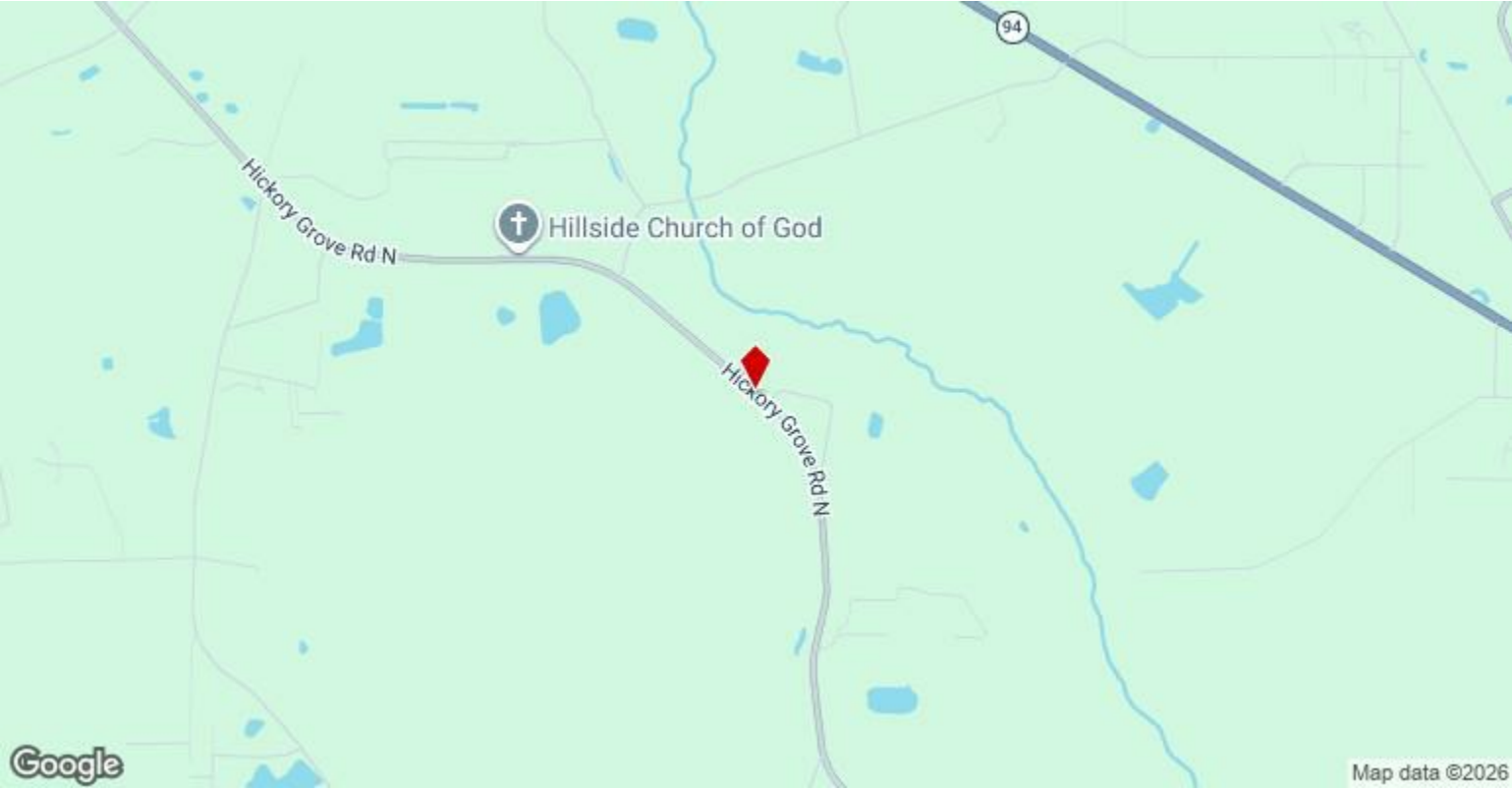
View the full listing here: <https://www.loopnet.com/Listing/4308-Hickory-Grove-Rd-N-Valdosta-GA/40571875/>

Price:	\$2,100,000
Property Type:	Land / Home Combo
Property Subtype:	Mixed-Use
Proposed Use:	Commercial / Residential
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

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Location



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Property Photos



MAIN HOUSE



MAIN HOUSE

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Property Photos



2025 AERIAL



MAIN HOUSE & DRIVE

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Property Photos



GUEST HOUSE REAR



GUEST HOUSE FRONT

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Property Photos



3-CAR GARAGE



RESIDENTIAL COMPOUND

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REAR YARD



POOL

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Property Photos



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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Property Photos



MASTER BATH



FIELD / WOODS

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Property Photos



LAWN



FIELDS

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FIELDS



POND

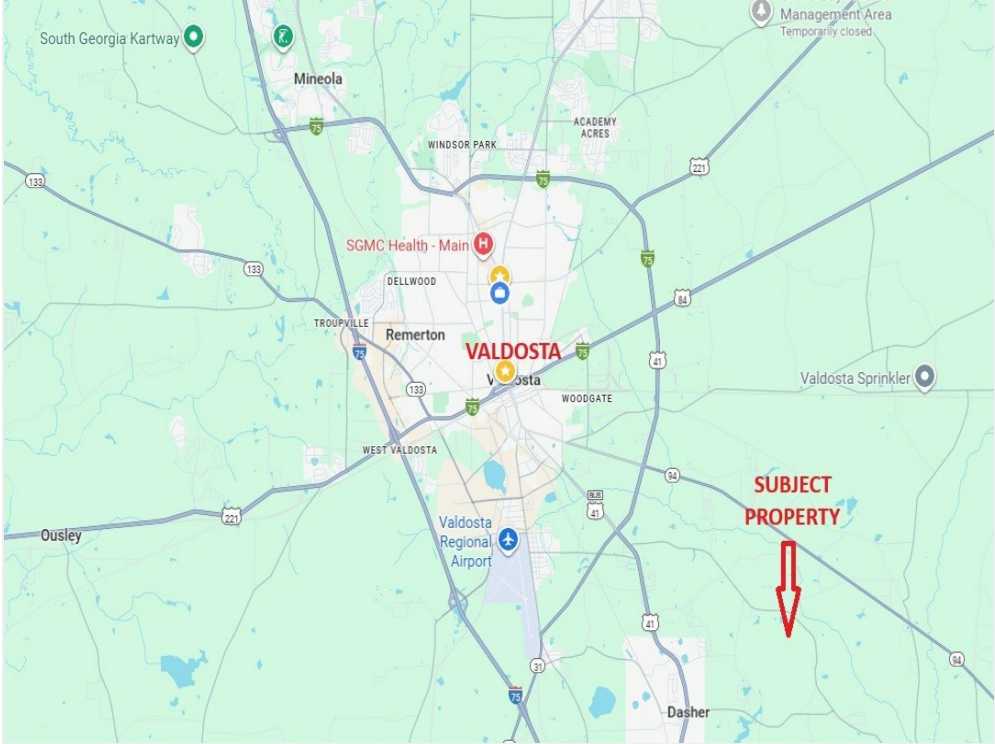
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POND

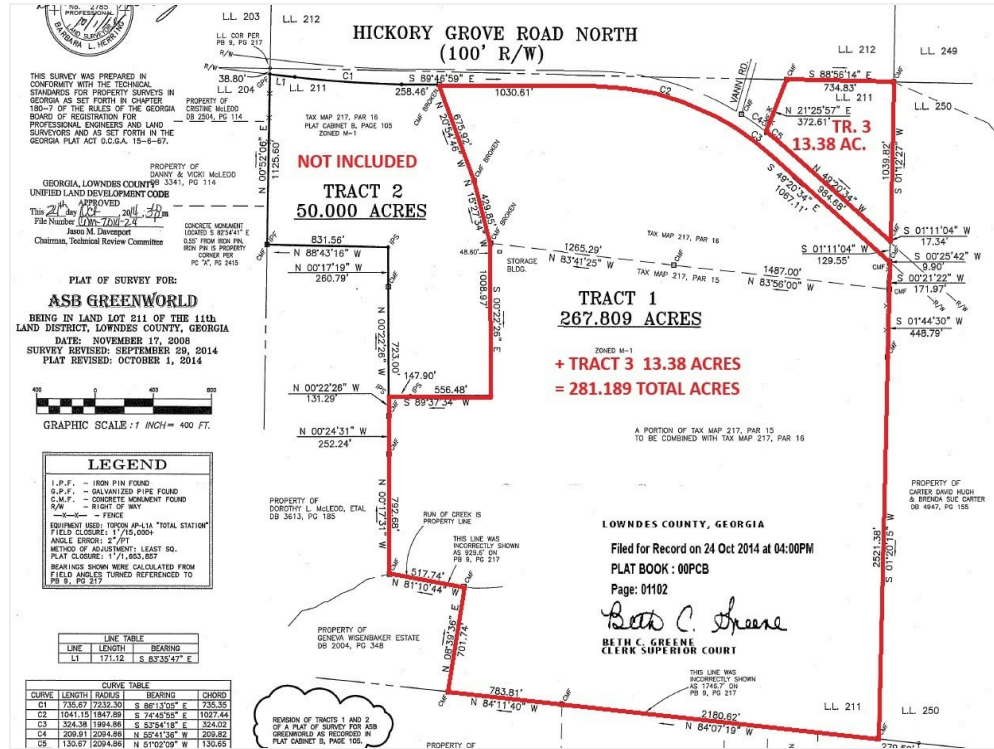


MAP

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Property Photos



PLAT 281 ACRES

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First Commercial Real Estate

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We specialize in the commercial-investment-land market in Valdosta, Lowndes County & South GA, where I've been a broker since 1982. In 1996 I started First Commercial Real Estate, still the only company here with this specialty. We've sold and leased thousands of properties, and we know the market better than anyone. I'm a native and life-long resident of Valdosta, and a graduate of Valdosta State University (BBA & MBA). It's our privilege and honor to serve you and add value to your property decisions.