

For Sale

Home, Land and Track

The home is a 1998 Homes of Merit doublewide with 2560 square feet. It has 4 bedrooms and 3 full baths. The master bedroom has an office and the master bath has a shower and garden tub. There is a large covered deck on the back of the home. The 12 X 20 shop has a large covered concrete slab attached. There is a 220 circuit for welder. There are diesel and unleaded tanks at workshop. The land is made up of 2 adjoining tracts for a total of 42.98 acres.

Track Description

The track is made up of a combination of top soil, sandy clay and hard pack. There are flagger stands and a 40 bike starting gate which is winch operated. The dog box is covered and is a viewing area for track staff. There are 4 staging lanes. There is a 10 X 10 scoring tower which is air conditioned and is approx. 18 feet off the ground and provides a full view of the track. There is a 10 X 15 sign up/concession/Pro Shop with covered area front and back. The back side is concrete. There is a concrete bike wash with bike stands. The pit parking area is flat and grassed. The main track is fully lighted. There are 2 wells that provide 60psi and will fill the 1000 gallon water trailer in just 15 minutes. The covered grand stands have four 21 inch fans and lighting. There also 2 sets of bleachers in the open and more frames that only need foot and seat boards to put into use as needed.

Track Equipment

2001 Kubota M5700 4 Wheel Drive Tractor w/Front End Loader	
2003 Kubota L3130 4 Wheel Drive Tractor w/Hydro Stat Transmission	
Rhino Rotary Mower	Land Pride Rotary Mower
Land Pride Finishing Mower	Harrow
Drag Box	Prefecta II Cultivator
Potato Plow	1000 Gallon Water Tralier

Grady County Land Use Hours of Operation

Monday, Tuesday, Thursday and Friday:	8:00AM to 8:00PM
Wednesday:	8:00AM to 6:00PM
Saturday:	10:00AM to 10:00PM
Sunday:	1:00PM to 6:00PM

\$275,000.00