

MLS #: S922671A (Active) List Price: \$249,000

29 Bulloch Road (3.8 Acres) Ochlocknee, GA 31738



**Style:** Cottage, Cabin  
**Stories/Levels:** Two  
**Bedrooms:** 2  
**Full Baths:** 2  
**Half Baths:**  
**Apx SqFt:** 1,374  
**Apx Heated/CooledSqFt:** 0  
**Apx Under Roof SqFt:** 0  
**Source SqFt:** Owner

**Unit #:**  
**Main Area:** Ochlocknee  
**Subdivision:** No Recorded Subdivision  
**County:** Thomas  
**Zoning:**  
**Handicap Accessible:**  
**Apx Roof Age:**  
**Apx Year Built:** 2023

<b>Lot Dimensions:</b>		<b>Apx Total Acreage:</b> 3.80	
<b>Deed Book/Page:</b>		<b>Restrictive Covenants:</b>	
<b>HOA:</b> No	<b>Assoc Fee:</b>	<b>Assoc Fee Pd:</b>	<b>Insurance:</b> \$0.00
<b>City Taxes:</b> 0.00		<b>County Taxes:</b> 0.00	
<b>Elec Co:</b>		<b>Wtr Co:</b>	
<b>Utilities:</b> Septic Tank, Well		<b>Cbl Prov:</b>	
<b>Mechanical Features:</b> Central Heat/Air			
<b>Energy Saving Features:</b>			
<b>Appliances:</b> Range, Refrigerator			

<b>Interior Features:</b>	
<b>General Features:</b> New	
<b>Special Rooms:</b> Living/Dining Room Combo	
<b>Bedroom Features:</b> Master Bedroom Walk-in Closet	
<b>Bath Features:</b>	
<b>Laundry Features:</b>	
<b>Kitchen Dining Features:</b>	

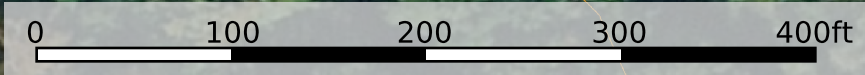
<b>Exterior Finish:</b> HardiPlank Type	<b>Settings:</b> Stream, Woodland, Other-See Remarks
<b>Foundation:</b> Crawl Space	<b>Exterior Features:</b>
<b>Roof:</b> Metal	<b>Patio/Porch:</b> Covered, Deck, Porch, Screened
<b>Wall Features:</b> Sheetrock	<b>Guest House:</b>
<b>Flooring Features:</b> Pine	<b>Pool:</b>
<b>Ceiling Features:</b>	<b>Rural Amenities:</b>
<b>Window Features:</b> Other-See Remarks	<b>Outdoor Leisure:</b>
<b>Driveway:</b> Dirt Drive	<b>Landscaped:</b>
<b>Parking:</b> Carport	<b>Complex Amenities:</b>
	<b>Community Amenities:</b>
	<b>Condition:</b> Under Construction


<b>Directions:</b>			
<b>Public Remarks:</b> Under Construction- This is a wonderful work in progress! Towering Hardwoods and Pine. New two-story cabin. covered Parking. Flowing Creek. Just outside of Ochlocknee. Rocking Front Porch, Screened Back Porch, Deck. Two Bedrooms and 2 Full Baths on 3.8 Acres. With that much acreage, you still have room for a barn, boat, RV, or most anything else you might want! New Well, New Septic...you need to check this out. Convenient to Thomasville, GA, and Ochlocknee GA. Could be a great downsizing home, empty nester, Investment, RVBO, or Weekend/Seasonal Getaway Home. Under Construction...county taxes to be determined Video Available.			
<b>REALTOR Remarks:</b> Under construction...End of March completions but can be ramped for a sooner completion date. Buyers can have more input the sooner the property goes under contract. Under construction. County Taxes are to be determined.			
<b>Office Notes:</b>			
<b>Owner's Name:</b>			
<b>Owner's Phone:</b>	<b>Owner's Business Phone:</b>	<b>Owner's Email Address:</b>	
<b>Owner's Address:</b>	<b>Owner's City:</b>	<b>Owner's State:</b>	<b>Owner's Zip:</b>
<b>Sign On Property:</b> No		<b>To Show:</b> Appointment Only	
<b>Terms Financing:</b>			
<b>Closing Information:</b>			
<b>CoopFlat:</b> \$ 0	<b>CoopComm:</b> 3	<b>DualRate:</b>	<b>Var Rate:</b>
<b>Occupied:</b>	<b>Lead Based Paint Disclosure:</b>	<b>Agent Owned:</b> No	
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>List Dt:</b> 12/13/2023	<b>Expr Dt:</b> 12/12/2024	<b>CntctDate:</b>	
<b>Marketing Date:</b> 12/19/2023	<b>Original List Price:</b> \$249,000	<b>Days on Market:</b> 7	
<b>Contingent Expiration Date:</b>			
<b>GREC Firm #:</b> H-907		<b>GREC Agent #:</b> 164943	

<b>Listing Office:</b> Crocker Realty (#:7) Main: (229) 228-0552 Fax: (229) 226-6532	<b>Listing Agent:</b> Daniel Crocker (#:2) Contact #: (229) 403-6297 Agent Email: <a href="mailto:landcrocdan@gmail.com">landcrocdan@gmail.com</a>
--	--

Information Herein Deemed Reliable but Not Guaranteed

29 Bulloch Rd. Ochlocknee, GA  
Thomas County, Georgia, 3.8 AC +/-



 Boundary