

MLS #: S922793A (Active)

List Price: \$649,000

2707 Rupp Rd (40 Acres) Ochlocknee, GA 31773



Style: Traditional, Farmhouse	Unit #:
Stories/Levels: Two	Main Area: Thomas County
Bedrooms: 4	Subdivision: No Recorded Subdivision
Full Baths: 3	County: Thomas
Half Baths:	Zoning: ag
Apx SqFt: 2,232	Handicap Accessible:
Apx Heated/CooledSqFt: 2,232	Apx Roof Age:
Apx Under Roof SqFt: 0	Apx Year Built: 2016
Source SqFt: Tax Record	

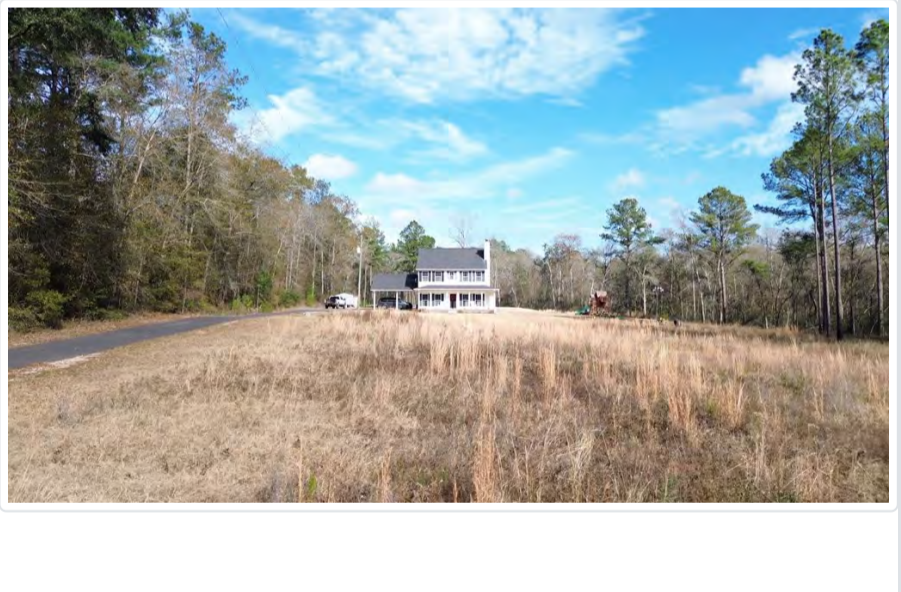
Lot Dimensions:	Apx Total Acreage: 40.84		
Deed Book/Page:	Restrictive Covenants:	Insurance: \$0.00	
HOA: No	Assoc Fee:	Assoc Fee Pd:	HOA Initiation Fee: \$0.00
City Taxes: 0.00	County Taxes: 2600.00	Tax Year: 2023	
Elec Co: Grady County EMC	Wtr Co:	Cbl Prov:	
Utilities: Garbage Pick Up, Private Well			
Mechanical Features: Ceiling Fan(s), Central Heat/Air, Fireplace(s)			
Energy Saving Features:			
Appliances: Dishwasher, Microwave, Oven, Refrigerator			
Interior Features: Fireplace, French Doors, Light & Airy, Open Floorplan, Security System, Wet Bar			
General Features: Space for Expansion, Wooded Lot			
Special Rooms: Living/Dining Room Combo, Mud Room, Other-See Remarks			
Bedroom Features: Walk-in Closets			
Bath Features: Double Vanities, Garden Tub, Master Bath, Separate Shower			
Laundry Features: Laundry Room			
Kitchen Dining Features: Breakfast Area, Dining Room/Kitchen Combo			
Exterior Finish: Frame, Vinyl Siding	Settings: Pond Site, Woodland, Other-See Remarks		
Foundation: Slab	Exterior Features: Workshop		
Roof: Shingle	Patio/Porch: Covered, Patio		
Wall Features: Sheetrock	Guest House:		
Flooring Features: Laminate, Tile	Pool: Gunite, Salt Water		
Ceiling Features:	Rural Amenities:		
Window Features:	Outdoor Leisure: Fishing		
Driveway: Asphalt Drive	Landscaped: Fencing, Garden Space, Grass, Other-See		
Parking: 2 Car, Attached Carport	Remarks		
	Complex Amenities:		
	Community Amenities:		
	Condition: Well-Kept		

Directions: From Thomasville. Hwy 19, to right on Stage Road, to Right on Rupp Road Property down on left just before the River.

Public Remarks: Attractive River Property with Towering Pines, Big Oaks, Live Water, and a Beautiful 4 Bedroom/ 3 Bath Home on 40 Acres. Check out the In-Ground Saltwater Gunite Pool with Hot Tub and Outdoor Entertaining Area. The home boasts an incredible amount of storage. The home has granite countertops throughout. The kitchen has nearly new Stainless Steel appliances and a convenient island along with plenty of counter space. Security System. Wood Laminate and Tile Floors. A Stone Fireplace. A Man Cave/Mud Room Area is located directly off the carport. Most bedrooms have walk-in closets. The Master Bedroom and Master Bath will send you over the edge with all the space and natural lighting filtering in through the windows. The home is a joy to show. The Woods: This property is a tremendous hunting tract. The pictures are a testament to that previous statement. The property is surrounded by large, managed, Timber and Agricultural tracts. The Little Ochlocknee River is a Wildlife Super Highway. (Ask around about some of the largest bucks taken in Thomas County in 2023... 3 come to mind within 3 miles up and down this river corridor.) Trails are located throughout the property for walking or riding. With over 3,000' of frontage on the Little Ochlocknee River, you can be rest assured there is adventure around every bend in this river. Ducks, Deer, and Turkey are regular visitors to this property! Many a cricket has lost its life to a Red Belly Bream on this River! The property has a couple of feed plot areas and some mature plantings of specialized oak trees. There is a very nice metal barn/shop area behind the home. These residential properties with wooded acreage are hard to find. StarLink/Windstream is the internet provider. The pool has a removable fence. Smart thermostat and lighting. The Property is enrolled under a Conservation Use Valuation Assessment to help lower Taxes. The buyer would need to assume the program.

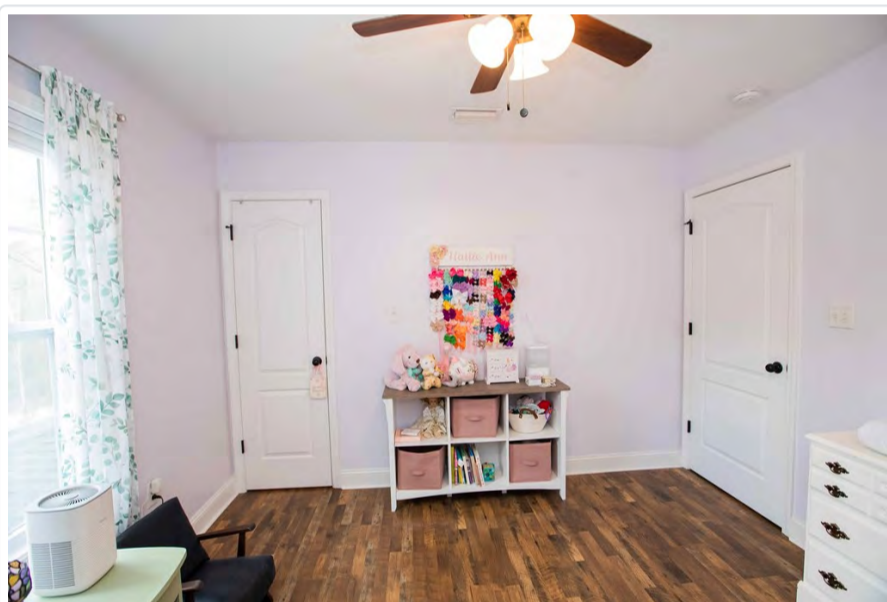
REALTOR Remarks: Easy to show. Just make an appointment. Better to have an ATV or Mule to show the land. Very Cool Bluffs over the River. Buyer will need to assume the AG Covenant, CUVA. Security System. The owner will pen up dogs. One 30-day exclusion from listing.

Owner's Name:							
Owner's Phone:		Owner's Business Phone:		Owner's Email Address:			
Owner's Address:		Owner's City:		Owner's State:		Owner's Zip:	
Sign On Property: Yes		To Show: Appointment Only, Exclusions, Lockbox, Security System					
Terms Financing: Cash, Refinance							
Closing Information: Possession at Closing							
CoopFlat\$: 0.00		CoopComm: 3		DualRate:		Var Rate:	
Occupied: Yes		Lead Based Paint Disclosure:			Agent Owned: No		
Display on Internet: Yes		Display Address: Yes		Allow AVM: No		Allow Comments: No	
Marketing Date: 1/27/2024		Original List Price: \$649,000			Days on Market: 6		
Contingent Expiration Date:							

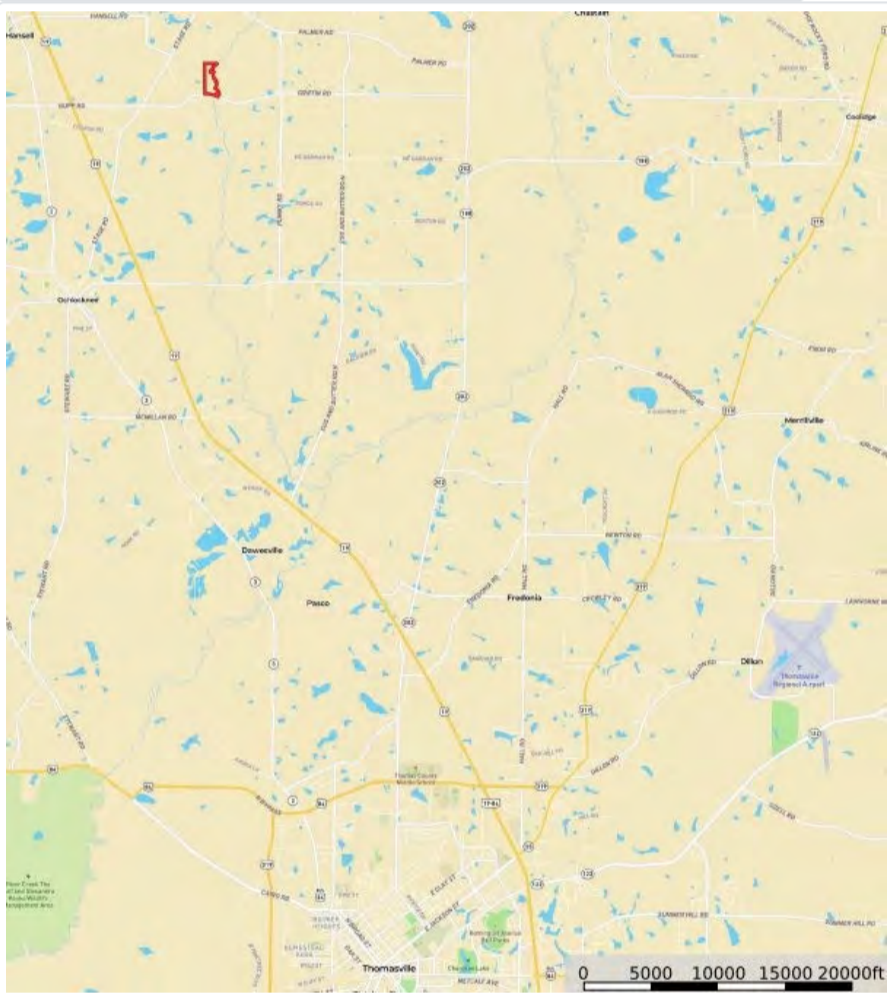


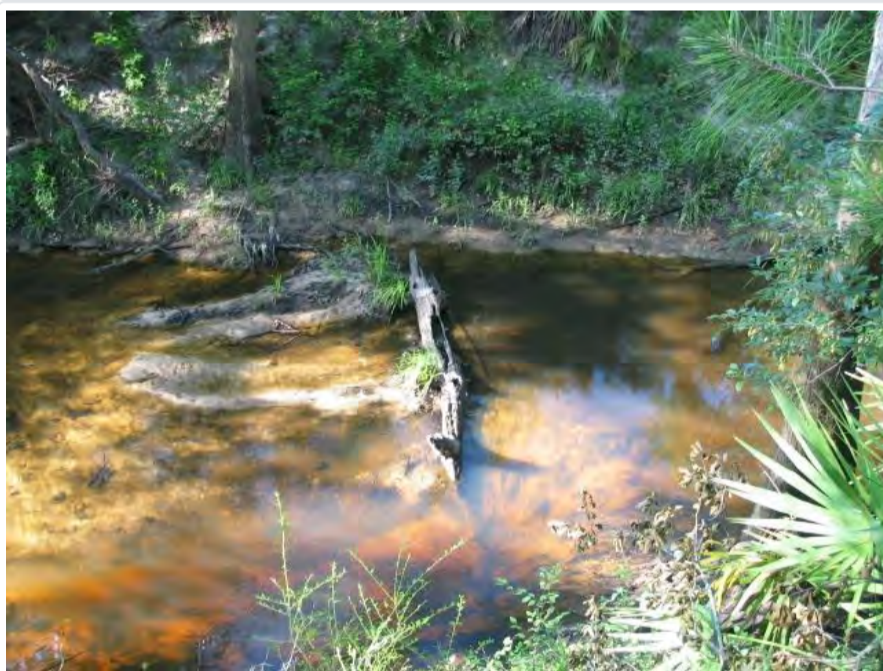
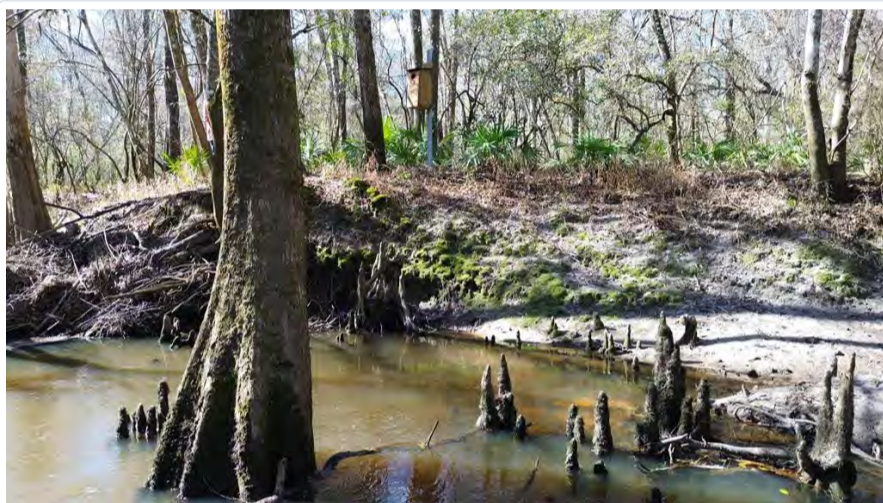












Listing Office: Crocker Realty (#:7)
Main: (229) 228-0552
Fax: (229) 226-6532

Listing Agent: Daniel Crocker (#:2)
Contact #: (229) 403-6297
Agent Email: landcrocdan@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	342.74	1969.84	N 75°49'10" W	342.31
C2	159.14	1969.84	N 83°07'06" W	159.09

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.54	S 15°53'29" W
L2	14.17	S 32°57'45" W
L3	251.26	S 52°48'49" W
L4	68.16	S 79°00'27" W
L5	79.22	S 26°58'19" W
L6	100.70	S 15°00'42" W
L7	178.85	S 48°33'27" W
L8	106.73	S 42°17'08" W
L9	44.74	S 04°40'53" W
L10	31.78	S 03°07'23" E
L11	51.01	S 79°34'18" E
L12	92.88	N 76°35'38" E
L13	114.27	N 61°20'24" E
L14	81.80	S 34°43'45" E
L15	81.64	S 55°03'21" W
L16	84.66	S 11°44'28" W
L17	178.92	S 14°28'02" E
L18	176.25	S 07°39'52" E
L19	93.31	S 77°43'54" E
L20	128.73	S 33°16'10" E
L21	106.53	S 19°46'47" W
L22	60.34	S 46°11'21" E
L23	46.45	N 85°26'09" E
L24	90.97	S 06°18'01" E
L25	178.03	S 08°50'21" W
L26	90.75	S 28°21'05" W
L27	127.08	S 33°23'06" W
L28	114.71	S 57°16'38" E
L29	129.38	S 53°34'52" E
L30	115.64	S 35°20'21" E
L31	84.85	S 13°50'20" E
L32	80.64	S 27°19'45" E
L33	49.31	S 06°56'48" E
L34	35.86	S 60°02'50" W
L35	129.53	N 75°34'40" W
L36	61.68	N 81°04'48" W
L37	27.89	S 62°00'27" W
L38	11.47	S 32°43'57" W
L39	28.74	S 10°30'02" W
L40	37.97	S 23°39'39" E
L41	45.74	S 89°50'44" E
L42	86.79	S 63°49'59" E
L43	84.08	S 03°18'23" W



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

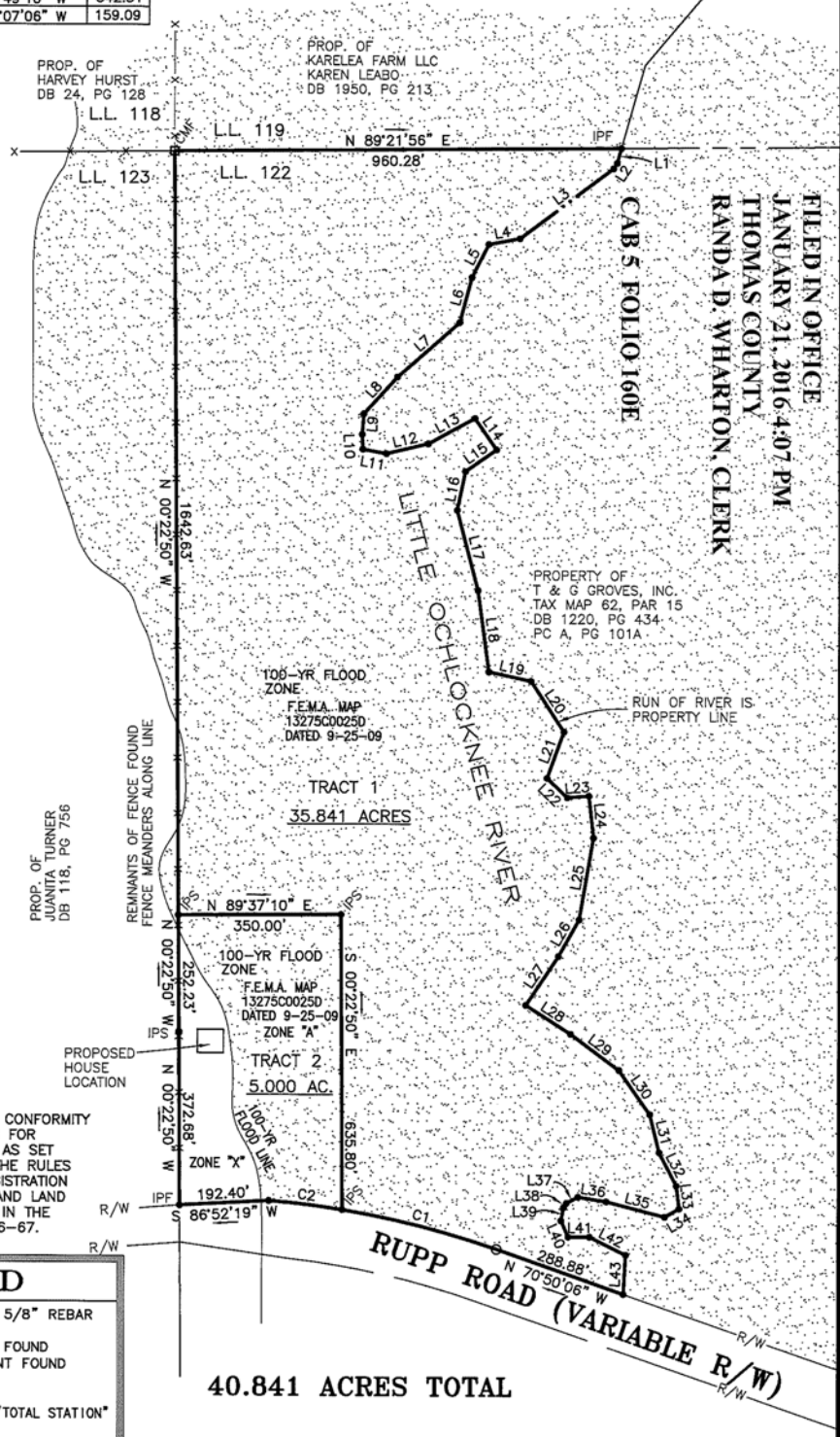
LEGEND	
I.P.S.	- IRON PIN SET - 5/8" REBAR
I.P.F.	- IRON PIN FOUND
G.P.F.	- GALVANIZED PIPE FOUND
C.M.F.	- CONCRETE MONUMENT FOUND
R/W	- RIGHT OF WAY
-X-X-	- FENCE

EQUIPMENT USED: TOPCON AP-11A *TOTAL STATION*
 FIELD CLOSURE: 1"/24,795
 ANGLE ERROR: 3"/PT
 METHOD OF ADJUSTMENT: NONE
 PLAT CLOSURE: 1"/451,209

BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO NAD 1983 GEORGIA WEST ZONE

Southeastern Surveying, Inc.

601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31601 Fax: 229-259-9926
 E-mail: bherring@essurveying.com

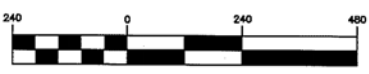


40.841 ACRES TOTAL

BOUNDARY SURVEY FOR:

KYLE HOOKS

BEING IN LAND LOT 122 OF THE 17th LAND DISTRICT, THOMAS COUNTY, GEORGIA
 SURVEY DATE: NOVEMBER 2, 2015
 PLAT DATE: NOVEMBER 5, 2015



GRAPHIC SCALE : 1 INCH = 240 FT.



FILED IN OFFICE
 JANUARY 21, 2016 4:07 PM
 THOMAS COUNTY
 RANDA D. WHARTON, CLERK

Rupp 40.84 Acres

Thomas County, Georgia, 40 AC +/-



 Boundary