

MLS #: S922904A (Active) List Price: \$545,000 (20 Hits)

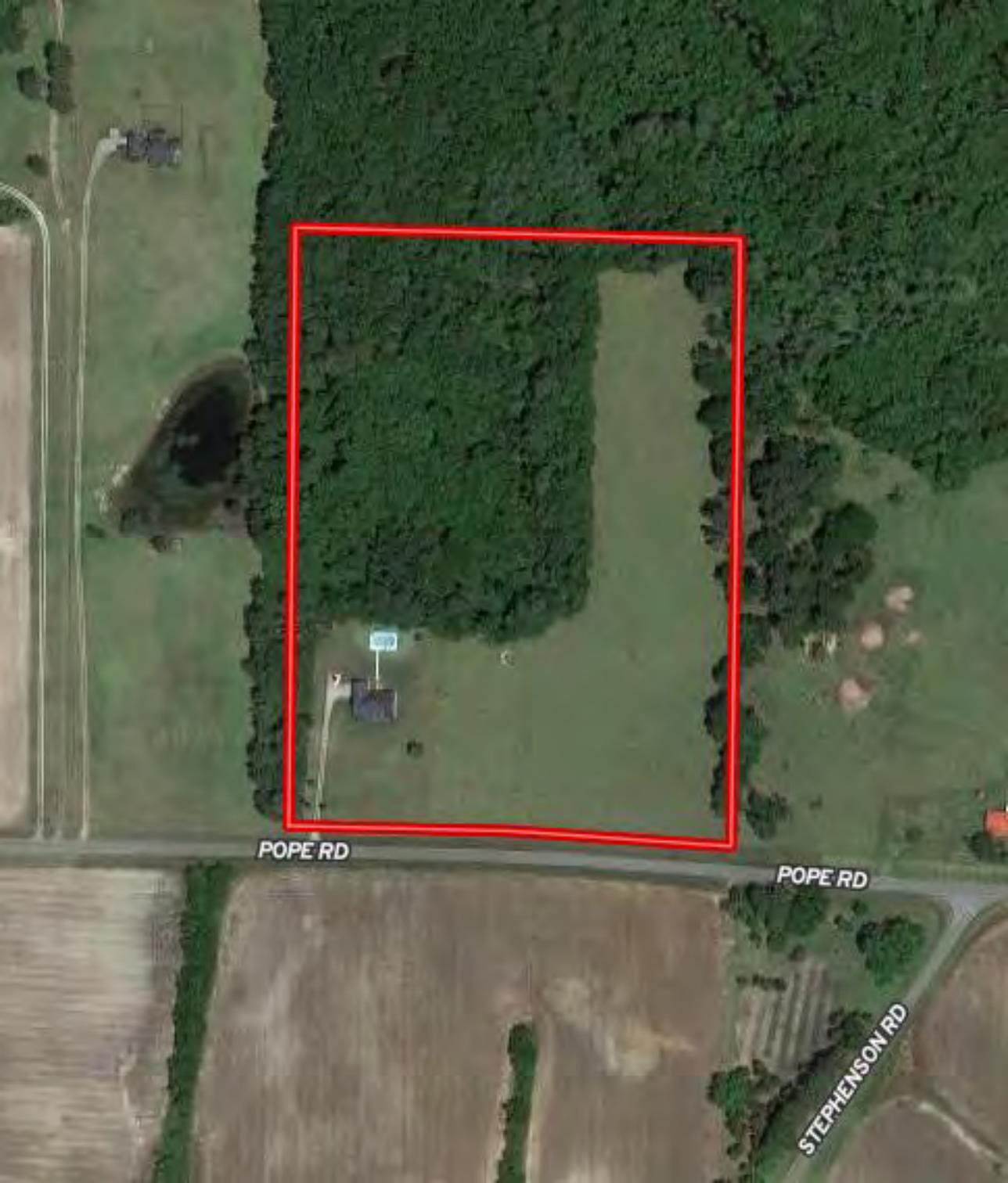
1845 Pope Road (15.68 Acres) Boston, GA 31626



**Style:** Traditional, Other-See Remarks  
**Stories/Levels:** One and One Half  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:**  
**Apx SqFt:** 2,400  
**Apx Heated/CooledSqFt:** 2,400  
**Apx Under Roof SqFt:** 0  
**Source SqFt:** Tax Record

**Unit #:**  
**Main Area:** Thomas County  
**Subdivision:** No Recorded Subdivision  
**County:** Thomas  
**Zoning:** AG  
**Handicap Accessible:**  
**Apx Roof Age:**  
**Apx Year Built:** 2009

<b>Lot Dimensions:</b>		<b>Apx Total Acreage:</b> 15.68	
<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> 3294.75	<b>HOA Initiation Fee:</b> \$0.00	<b>Tax Year:</b> 2023
<b>Elec Co:</b>	<b>Wtr Co:</b>	<b>Cbl Prov:</b>	
<b>Utilities:</b> Private Well, Septic Tank			
<b>Mechanical Features:</b> Ceiling Fan(s), Central Heat/Air, Heat Pump, Other-See Remarks			
<b>Energy Saving Features:</b>			
<b>Appliances:</b> Dishwasher, Electric Range, Refrigerator			
<b>Interior Features:</b> Blinds, Fireplace, Fireplace w/Gas Logs, French Doors, Open Floorplan, Recessed Lighting, Two Story Foyer			
<b>General Features:</b> Space for Expansion			
<b>Special Rooms:</b> Attic, Bonus Room, Living/Dining Room Combo, Other-See Remarks			
<b>Bedroom Features:</b> Master Bedroom Walk-in Closet			
<b>Bath Features:</b> Double Vanities, Garden Tub, Separate Shower			
<b>Laundry Features:</b> Laundry Room, Sink			
<b>Kitchen Dining Features:</b> Breakfast Area, Laminate Counters			
<b>Exterior Finish:</b> Frame, HardiPlank Type		<b>Settings:</b> Countryside, Pond Site, Woodland	
<b>Foundation:</b> Slab, Crawl Space		<b>Exterior Features:</b>	
<b>Roof:</b> Shingle		<b>Patio/Porch:</b> Covered, Deck, Porch	
<b>Wall Features:</b> Sheetrock		<b>Guest House:</b>	
<b>Flooring Features:</b> Carpet, Tile		<b>Pool:</b> Gunite, Salt Water	
<b>Ceiling Features:</b> Crown Moldings, High, Trey/Box		<b>Rural Amenities:</b> Horses OK	
<b>Window Features:</b>		<b>Outdoor Leisure:</b>	
<b>Driveway:</b> Dirt Drive, Gravel Drive		<b>Landscaped:</b>	
<b>Parking:</b> 2 Car, Garage		<b>Complex Amenities:</b>	
		<b>Community Amenities:</b>	
		<b>Condition:</b> Well-Kept	
<b>Directions:</b> East on Hwy 122, Right on FiveForks Road, to Left on Pope Road. Property down on Left before intersection of Salem and Pope...or Google Map Address.			
<b>Public Remarks:</b> Spacious 4 Bedroom / 3 Bath open floor plan home with bonus room on 15.68 Acres. ( Additional Square Footage for Expansion) New Floor Coverings were recently added. Large deck overlooking Saltwater Pool for entertaining and grilling. Fenced Pasture for Horses and Livestock. Mixed woods with towering pines and mixed hardwood sporting a humdinger of wood duck pond and the occasional visiting deer or turkey. Good soils. The property has been surveyed into two tracts. Separate drive onto Pope Road out of East Pasture. Wood Duck Hole could be turned into an incredible pond...the elevations are there! Consult with pond builder. A beautiful home.			
<b>REALTOR Remarks:</b> Sign Forthcoming. Check out the unfinished square footage that is not being utilized. A small area on the North end of the property is in a flood zone.			
<b>Office Notes:</b>			
<b>Owner's Name:</b>			
<b>Owner's Phone:</b>		<b>Owner's Business Phone:</b>	
<b>Owner's Address:</b>		<b>Owner's Email Address:</b>	
<b>Owner's City:</b>		<b>Owner's State:</b>	
<b>Owner's Zip:</b>			
<b>Sign On Property:</b> Yes		<b>To Show:</b> Appointment Only, Lockbox	
<b>Terms Financing:</b> Cash, Refinance			
<b>Closing Information:</b> Possession at Closing			
<b>CoopFlat\$:</b> 0.00		<b>CoopComm:</b> 3	
<b>DualRate:</b>		<b>Var Rate:</b>	
<b>Occupied:</b>		<b>Lead Based Paint Disclosure:</b> Yes	
<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> 2/14/2024		<b>Expr Dt:</b> 2/13/2025	
<b>Marketing Date:</b> 2/24/2024		<b>Original List Price:</b> \$545,000	
<b>Contingent Expiration Date:</b>		<b>Days on Market:</b> 14	
<b>GREC Firm #:</b> H-907		<b>GREC Agent #:</b> 164943	
<b>Listing Office:</b> Crocker Realty (#:7)		<b>Listing Agent:</b> Daniel Crocker (#:2)	
<b>Main:</b> (229) 228-0552		<b>Contact #:</b> (229) 403-6297	
<b>Fax:</b> (229) 226-6532		<b>Agent Email:</b> <a href="mailto:landcrocdan@gmail.com">landcrocdan@gmail.com</a>	
Information Herein Deemed Reliable but Not Guaranteed			



POPE RD

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STEPHENSON RD