

MLS #: S923282A (Active)**List Price: \$575,000****400 Bulloch Ochlocknee, GA 31773**

Style: Traditional, Cottage

Stories/Levels:

Bedrooms: 3

Full Baths: 2

Half Baths:

Apx SqFt: 2,148

Apx Heated/CooledSqFt: 1,668

Apx Under Roof SqFt: 2,148

Source SqFt: Tax Record

Unit #:

Main Area: Ochlocknee

Subdivision: No Recorded Subdivision

County: Thomas

Zoning: AG

Handicap Accessible:

Apx Roof Age:

Apx Year Built: 1998

Lot Dimensions:	Apx Total Acreage: 25		
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: 2785.78	Tax Year: 2023	
Elec Co:	Wtr Co:	Cbl Prov:	
Utilities: Private Well, Propane, Septic Tank, Well			
Mechanical Features: Ceiling Fan(s), Central Heat/Air, Window Unit(s), Other-See Remarks			
Energy Saving Features: Ceiling Fan(s)			
Appliances: Dishwasher, Microwave, Oven, Range, Refrigerator, Washer/Dryer			
Interior Features: Blinds, French Doors, Recessed Lighting			
General Features:			
Special Rooms: Attic, Dining, Great Room, Sun Room			
Bedroom Features: Master Bedroom Walk-in Closet			
Bath Features: Separate Shower, Other-See Remarks			
Laundry Features:			
Kitchen Dining Features: Breakfast Area, Laminate Counters			
Exterior Finish: Frame, HardiPlank Type		Settings: Countryside, Secluded, Water Front/Pond, Woodland, Other-See Remarks	
Foundation: Crawl Space, Other		Exterior Features:	
Roof: Shingle		Patio/Porch: Covered, Deck, Screened	
Wall Features: Moulding, Sheetrock, Wainscotting		Guest House: No	
Flooring Features: Carpet, Hardwood, Tile, Vinyl		Pool:	
Ceiling Features: Vaulted		Rural Amenities: Barn, Horses OK, Out Buildings, Other-See Remarks	
Window Features:		Remarks	
Driveway: Asphalt Drive		Outdoor Leisure: Fishing, Jogging/Walking Path	
Parking: 2 Car, Garage		Landscaped: Garden Space, Grass, Mature Plantings	
		Complex Amenities:	
		Community Amenities:	
		Condition: Well-Kept	

Directions: GPS Address- From Ochlocknee head West on Hwy 188. Bulloch Road will be the first paved road on your right past the city limits. Home is the first property on Right down Bulloch Road. (Security System)

Public Remarks: Wonderful 3 Bedroom /2 Bath Cottage Home tucked away on 25 acres of land. The land is made up of 60+/- of mature pecan trees, a grassy field, and 9+/- acres of planted pine standing guard over a secret fish pond at the bottom of a grassy knoll. The Home has a split floor plan, vaulted ceilings, and stainless steel appliances. The Main Bath showcases an artfully refurbished cast iron tub from a bygone era, a separate shower, and a cultured marble countertop. The Barns/Workshops are "Top Shelf." (Steel Work Table/Cabinet, 220 Service, Roll Up Doors, etc.) The home was quality built by respected and local builder Darrell Yoder. The property has excellent soils(Tifton & Carnegie) and offers additional home sites across the property. The planted pines have not been thinned. The field may be used for pasture or as additional acreage for planting. The home sits atop a rolling hill and offers privacy and seclusion from the road. There are remnants of an old syrup mill on the front of the property. Birds and other wildlife are common visitors and the fish in the pond welcome an evening feeding. The Pecan Trees and Planted Pines can be monetized. This property is a joy to view! The property is a floral explosion in season! A "feel-good" property from top to bottom. (The closed Sun Room is heated and cooled by a small A/C and Buck Stove which adds to the Tax Assessor square footage of heat and cooled area.) Hoist and Beam in Barn do not stay with property. Local area receiving internet upgrades. Riding and Walking Trails throughout...just under 1-mile perimeter around the property.

REALTOR Remarks: Call before showing. Appointment needed. Security system on the premises. The Seller having some work done around the garage entrance.

Owner's Name:

Owner's Phone:

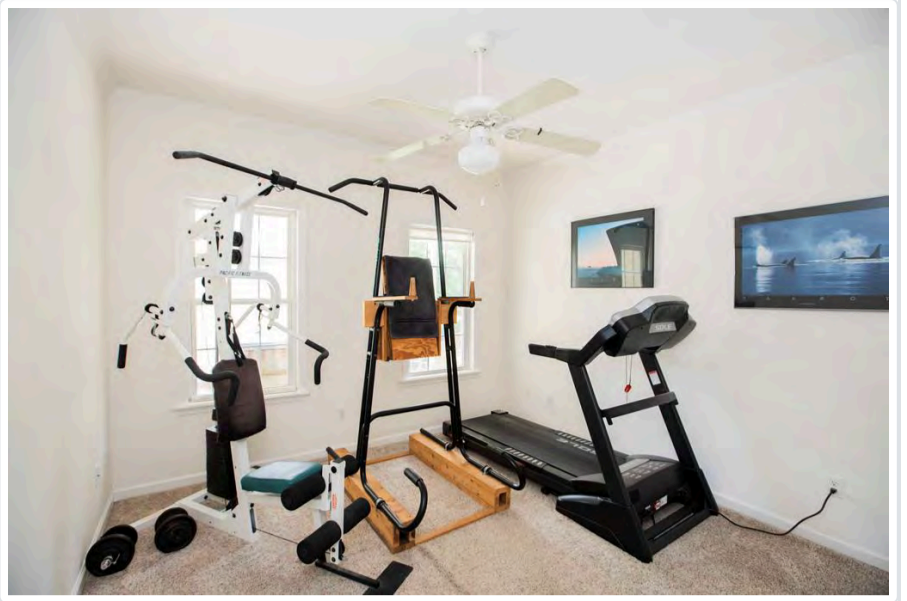
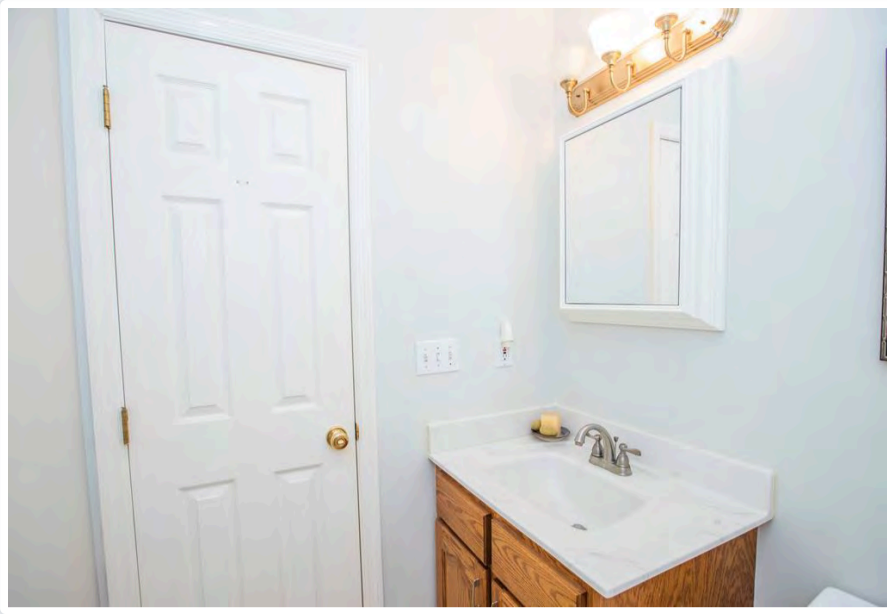
Owner's Business Phone:

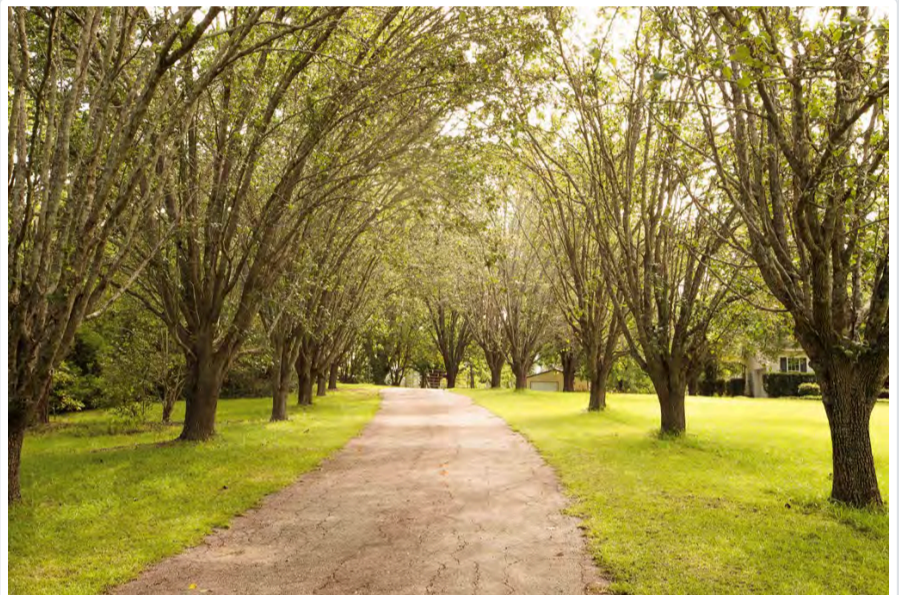
Owner's Email Address:

Owner's Address:	Owner's City:	Owner's State:	Owner's Zip:
Sign On Property: No		To Show: Appointment Only, Lockbox, Occupied, Security System	
Terms Financing: Cash, Refinance			
Closing Information: Possession at Closing			
CoopFlat\$: 0	CoopComm: 2	DualRate:	Var Rate:
Occupied: Yes	Lead Based Paint Disclosure: No	Agent Owned: No	
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Marketing Date: 6/7/2024	Original List Price: \$575,000	Days on Market: 8	
Contingent Expiration Date:			



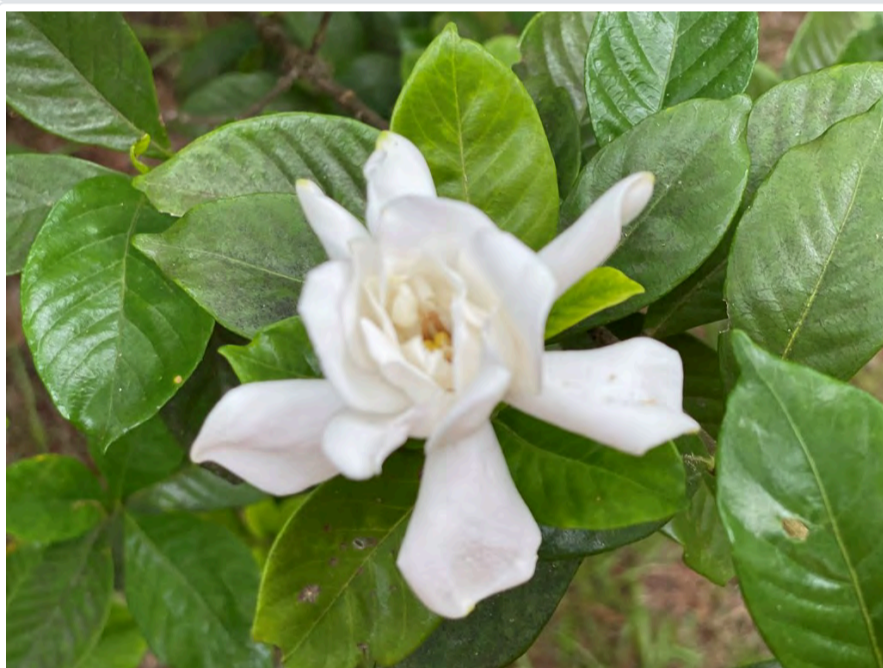


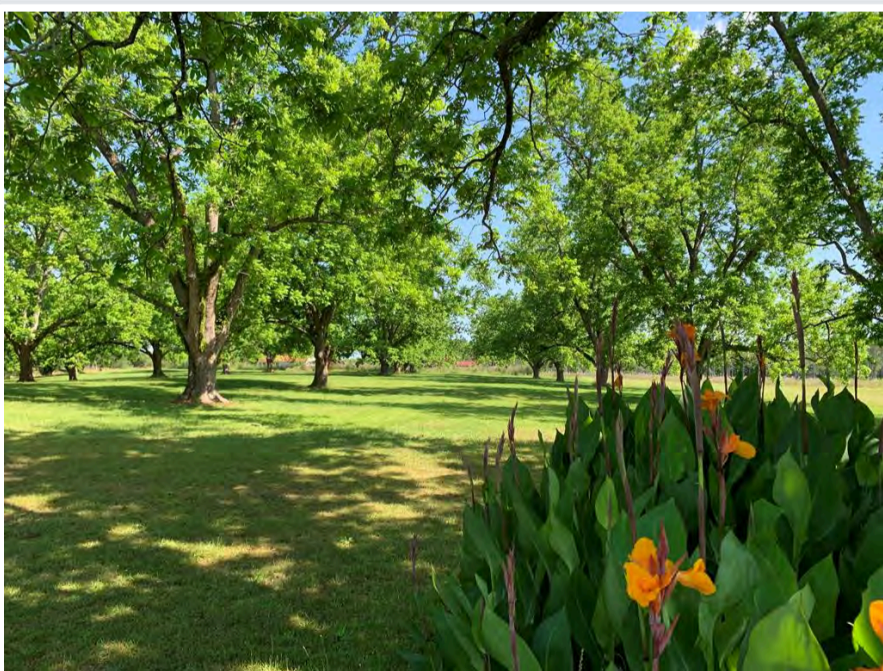


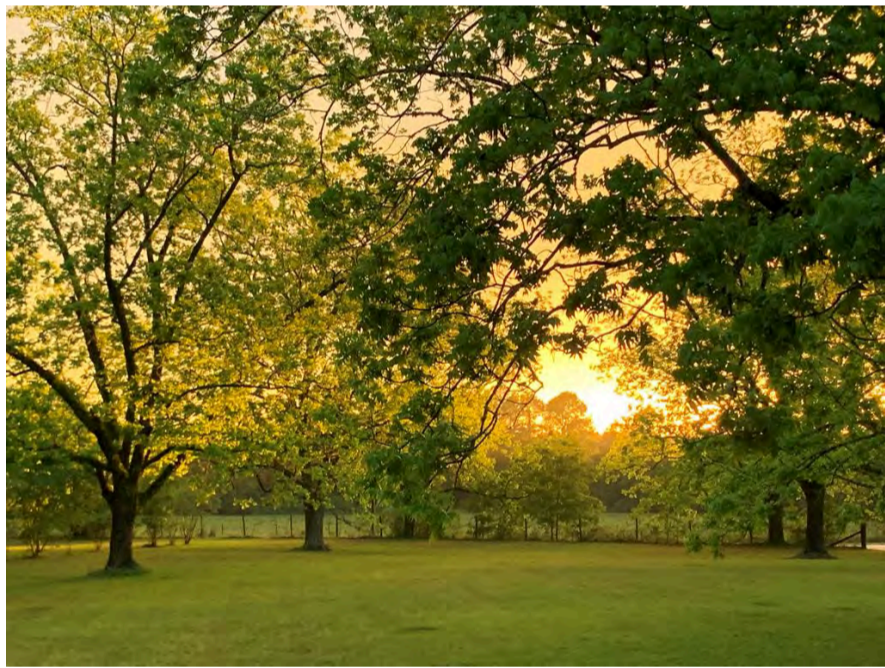


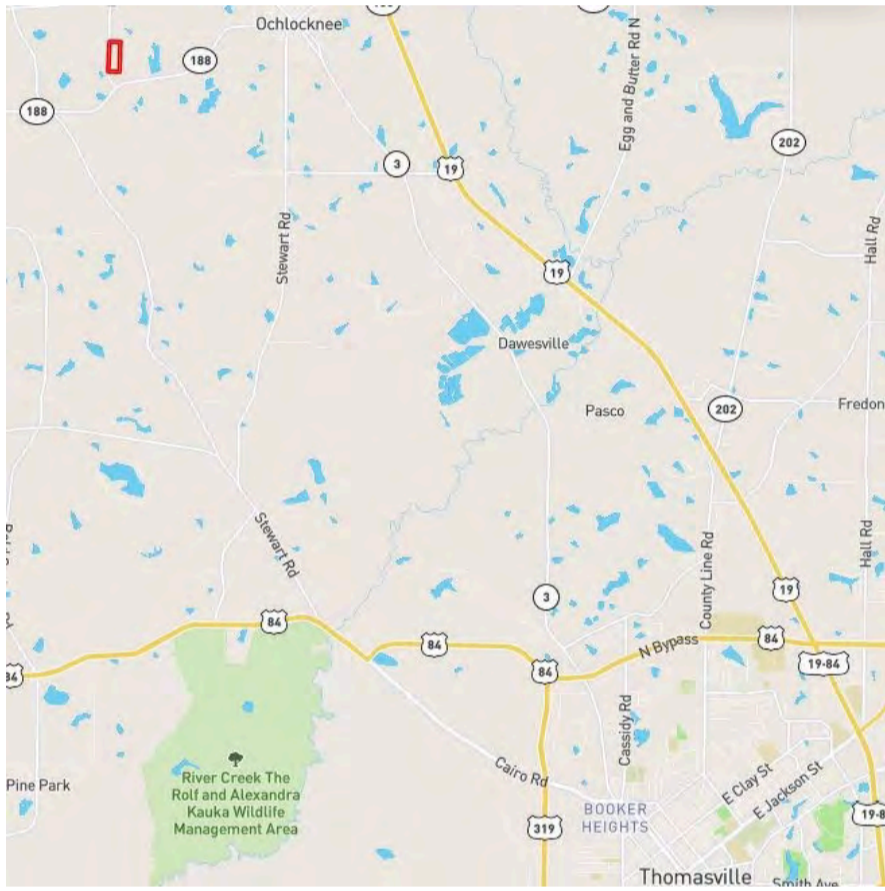
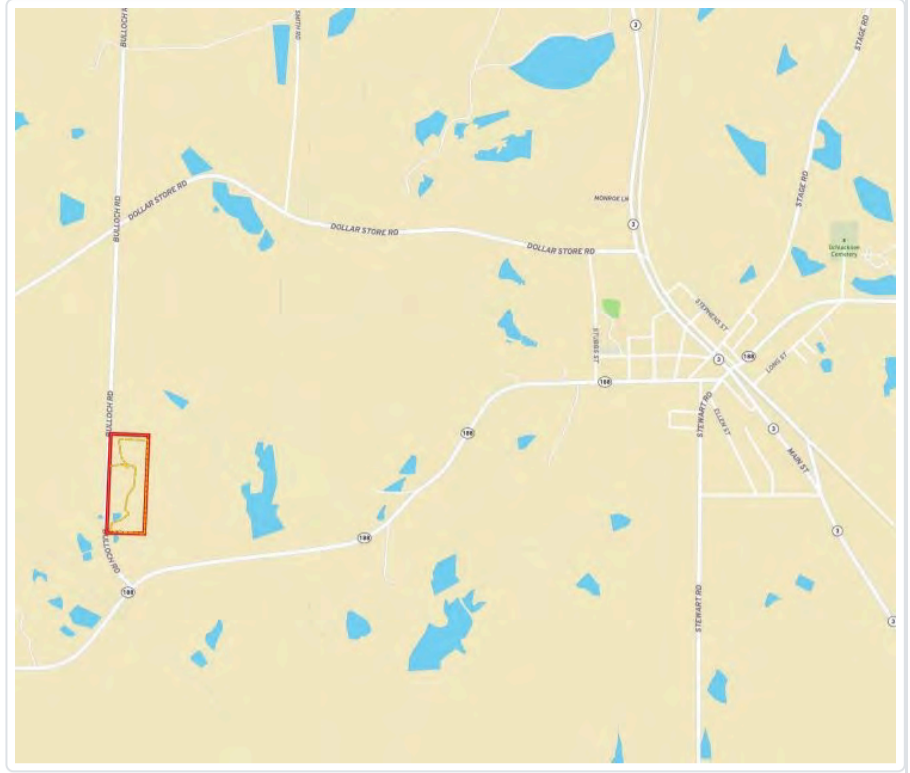













Listing Office: Crocker Realty (#:7)
 Main: (229) 228-0552
 Fax: (229) 226-6532

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

Information Herein Deemed Reliable but Not Guaranteed



 Boundary