

MLS #: L133077A (Active) List Price: \$1,566,780 (5 Hits)

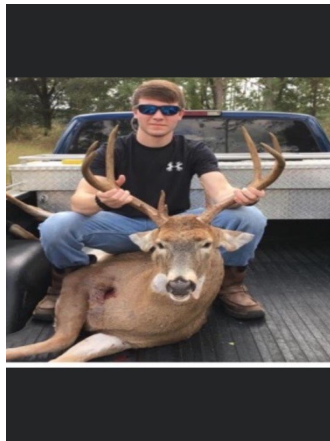
374 Bethel Church Rd. Sumner, GA 31789



Type: Farm, Recreational, Single Family
Land Use Acres: Cultivated, Timberland, Conservation, Water
Acreage: 261.13
Price Per ACRE: \$6,000.00
Lot Size: na

County: Worth
Subdivision: none
Zoning:

Tax/Parcel ID: See Common		Map: 0095	Lot: na
Plat Book: 26&28	Plat Page: 123&20	Deed Book:	Deed Page:
Land Lot #: na	District: 7	Block: na	
Flood Zone: Unknown	Waterfront: Pond	Restrictive Covenants:	
Road Frontage: yes	SqFt Requirement: na	Mobile Homes Allowed:	
City Taxes: 0.00	County Taxes: 3299.01	Tifton City Limits: No	
Electric Supply:	Gas Supply:		
Water Supply: Well	Sewer Supply: Septic Tank		
Other Buildings: Pole Barn			
Easements: Yes			
Features: Electric at Property, Sewer Laterals			
Street Construction: Dirt, Paved, Public Maintained			
Improvements: 2 wells, cultivation, deer stands, feeding stands and deer plots			
Deed Restrictions: Land Conservation buyer assumes. Ends 2027			
Directions: From Tifton at Hwy 82 West and Salem Church Rd., follow Salem Church Rd. approx 8.5 miles and turn left onto Sledge Rd.. At dead end, turn left onto Hwy 256 and turn right onto Bethel Church Rd.. Turn left onto JT Hartsfield Rd. and the 50 acre cultivated tract is on the right. From JT Hartsfield and Bethel Church Rd, head west for approx 2 miles to the house and land at 374 Bethel Church Rd.			
Remarks: GREAT HUNTING WITH INCOME PRODUCING TILLABLE LAND AND A HOME! +/-85 acres of mature hardwoods borders tillable land on the main tract. There's an abundance of wildlife population including large deer, turkey, quail, ducks and wild boar. This would make a great hunting tract for the recreational buyer as well as a dual purpose tract for the investor. The 3 bedroom, 1 bath home on the property is currently leased month to month at \$500. Home was remodeled, has a large sunroom and some hardwood floors and roof is less than 15 years old. There are two wells on the property, septic, a large storage shed, 10 mature pecan trees, grape vines, grain bin and some fencing. Lots of trails, deer feeders, deer stands and some cattle fencing. Conveniently located equally between Sylvester, Moultrie and Tifton and fronted by paved road and surrounded by large acreage landowners. Tax Parcel 01030057 & 00950011. Land rent in past has been \$100 per acre.			
Private Remarks: This property includes two separate tracts in three sections. Tax card 00950011 includes 202.43 acres and 01030057 includes 50.41 acres.			
Owner's Name: Tompkins			
Auction: No	Selling Bonus Offered: No	Selling Bonus:	
Buyer Fee: No	Co-Op Fee: Yes	Co-Op Fee %/\$: 2	
Agent Owned: No	Limited Service: No	Lockbox: No	Lockbox Serial #:
List Date: 9/21/2021	Pending Date:	Expire Date: 3/18/2022	Days on Market: 2
Org LP: \$1,566,780	Internet: Yes	DsplyAddr: Yes	AllowAVM: No
Pending Office:	AllowCmmts: No		
Pending Agent:			







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Information Herein Deemed Reliable but Not Guaranteed
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