

MLS #: R138308A (Active) List Price: \$341,000 (23 Hits)

1473 US Highway 280 W Plains, GA 31780



Type: Single Family
Style: Ranch
Rooms: 7
Bedrooms: 3
Full Baths: 2
Half Bath: 1
Apx Heat/Cool SqFt: 1836
Apx Additional SqFt:
Source SqFt Data: Tax Card
Levels: 2
Apx Year Built: 1960
Roof Age: 6
Waterfront: None
Acreage: 23.84
Auctioneers Price Range:
Auction Date:

Tifton City Limits: No
County: Sumter
Subdivision: n/a
Zoning: Agri
Tax/Parcel ID: 2609 114 1
Map: n/a
Lot: 2
Flood Zone: No
Handicap Access: No
Community Association : No
Association Amount:
Association Payment Frequency:

Plat Book: n/a Plat Page: n/a Deed Book: 1683 Deed Page: 289
Land Lot #: 114 District: 26 Block: n/a

City Taxes: County Taxes: 1592.00 Utilities Avg:
Electric Expense: Electric Supply: Other Gas Expense: Gas Supply:
Wtr/Swr Expense: Water Supply: Well Sewer Supply: Septic Tank Cable/Internet:

Bonus Room: Unfinished Laundry Room: Utility Pool: None
Other Buildings: Well House and Utility Building

Interior Features: Basement, Ceiling Fan(s), Fireplace-Wood, Wood Floors
Appliances: Dishwasher, Electric Cooktop, Electric Oven, Ice Maker, Refrigerator, W/D Hook Up

Exterior Features: Double Paned Windows, Porch, Screen Porch, Storm Doors, Utility Building

Foundation: Crawl **Cooling:** Central Air
Construction: Masonry **Heat:** Central
Roof: Architectural **Car Storage:** Carport
Exterior: Brick **Water Heater:** Electric
Flooring: Luxury Vinyl, Hardwood, Laminate **Fence:** None
Walls: Cedar, Sheetrock **Street Construction:** Dirt

Directions: Use GPS - Take US Highway 280 from Americus toward Plains, turn left onto Frank Chappell Rd, and House will be on the right. Property has frontage on Highway 280

Remarks: 24 Acres + Brick Ranch in Beautiful South Georgia! Escape to the peace and beauty of South Georgia. This solid brick ranch home sits on approx. 24 acres of gently rolling land - perfect for a private retreat, hobby farm, or simply enjoying the wide-open countryside. Featuring 3 bedrooms, 2 baths, and a cozy light-filled living space, this home offers timeless charm and room to grow. Imagine morning coffee on the porch, sunset views over the fields, and endless possibilities right in your own backyard. Conveniently located near historic Plains and an easy drive to Americus and Albany, this rare property blends country living with small town convenience. The acreage provides plenty of space for gardens, recreation, or future expansion. Updated with all new electric, double pane windows and roof (approx 6 years old), and new gutters and new back screened in porch were added in 2024. Basement is heated / cooled. Don't miss your chance to own a slice of South Georgia heaven! Call today!

Private Remarks: Seller has asked to give at least a 1-2 hour notice for any appointments as she is going to be on site during showings. She has requested that no lock box be on the home. Seller prefers morning showings at 9 am or afternoons between 4-6 pm if possible. Please enter through the back screened in porch area. Call /Text: Dawn 706-224-1673

Owner's Name: Mount Home Warranty: No
Agent Owned: No Limited Service: No Lockbox: No Lockbox Serial #:

Showing Instructions: Appointment Only, Call Listing Agent, Occupied
Property Condition: Good

List Date: 4/26/2025 Pending Date: Expire Date: 10/31/2025 Days on Market: 28
Org LP: \$345,000 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmnts: No
Pending Office: Pending Agent:

Listing Office: Pope, The Real Estate Company (#:158) Listing Agent: Dawn Land (#:5575)
GREC Brokerage License: Contact #: (706) 224-1673
Mail Address 1: 200 John Howard Way Agent Email: dawn_land@icloud.com
Mail City: Tifton License Number: 282518
Main: (229) 848-8888
Fax:

Information Herein Deemed Reliable but Not Guaranteed