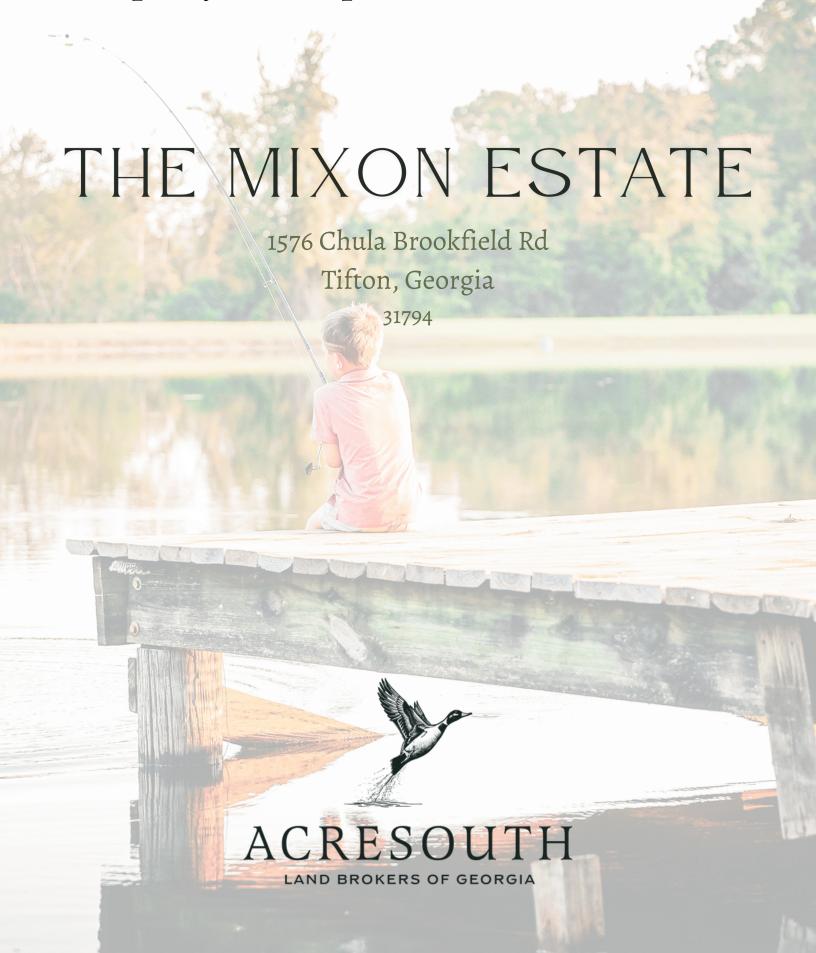
# **Property Description and Home Details**



# **Property Overview**

109.49 acres located at 1576 Chula Brookfield Road, Tifton, GA, just 1.2 miles from Highway 319 North. The property borders Hall Mixon Road and Chula Brookfield Road.

- 17-acre lake (1996) with dock
- 2.23-acre pond
- 40 acres longleaf pine (2008), pristine condition, income producing
- 40+ acres in 40-year-old planted pines and woodland
- Strategic location: 3 miles from ABAC Golf Course, 8 miles from Tift County High School and Tift Regional Hospital, 10 miles from I-75

## House

Two-story Southern Living country home (2002) adjacent to the lake. Features 3 bedrooms, 2.5 baths, wrap-around porch with columns, deck, breezeway, and a two-car garage. Total area includes 1,456 sq ft (first floor), 507 sq ft (second floor), 380 sq ft bonus room, and 25x30 ft garage/storage.

#### **Exterior Features**

- Wrap-around porch with columns
- Double-pitched roof with gabled dormer windows
- Palladium windows (front and back)
- Camelot mahogany front door with decorative glass and brass hardware
- Breezeway connecting house to garage
- 56 ft covered deck across back of house
- White Hardie wood grain siding with brick veneer base
- Garage with tall ceilings and recessed fluorescent lighting

## **Interior Features**

- Open, spacious floor plan with arched openings and 22 ft ceilings in foyer and living room
- Oak, hickory, and tile flooring throughout
- Vent-free gas log fireplace in living room
- A-Com security system
- Dual hot water heaters
- 240 ft well and extra-large septic tank



ACRESOUTH

#### Kitchen

- KraftMaid cabinetry (Bellwood Cathedral)
- Bevel edge countertops
- KitchenAid seamless glass cooktop
- Frigidaire undercounter oven & microwave
- Whirlpool side-by-side refrigerator/freezer
- Bosch dishwasher

### **Bedrooms & Baths**

- Master suite with tray ceiling, walk-in closet, and plantation shutters
- Master bath with marble-top vanity, Jacuzzi tub, and tile shower with glass enclosure
- Upstairs bedrooms with dormer window seating, double closets, and attic access
- Upstairs bath with marble-top vanity and shower/tub combo

#### **Bonus Room**

• 380 sq ft with vaulted ceiling, two ceiling fans, vinyl flooring, plantation shutters, and attic access

# **Farm Equipment**

- 1 metal barn
- Mahindra 6000 tractor
- Land Pride finishing mower
- Bush hog mower
- Harrow
- Pine cone sweeper
- Stihl chainsaws (16 in. & 21 in.)
- Stihl weedeater
- Miscellaneous farm tools

# **Tax Information**

Property enrolled in CUVA until December 31, 2027.

