

Property Description and Home Details

THE MIXON ESTATE

1576 Chula Brookfield Rd

Tifton, Georgia

31794



ACRESOUTH

LAND BROKERS OF GEORGIA

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



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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.



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