

MLS #: R136340A (Active) List Price: \$1,000,000

316 Bell Road Sylvester, GA 31791



**Type:** Single Family  
**Style:** Farmhouse  
**Rooms:** 5  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Bath:** 1  
**Apx Heat/Cool SqFt:** 1548  
**Apx Additional SqFt:** 1320  
**Source SqFt Data:** Public Records  
**# Levels:** 1  
**Apx Year Built:** 1935  
**Roof Age:** unk  
**Waterfront:** None  
**Acreage:** 102.87  
**Auctioneers Price Range:**  
**Auction Date:**

**Tifton City Limits:**  
**County:** Worth  
**Subdivision:** n/a  
**Zoning:**  
**Tax/Parcel ID:** 43002300A  
**Map:** n/a  
**Lot:** n/a  
**Flood Zone:** Unknown  
**Handicap Access:** No  
**Community Association :** No  
**Association Amount:**  
**Association Payment Frequency:**

<b>Plat Book:</b> E2023	<b>Plat Page:</b> 30	<b>Deed Book:</b> 1221	<b>Deed Page:</b> 407
<b>Land Lot #:</b> 499		<b>District:</b> 7	<b>Block:</b> n/a
<b>City Taxes:</b> 0.00	<b>County Taxes:</b> 2591.00	<b>Utilities Avg:</b>	
<b>Electric Expense:</b>	<b>Electric Supply:</b>	<b>Gas Expense:</b>	<b>Gas Supply:</b>
<b>Wtr/Swr Expense:</b>	<b>Water Supply:</b> Well	<b>Sewer Supply:</b> Septic Tank	<b>Cable/Internet:</b>

<b>Bonus Room:</b> None	<b>Laundry Room:</b> Hall	<b>Pool:</b> None
<b>Other Buildings:</b> barn		
<b>Interior Features:</b> Ceiling Fan(s)		
<b>Appliances:</b> Refrigerator		
<b>Exterior Features:</b> Barn, Porch, Screen Porch		

<b>Foundation:</b> Pillar/Post/Pier <b>Construction:</b> Frame <b>Roof:</b> Architectural <b>Exterior:</b> Vinyl <b>Flooring:</b> Carpet, Vinyl <b>Walls:</b> Sheetrock	<b>Cooling:</b> Central Air <b>Heat:</b> Central <b>Car Storage:</b> None <b>Water Heater:</b> Electric <b>Fence:</b> Field <b>Street Construction:</b> Dirt
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**Directions:** Take Hwy 82 W toward Albany, turn right on Youngblood Road, at stop sign turn left on Redrock road, go approx 1 mile and take a right on Shiver Road, Go to Bell Road and turn right.

**Remarks:** Nestled in North Central Worth County this agricultural and recreational tract has a lot to offer. This listing is a total of 102.87 acres 2 homes and a barn . The main home is 1548 sq.ft and has that true farm house appeal. The 2nd home is approximately 1300 sq ft. This is 3 separate parcels. Owner wants to sell as a whole but would consider selling homes separate from land.

**Private Remarks:** This listing is a total of 102.87 acres 2 homes and a barn . The main home is 1548 sq.ft and the 2nd home is approximately 1300 sq ft. This is 3 separate parcels. Owner wants to sell as a whole but would consider selling homes separate. Parcel#1 00430023(101.52 acres) Parcel #2 0043002300A-(316 Bell Rd 1548 sf home & .50 acres) Parcel#3 0043002300B-(320 Bell Rd 1320 sf home & 0.85 acres)

<b>Owner's Name:</b> Sanders	<b>Home Warranty:</b> No
<b>Agent Owned:</b> No	<b>Limited Service:</b> No
<b>Lockbox:</b> No	<b>Lockbox Serial #:</b>

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

<b>List Date:</b> 6/14/2024	<b>Pending Date:</b>	<b>Expire Date:</b> 6/12/2025	<b>Days on Market:</b> 225
<b>Org LP:</b> \$1,000,000	<b>Internet:</b> Yes	<b>DsplyAddr:</b> Yes	<b>AllowAVM:</b> No
<b>Pending Office:</b>	<b>Pending Agent:</b>		

<b>Listing Office:</b> Keller Williams Georgia Communities (#:154) <b>GREC Brokerage License:</b> 81476 <b>Mail Address 1:</b> 122 2nd Street <b>Mail City:</b> Tifton <b>Main:</b> (833) 833-1145 <b>Fax:</b>	<b>Listing Agent:</b> Melissa Roberts (#:5550) <b>Contact #:</b> (334) 797-8338 <b>Agent Email:</b> <a href="mailto:mbdowning1969@gmail.com">mbdowning1969@gmail.com</a> <b>License Number:</b> 425771
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Information Herein Deemed Reliable but Not Guaranteed