98256528 **2432-A Tobacco Road , Hephzibah, GA 30815** **Active**
Residential **Current Price: $50,000**



Sub-Type:	Manufactured Home	**# Baths - Full:**	2
County:	Richmond	**# Baths - Half:**	0
Location Type:	Mainland	**# Baths - Total:**	2
Subdivision:	Not In Subdivision	**# Bedrooms:**	2
Secondary Subdivision:	N/A	**# Rooms:**	7
City Limits:	No	**Master Bedroom Level:**	Primary Living Area
Marketing City:	Richmond	**Fireplace Y/N:**	No
Elem. School:	Diamond Lakes	**SqFt - Heated (Primary):**	980
Middle School:	Spirit Creek	**Stories Total:**	1
High School:	Crosscreek	**Waterfront:**	No
	Richmond County	**Waterview:**	No
School District:	Schools	**Property Attached YN:**	No
Year Built:	1992	**New Construction:**	No
Zoning:	R-3	**HOA:**	No
Lot Acres:	0	**Sign on Property:**	No
Lot Dim:	0x0x0x0		
Deed Restrictions:	No		

Room Name	Level	Length	Width	Remarks
Master Bedroom	Main	13	13	
Bedroom 2	Main	13	10	

Room Name	Level	Length	Width	Remarks
Bathroom 1	Main	13	9	
Bathroom 2	Main	7	4	
Kitchen	Main	14	13	
Laundry	Main	7	4	
Living Room	Main	16	13	

Handicap Accessible: None
Attic: None; See Remarks
Appliances/Equip: Built-In Electric Oven; Electric Oven; Electric Range; Range; Refrigerator; Self Cleaning Oven; Vented Exhaust Fan; Other; See Remarks
Basement: None
Construction: Block; Steel Frame; Other; See Remarks
Property Condition: Updated/Remodeled
Cooling: Ceiling Fan(s); Central Air; None; Other
Dining Room Type: Combination; Kitchen
Entry Level Information: Entry Level: 1
Exterior Finish: Aluminum Siding; Block; Metal Siding; None; See Remarks
Other Structures: See Remarks
Foundation: Crawl Space; Pilings; Raised; Other; See Remarks
Exterior Features: Other; None; See Remarks
Terms: Cash; Lease Purchase; Seller Financing; None; Other; See Remarks
Rental Information:
Trash Collection: City Pick-UP
Furnished: Unfurnished
Structure Type:
Unit Type: 2 Bedroom

Flooring: Carpet; Laminate; Vinyl; Other; See Remarks
Fencing: None
Interior Features: Blinds/Shades; Built-in Features; Ceiling Fan(s); Dry Bar; Eat-in Kitchen; Kitchen Island; Mud Room; Walk-In Closet(s); None; Other; See Remarks
Green Bldg Certify: None
Green Bldg Features: None
Garage & Parking: Total Parking Spaces: 0; Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Underhouse Spaces: 0; Attached Carport Spaces: 0; Detached Carport Spaces: 0; Total Carport Spaces: 0; RV/Boat Spaces: 0; None; Other - See Remarks: 0
HOA and Neigh Amenities: Maint - Comm Areas; Maint - Grounds; Maint - Roads; Recreation Nearby; Sewer; Shopping Nearby; Taxes; Trash; Other; No Amenities; See Remarks
Heated SqFt: 800 - 999
Total SqFt - Heated (Primary + Separate): 980
Heating: Forced Air; Heat Pump; None; Other
Heating System Fuel Source: Other; See Remarks
Lot Features: Other; See Remarks
Land Lease: Land Lease Y/N; Land Lease Amount: 400; Land Lease Frequency: Monthly
Laundry Features: Hookup - Dryer; Hookup - Washer; None
Lot Water Features: None
Manufactured Type: Single Wide

Patio and Porch Features: Covered; Deck; Front Porch; Porch; Rear Porch; None; Other; See Remarks
Parking Features: Detached; Dirt; No Garage; Shared Driveway; None; Other; See Remarks
Pool Features: None
Roof: Metal; Other; See Remarks; Aluminum
Road Type/Frontage: Alley; Asphalt; Dirt; Maintained; No Frontage; Not Maintained; Paved; Private Road; Unpaved; See Remarks
Showing Instructions: 24 Hour Notice; Showing Service; None; Other
Levels: One
Architectural Style: Other; See Remarks
VIN #: VIN #1: GWAL4265
Water Heater: Electric; See Remarks
Utilities: Cable Available; Cable High Speed; Dial Up; DSL; Fiber Optic; Fixed Wireless High Speed; High Speed Internet; None; Private; Sewer Available; Sewer Tap Available; Underground Utilities; Water Available; Water Connected; Water Tap Available; Water Tap Paid; Other; See Remarks
Sewer: Holding Tank; None; Other; Private Sewer; Septic Tank; Shared Septic
Water Source: County Water; Municipal Water; Public
View Type: None
Frontage Type: None

Tax Assessed Value:	$3,769	**Plat Book:**	160	**Plat Page:**	1579
Cobra Zone:	No	**PID:**	Mhtaxid2230	**Total Real Estate Property Taxes:**	$36.79
Total City Real Estate Property Tax:	$0	**Tax Identifier:**	Mhtaxid2230	**Special Assessments:**	0
Deed Book:	978			**Tax Year:**	2026
Deed Page:	1303				

Marketing/Public Remarks: INVESTORS SPECIAL - No Land Will Convey - Cash or Owners Financing Only - Land Lease Required Minimum 1 year.
~~ 1992 Gateway Homes Cascade Economy II Mobile Home spanning 14x70 and 980 square foot with 2 Bedrooms and 2 Bathrooms - Key features include Kitchen with Bar, Large Living Room area, and Dedicated Laundry Room space. Recent updates include new carpet and newer floors, new range, new refrigerator, and newer heat pump.
~~ CASH or OWNER FINANCE SALE ONLY - Only mobile home transfers to new owner. Lot does not convey. New owner will sign a Lot Lease with a 1 year Minimum. Mobile Home CAN NOT be moved during the first year or until Paid off if Owner Financing.
~~ Land Lease is 400 per month that includes Garbage, Sewer, and Grass Cutting.
~~ Owner Finance Available with 20 percent down and monthly payments of 1,000 which does not include the land lease.
Legal: NO LAND WILL CONVEY
Historical MLS Number: 554811
Sign on Property: No
Directions to Property: From the Hephzibah city limits travel North on Windsor Spring Road towards Augusta. Make a Right onto Tobacco Road and the property will be on your Right Hand Side.

Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty



front



front porch



front porch



back



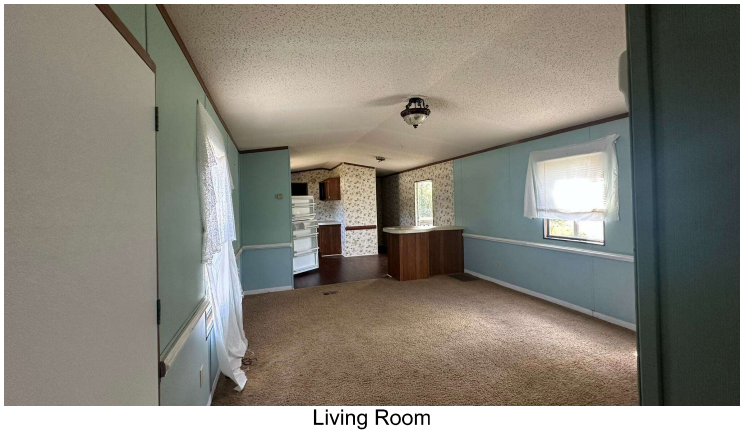
back porch



back yard



back



Living Room



Living Room



Living Room from Kitchen


Kitchen


Kitchen


Kitchen


Kitchen


Master Bed

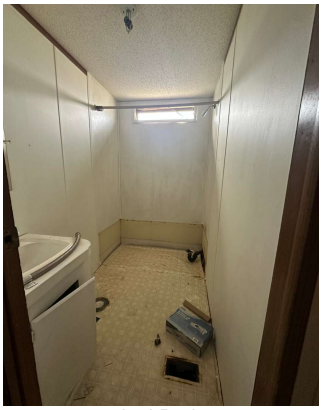

Master Bath

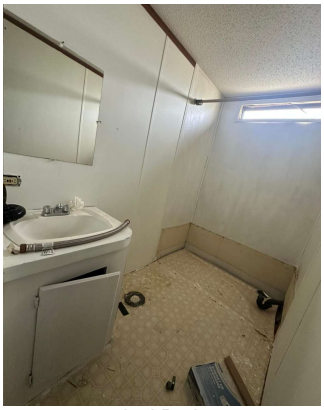

Master Bath


Master Bath


2nd bedroom


Hall between 2nd Bed & 2nd Bath


2nd Bath


2nd Bath


Laundry Nook

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