98256532 **2444 Tobacco Road , Hephzibah, GA 30815** **Active**
Residential **Current Price: $55,000**



Sub-Type:	Manufactured Home	**# Baths - Full:**	2
County:	Richmond	**# Baths - Half:**	0
Subdivision:	Not In Subdivision	**# Baths - Total:**	2
Marketing City:	Richmond	**# Bedrooms:**	2
Elem. School:	Diamond Lakes	**# Rooms:**	6
Middle School:	Spirit Creek		Primary Living
High School:	Crosscreek	**Master Bedroom Level:**	Area
Year Built:	1984	**Fireplace Y/N:**	No
Lot Acres:	0	**SqFt - Heated (Primary):**	1,092
Lot Dim:	0x0x0x0	**New Construction:**	No
		HOA:	No
		Sign on Property:	No

Room Name	Level	Length	Width	Remarks
Master Bedroom	Main	14	13	
Bedroom 2	Main	14	13	

Room Name	Level	Length	Width	Remarks
Bathroom 1	Main	13	9	
Bathroom 2	Main	14	11	
Kitchen	Main	18	13	
Living Room	Main	18	13	

Handicap Accessible: None
Attic: None; See Remarks
Appliances/Equip: Range; Refrigerator; Vented Exhaust Fan; Other; See Remarks
Basement: None
Construction: Block; Other
Property Condition: Updated/Remodeled
Cooling: Central Air
Exterior Finish: Aluminum Siding; Metal Siding
Foundation: Crawl Space; Pilings; Other; See Remarks
Exterior Features: Other; None; See Remarks
Terms: Cash; Other; See Remarks
Rental Information:
Structure Type:

Flooring: Carpet; Laminate; Vinyl; Other; See Remarks
Interior Features: Blinds/Shades; Built-in Features; Dry Bar; Eat-in Kitchen; Other; See Remarks
Garage & Parking: Total # Garage Spaces: 0; Total Carport Spaces: 0
HOA and Neigh Amenities: Other
Total SqFt - Heated (Primary + Separate): 1,092
Heating: Forced Air; Heat Pump
Heating System Fuel Source: Other; See Remarks
Lot Features: Other; See Remarks
Land Lease: Land Lease Y/N
Laundry Features: Hookup - Dryer; Hookup - Washer
Manufactured Type: Single Wide

Patio and Porch Features: Covered; Deck; Front Porch; Porch; Rear Porch; None; Other; See Remarks
Parking Features: Dirt; Shared Driveway; None; Other; See Remarks
Roof: Metal; Other; See Remarks
Showing Instructions: 24 Hour Notice; Showing Service; None; Other
Levels: One
Architectural Style: Other; See Remarks
Water Heater: Electric
Utilities: Cable Available
Sewer: Septic Tank
Water Source: Public

PID: Mhtaxid4174
Tax Identifier: Mhtaxid4174
Total Real Estate Property Taxes: $106.69
Tax Year: 2026

Marketing/Public Remarks: INVESTORS SPECIAL - No Land Will Convey - Cash or Owners Financing Only - Land Lease Required Minimum 1 year.
~~ 1984 Franklin Homes Franklin Mobile Home spanning 14x78 and 1092 square foot with 2 Bedrooms and 2 Bathrooms - Key features include Kitchen with Bar and tons of Cabinets, Large Living Room area, Each Bedrooms has it's own ensuite bathroom, and Laundry Nook. Recent updates include new 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.
Historical MLS Number: 554814
Public Historical Remarks: Listing Terms: Owner Will Carry, Interior Features: Garden Tub, Split Bedroom, Cooling: See Remarks, Ownership: Individual
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


Front



Front



Front Porch



Front Porch



Front Porch



Back



Back



Back



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen Nook



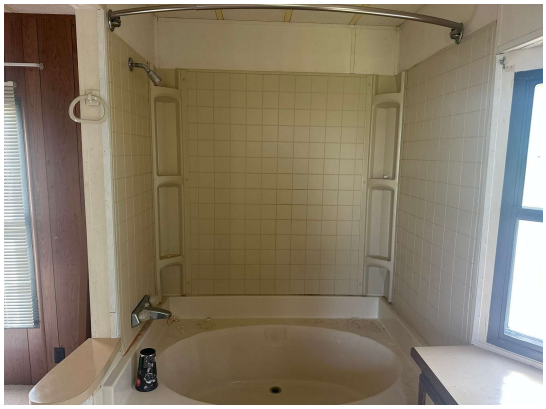
Master Bedroom



Master Bedroom



Master Bath



Master Bath



Master Bath



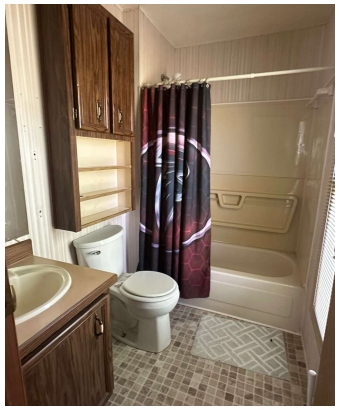
Master Bath



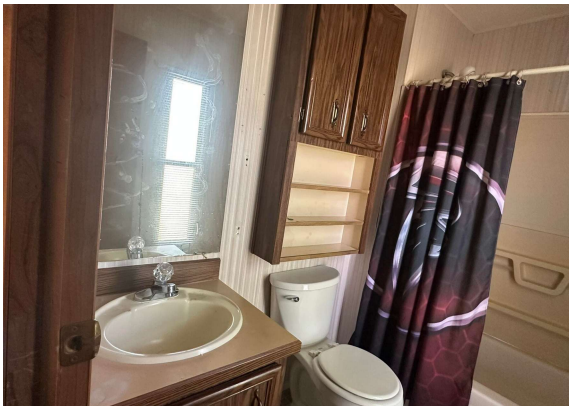
2nd Bedroom



2nd Bedroom



2nd Bathroom



2nd Bathroom



Laundry Nook

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2026 MLS and FBS. Prepared by Sharon G Bryan, Sharon Bryan on Friday, November 06, 2026 12:34 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Copyright 2026 NCRMLS. All rights reserved. North Carolina Regional Multiple Listing Service, (NCRMLS), provides content displayed here ("provided content") on an "as is" basis and makes no representations or warranties regarding the provided content, including, but not limited to those of non-infringement, timeliness, accuracy, or completeness. Individuals and companies using information presented are responsible for verification and validation of information they utilize and present to their customers and clients. NCRMLS will not be liable for any damage or loss resulting from use of the provided content or the products available through Portals, IDX, VOW, and/or Syndication. Recipients of this information shall not resell, redistribute, reproduce, modify, or otherwise copy any portion thereof without the expressed written consent of NCRMLS.

.