98256518 | **2454 Tobacco Road , Hephzibah, GA 30815** | **Active**
Residential | **Lot # 0** | **Current Price: $45,000**



Sub-Type:	Manufactured Home	**# Baths - Full:**	2
County:	Richmond	**# Baths - Half:**	0
Location Type:	Mainland	**# Baths - Total:**	2
Subdivision:	Not In Subdivision	**# Bedrooms:**	3
Secondary Subdivision:	N/A	**# Rooms:**	8
City Limits:	No	**Master Bedroom Level:**	Primary Living Area
Marketing City:	Richmond	**Fireplace Y/N:**	No
Elem. School:	Diamond Lakes	**SqFt - Heated (Primary):**	1,216
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:	1993	**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	15	14	
Bedroom 2	Main	10	7	
Bedroom 3	Main	15	10	

Room Name	Level	Length	Width	Remarks
Bathroom 1	Main	15	7	
Bathroom 2	Main	10	7	
Kitchen	Main	15	15	
Laundry	Main	7	5	
Living Room	Main	15	15	

Handicap Accessible: None
Attic: None; See Remarks
Appliances/Equip: Vented Exhaust Fan; None; Other; See Remarks
Basement: None; See Remarks
Construction: Block; Steel Frame; Other; See Remarks
Property Condition: Fixer
Cooling: Central Air; None; Other
Dining Room Type: Combination; Kitchen
Entry Level Information: Entry Level: 1
Exterior Finish: Aluminum Siding; Metal Siding; Steel 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: Is the Seller the Property Manager; Property Manager Name: DALLAS BLUME
Rental Information:
Property Manager Name: DALLAS BLUME
Trash Collection: City Pick-UP
Furnished: Unfurnished
Structure Type:
Unit Type: 3 Bedroom

Flooring: Wood; Other; See Remarks
Fencing: None
Interior Features: Built-in Features; Eat-in Kitchen; Kitchen Island; Mud Room; Walk-in Shower; 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; Management; Master Insure; Sewer; Shopping Nearby; Taxes; Other; No Amenities; See Remarks
Heated SqFt: 1200 - 1399
Total SqFt - Heated (Primary + Separate): 1,216
Heating: Forced Air; Heat Pump; None; Other
Heating System Fuel Source: Other; See Remarks
Lot Features: See Remarks
Land Lease: Land Lease Y/N; Land Lease Amount: 400; Land Lease Frequency: Monthly
Laundry Features: Hookup - Dryer; Hookup - Washer; Laundry Room; None
Lot Water Features: None
Manufactured Type: Single Wide

Patio and Porch Features: None; Other; See Remarks
Parking Features: Detached; Dirt; Off Street; Shared Driveway; None; Other; See Remarks
Pool Features: None
Roof: Metal; Other; See Remarks; Aluminum
Road Type/Frontage: Alley; Dirt; Maintained; Private Road; See Remarks
Showing Instructions: 24 Hour Notice; Showing Service; None; Other
Levels: One
Architectural Style: Other; See Remarks
VIN #: VIN #1: UNKNOWN
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; Underground Utilities; Water Available; Water Tap Available; Water Tap Paid; Other; See Remarks
Sewer: Community Sewer; None; Private Sewer; Septic Tank; Shared Septic
Water Source: County Water; Municipal Water; Public
View Type: None
Frontage Type: None

Tax Assessed Value:	$12,046	**Plat Book:**	160	**Plat Page:**	1577
Cobra Zone:	No	**PID:**	Mhtaxid16922	**Total Real Estate Property Taxes:**	$133.86
Total City Real Estate Property Tax:	$0	**Tax Identifier:**	Mhtaxid16922	**Special Assessments:**	0
Deed Book:	978			**Tax Year:**	2025
Deed Page:	1303			**Lot #:**	0

Marketing/Public Remarks: INVESTORS SPECIAL - No Land Will Convey - Cash or Owners Financing Only - Land Lease Required Minimum 1 year.
~~ 1993 GMH Senator 16x76 Mobile Home spanning 1216 square foot with 3 Bedrooms and 2 Bathrooms - Key features include Kitchen with Bar, Eat-In Kitchen with Breakfast Nook, Large Living Room area, and Dedicated Laundry Room space.
~~ 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: MOBILE HOME ONLY - NO LAND CONVEYS
Historical MLS Number: 554801
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





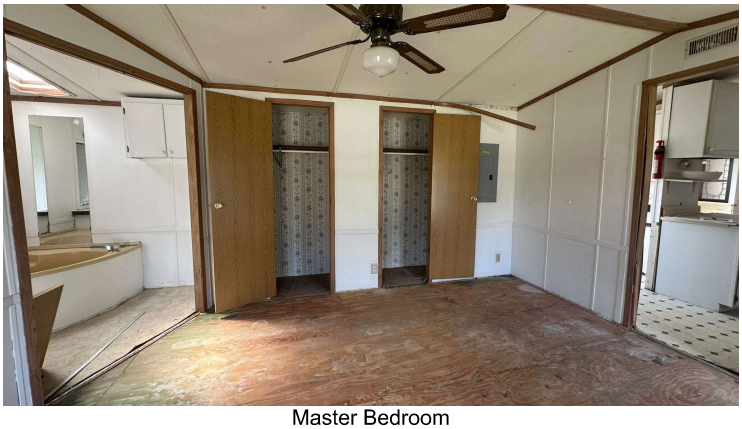








Master Bedroom



Master Bedroom



Master Bedroom



master bath



master bath shower



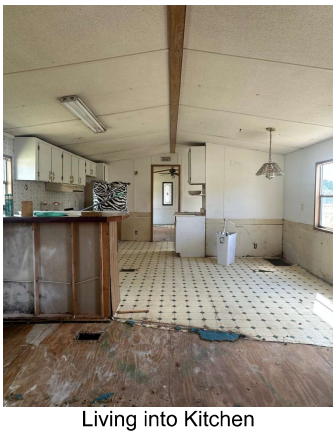
Living Room



Living Room



Living into Kitchen



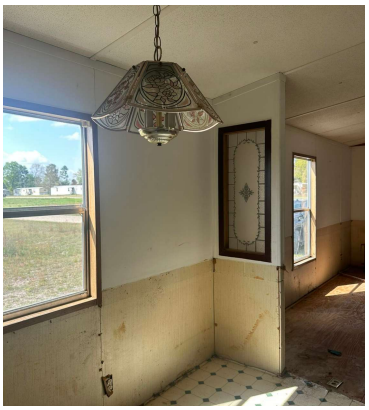
Living into Kitchen



Kitchen



Kitchen



Kitchen Nook



Kitchen



kitchen



Kitchen / Laundry



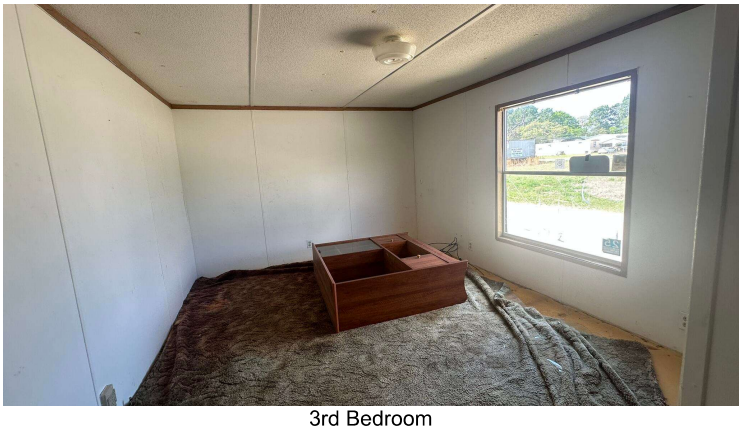
Laundry



2nd Bedroom



2nd Bedroom



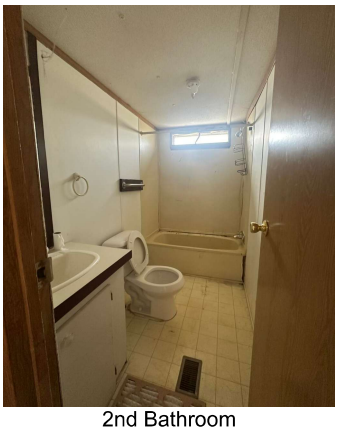
3rd Bedroom



3rd Bedroom



3rd Bedroom



2nd Bathroom



2nd Bathroom

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