98253388 | **7025 Rance Perry Road , Appling, GA 30802** | **Active**
Residential | **Current Price: $475,000**



Sub-Type:	Single Family Residence	**# Baths - Full:**	2
County:	Columbia	**# Baths - Half:**	0
Location Type:	Mainland	**# Baths - Total:**	2
Subdivision:	Not In Subdivision	**# Bedrooms:**	3
Secondary Subdivision:	N/A	**# Rooms:**	11
City Limits:	No	**Master Bedroom Level:**	Primary Living Area
Marketing City:	Columbia	**Fireplace Y/N:**	Yes
Elem. School:	North Columbia	**Fireplaces Total:**	1
Middle School:	Harlem	**SqFt - Heated (Primary):**	2,375
High School:	Harlem	**Stories Total:**	1
Year Built:	1978	**Waterfront:**	Yes
Zoning:	R-A	**Waterview:**	Yes
Lot Acres:	8.77	**Property Attached YN:**	No
Lot Dim:	260'x151'x529'x221'x175'x126'x517'x110'x151'x110'x	**New Construction:**	No
Deed Restrictions:	No	**HOA:**	No
		Sign on Property:	Yes

Room Name	Level	Length	Width	Remarks
Master Bedroom	Main	18	14	
Bedroom 2	Main	14	20	
Bedroom 3	Main	11	14	

Room Name	Level	Length	Width	Remarks
Bathroom 1	Main	5	11	
Bathroom 2	Main	5	11	
Bonus Room	Main	10	20	
Dining Room	Main	14	18	
Kitchen	Main	14	14	
Laundry	Main	5	12	
Living Room	Main	18	29	
Other	Main	5	10	Foyer

Handicap Accessible: Accessible Common Area; Accessible Entrance; None
Attic: Access Only; Stairs - Pull Down; See Remarks
Appliances/Equip: Built-In Electric Oven; Built-In Microwave; Dishwasher; Electric Oven; Electric Range; Range; Refrigerator; Vented Exhaust Fan; None; See Remarks
Basement: Crawl Space; Partial; None; Other; See Remarks
Construction: Wood Frame; See Remarks
Cooling: Ceiling Fan(s); Central Air
Dining Room Type: Combination; Kitchen
Entry Level Information: Entry Level: 1
Exterior Finish: Block; Metal Siding; Vinyl Siding; See Remarks
Other Structures: Barn(s); Covered Area; Gazebo; Outbuilding; Shed(s); Storage; Workshop; See Remarks
Foundation: Block; Crawl Space; Slab; Other; See Remarks
Exterior Features: Garden; Storm Doors; Thermal Doors; Other; None; See Remarks
Terms: Cash; Conventional; FHA; USDA Loan; VA Loan; None; Other; See Remarks; 1031 Exchange
Rental Information:
Trash Collection: Private Service
Furnished: Negotiable
Structure Type:
Unit Type: 3 Bedroom

Flooring: Carpet; Ceramic Tile; Hardwood; Laminate; LVT/LVP; Vinyl; Wood; See Remarks
Fencing: None
Interior Features: Blinds/Shades; Bookcases; Built-in Features; Ceiling Fan(s); Eat-in Kitchen; Entrance Foyer; Kitchen Island; Pantry; Solid Surface; Tile Counters; Walk-In Closet(s); Whole House Fan; Other; See Remarks
Green Bldg Certify: 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: 2; Detached Carport Spaces: 2; Total Carport Spaces: 4; None
HOA and Neigh Amenities: No Amenities; See Remarks
Horse Amenities: None; See Remarks
Heated SqFt: 2200 - 2399
Total SqFt - Heated (Primary + Separate): 2,375
Heating: Fireplace(s); Forced Air; Other
Heating System Fuel Source: Natural Gas; Other; See Remarks
Lot Features: Cleared; Cul-De-Sac; Dead End; Gentle Sloping; Interior Lot; Irregular Lot; Land Locked; Landscaped; Level; Open Lot; Pond on Lot; Rectangular Lot; Rolling Slope; Rural; Secluded; Sloped; Split Possible; Subdivided; Wooded; Other; See Remarks
Laundry Features: Hookup - Dryer; Hookup - Washer; Laundry Room
Lot Water Features: Deeded Water Rights; Deeded Waterfront; Stream; None

Patio and Porch Features: Covered; Deck; Enclosed; Front Porch; Glass Enclosed; Patio; Porch; Rear Porch; Screened; See Remarks
Parking Features: Additional Parking; Asphalt; Attached; Carport; Detached; No Garage; On Site; Paved; None; Other; See Remarks
Pool Features: None; See Remarks
Roof: Metal; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Public (City/Cty/St); Other; See Remarks
Showing Instructions: 24 Hour Notice; Showing Service; None; Other
Levels: One
Architectural Style: Contemporary; Craftsman; Raised Ranch; Ranch; Traditional; Other; See Remarks
Water Heater: Natural Gas; See Remarks
Utilities: Cable Available; Cable High Speed; DSL; Fiber Optic; Fixed Wireless High Speed; High Speed Internet; Natural Gas Available; None; Private; Sewer Available; Sewer Connected; Sewer Tap Available; Underground Utilities; Water Available; Water Connected; Water Tap Available; Water Tap Paid; Other; See Remarks
Sewer: Septic Tank
Water Source: Private; Well
Construction Type: Stick Built
View Type: Creek/Stream; None; Pond; Water
Frontage Type: None; Pond Front

Tax Assessed Value:	$537,812	**Federal Flood Ins Avlbl:**	Yes	**Plat Page:**	275 #2
Cobra Zone:	No	**Plat Book:**	PCB	**Total Real Estate Property Taxes:**	$2,693.69
Total City Real Estate Property Tax:	$0	**PID:**	006083/006082	**Special Assessments:**	0
Deed Book:	2712	**Tax Identifier:**	006083/006082	**Tax Year:**	2025
Deed Page:	12				

Marketing/Public Remarks: Very Well-Maintained Home on 8+ Acres with Private Pond in Appling - LISTED UNDER COUNTY TAX VALUE

This charming 3-bedroom, 2-bathroom home, built in 1978, offers the perfect blend of comfort, space, and privacy. Nestled on over 8 acres, the property features a large private pond, expansive front and back yards, and additional acreage beyond the water--ideal for a mini farm, gardening, or simply enjoying your own secluded retreat.

Inside, you'll find a spacious family/great room with a cozy fireplace, perfect for gathering and relaxing. The kitchen includes an eat-in area and bar seating, and flows conveniently into the dining room--complete with a butler's pantry closet for added storage and functionality. Just off the kitchen is a versatile flex space that can serve as a second living room, office, or playroom.

Step outside to enjoy the enclosed back patio, perfect for year-round use. The property also includes an attached double carport, a detached carport, and

multiple outbuildings that remain with the home--offering ample storage and workspace.

If you're looking for privacy, space, and potential, this property delivers.

Motivated seller--bring all reasonable offers!

Interested in multi-family potential? The neighboring property at 7029 Rance Perry Rd will be coming soon--ask for more details!
Additional Parcels Description: 006 083 & 006 082
Legal: Tract 12 7.22 Acres and Behind Pond 1.535 Acres
Historical MLS Number: 550926
Sign on Property: Yes
Directions to Property: From the Appling City Limits Travel North on Appling Harlem Hwy / US Hwy 221 North and continue onto Ray Owens Road. Turn Left on GA Hwy 150 / Cobbham Road. Turn Left on Marshall Road. Turn Left on Rance Perry Road and the property will be on your lefthand side just before the end.

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

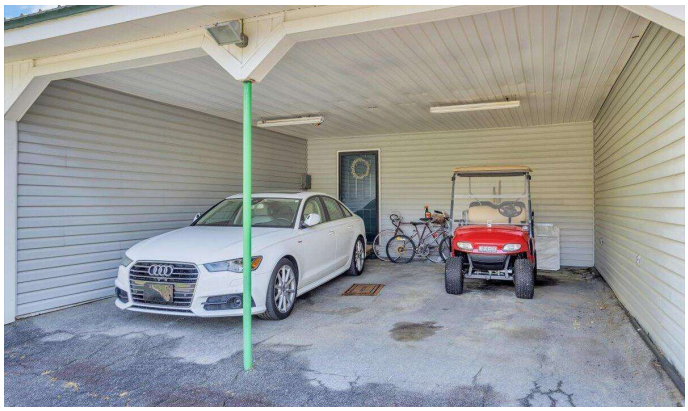










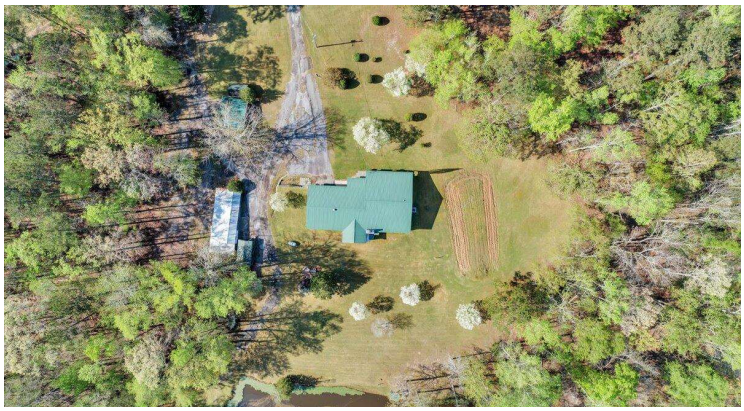































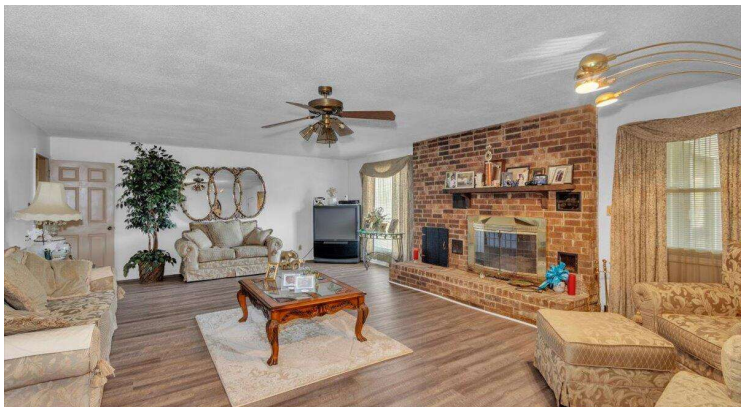




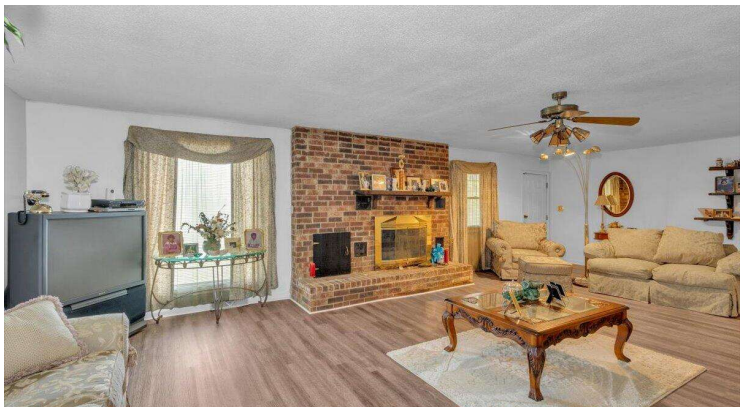




foyer



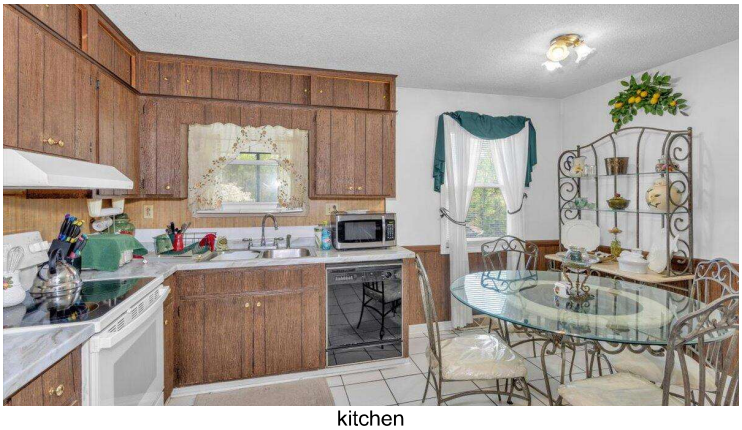
living room



living room



living room



kitchen



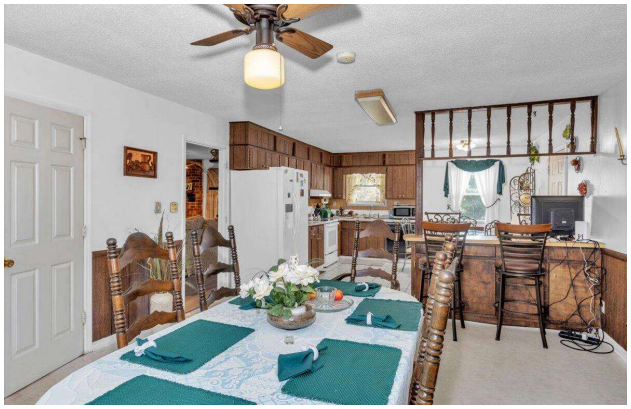
kitchen



kitchen



dining room



dining room

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