



This property is listed in the National Register of Historic Places.

Horses—Livestock Welcomed

Bowden-Johnson House
386 Pylant Crossing Road
Thomson, GA

Owner:Wrightsboro Quaker Community Foundation, Inc.
The owner's intent is to sell this historic property to a buyer who commits to maintain the integrity of the exterior façade.

~~\$325,000~~ Reduced to \$275,000

4 Bedrooms, 1 Bath and 2 Half Baths

14.85 acres

MLS# 388774

This 4,136 square feet Lapboard wood siding Colonial style house has 4 large columns that stretch above the balcony. We cannot identify what year house was built in last half of the 19th century. This property with 14.85 acres has almost 1100 feet frontage on the paved county road and 600+/- feet in depth. It is located 3 1/2 miles west of Thomson, GA off U.S. Hwy 278 in McDuffie County. Attractive wood fencing across most of the front. The land has scattered hardwood trees. The southerly 25% of the land is wooded.

Lower Level.

- 2366 square feet
- 12 foot ceilings
- Central LP gas heat and air conditioning

35' x 12' Hall

17' x 16' **Library/Study** has fireplace with gas logs

17' x 16' **Living Room** has fireplace

17' x 16' **Dining Room** has fireplace with gas logs



Hall



Library/Study



Living Room



(The above data, although believed to be accurate, is not guaranteed by the listing company.)



PO Box 550 114 Main Street
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Dining Room



Breakfast Room



Rear Foyer/Holding Area

8' x 7' Half Bath

17' x 16' Breakfast Room has fireplace/gas logs

17' x 10' Rear Foyer/Holding Area

15' x 10' Kitchen has stove and two refrigerators

Full Bathroom

11' x 8' Covered rear porch

18' x 10' Side screen porch



Kitchen

Upper Level.

- 1770 square feet
- 10 foot ceilings

35' x 12' Hall has access to Balcony

17' x 16' Bedroom has fireplace

17' x 16' Bedroom has fireplace that is sealed

17' x 16' Bedroom has fireplace

17' x 16' Bedroom has fireplace



Hall/Landing

Half Bath

48' x 9' Balcony



Bedroom



Bedroom



Bedroom



Bedroom

The Foundation has been tax exempt. NO TAXES PAID.

Other Special Features.

- Security System
- Pine floors; wood walls and 4 panel solid wood doors are throughout the house.
- The Owner does not want to include the furnishings.
- City (public) water along Pylant Crossing Road
- Septic tank (new in 2009) This is a pump system to the drain field.
 - 1000 Gallon tank to 1000 dosing tank then pumped to the drain field. Drain field has three 80' lines



Balcony



Yard

Directions: From the Thomson, GA city limits go west toward Warrenton 3 miles. Turn right on to Pylant Crossing Road. Go .6 mile to the property on right.

Legal Description: Map # 002007373A00 / Deed Book 193 Page 363 / Plat Book S Page 350C

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Below is the information for your clients with historic properties. Thank you for sending it on and please feel free to share it with anyone who may find it useful.

Best Regards,
Kyle Campbell

Dear Historic Property Owner or Buyer,

Preservation South provides historic preservation related consulting services to the owners of historic properties, and helps them access financial incentives by sensitively rehabilitating their property. The State of Georgia provides a **25% tax credit** for owner occupied properties on qualifying rehabilitation expenditures which can be applied to the owner's state income tax. This means that a property owner can potentially receive **25 cents on every dollar**, of qualifying expenses, back in a dollar for dollar credit against their state income taxes.

An additional 20% Federal tax credit can be added for income producing properties bringing the total credits to 45%. There may also be additional special property tax assessments depending on the location of the property.

Preservation South has the expertise to provide design and planning services as well as technical advice for property owners planning to rehabilitate their property in accordance with the Secretary of the Interior's Standards for Rehabilitation, which is the preservation best practice and tax credit bench mark.

Contact us today to discuss the opportunities for your old house!

Preservation South, LLC
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7/24/2015

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