



3625 Rousseau Creek Road
Thomson, GA
\$128,000

4 Bedrooms, 1 1/2 Baths
2.98 Acres

MLS# 384493

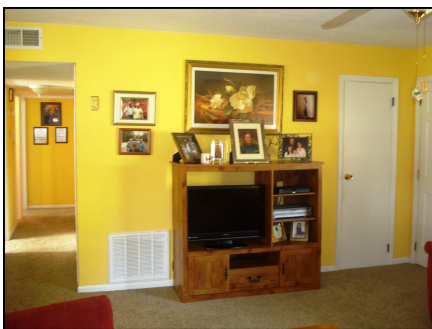
Mini Farm on 2.98 acres with fencing and cross fencing for established pastures. Fruit and ornamental trees. Great garden spots. Custom made dog kennels included. This well maintained brick home with approximately 1,305 square feet has had one owner since built in 1975. This is a great rural location about 5 miles from public boat ramp access for Clark's Hill/ Thurmond Lake to enjoy boating and fishing. And about the same distance to I-20. It is a short distance to Mistletoe State Park and to Georgia Wildlife Management Property.

Living Room 18'x15' with ceiling fan and coat closet. New carpet installed October 2014. Stove pipe ready to reconnect to a wood burning stove.

Dining Area 12'x7' off kitchen with new vinyl floor.

Kitchen 12'x 10' remodeled with most attractive custom oak cabinets, New vinyl floor. Dishwasher included.

Hall with washer & dryer connection and shelving. Linen closet.



Living Room



Kitchen



Dining Room

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



PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



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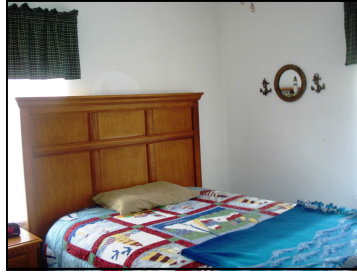
OWNERS BEDROOM 12'x 12' with ceiling fan. **HALF BATH** with new lavatory and new commode.

BEDROOM#2 10' x 9' with ceiling fan.

BEDROOM #3 11'x 10' with ceiling fan.

BEDROOM #4 11' x 9' with ceiling fan.

HALL BATHROOM with tub /shower combination.



Bedroom



Bedroom

OTHER FEATURES:

- Covered Patio at side of house ideal for enjoying the outdoors.
- 6" well. Owner says good supply of water.
- Septic tank.
- Central gas heat and air.
- Drive through and walk through gates. 3 separate pastures.
- Storage building. Custom made dog kennels.
- There is an assortment of trees including fig, sycamore, pecan, magnolia, and Bradford pears.



Covered Patio

THIS IS A GREAT LITTLE MINI FARM!



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LEGAL DESCRIPTION:

Deed Book 626 page 46
Plat Book M, page 127
Tax Parcels # 0048A057 & 58
2014 Taxes \$503.93



DIRECTIONS: From Exit 175 off I-20 travel North on GA 150 (Cobham Road) for approximately 4.5 miles and turn left onto Rousseau Creek Road. Property on left at corner of Rousseau Creek Road & Sagamore Drive.



About 5 miles to the Rousseau Point Boat Ramp at Clarks Hill / Lake Thurmond



Views from the Rousseau Point Boat Ramp



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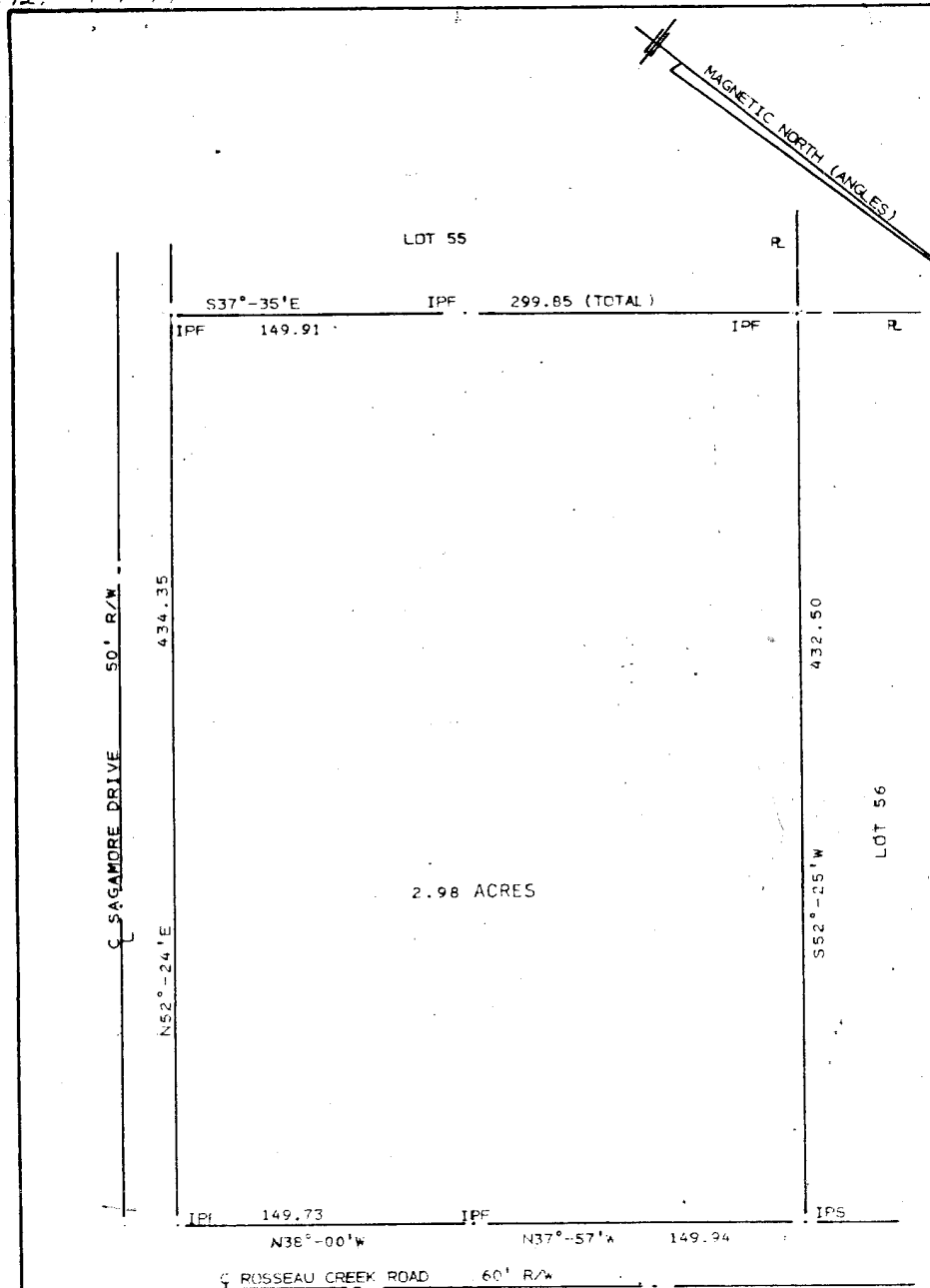
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12: 7-9-74



PLAT FOR
TOMMY AND MARGARET PHILLIPS

132 GMD

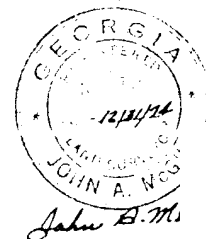
MCDUFFIE COUNTY, GEORGIA

SCALE 1" = 60'

MAY 9, 1974

LOTS 57 AND 58, HOWELL ESTATES, SUBD.

THIS PLAT CONFORMS TO GEORGIA LAW.



Georgia, McDuffie County,

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