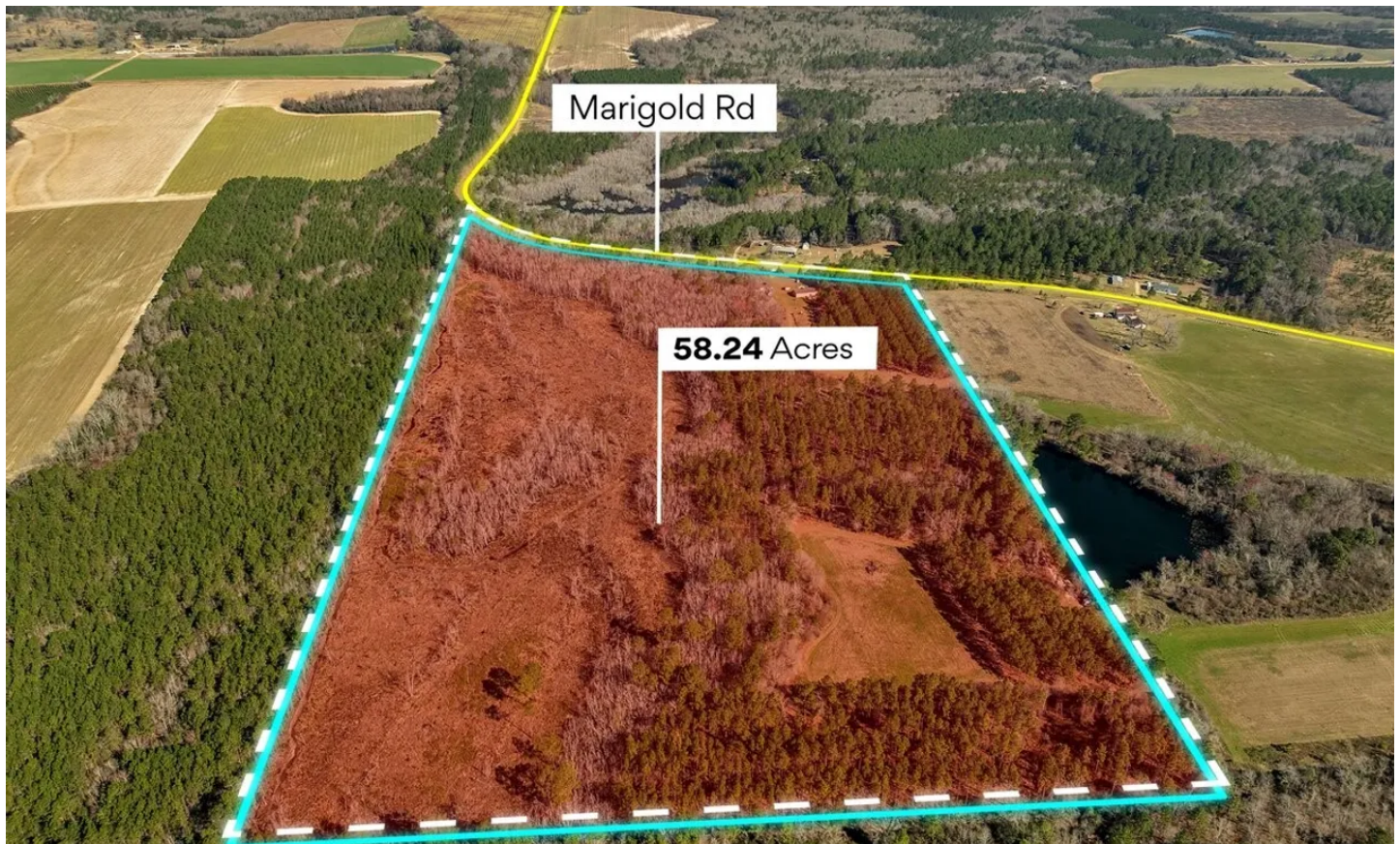


The Belle of Rochelle
348 Marigold Rd
Rochelle, GA 31079

\$459,000
56.350± Acres
Ben Hill County



The Belle of Rochelle
Rochelle, GA / Ben Hill County

SUMMARY

Address

348 Marigold Rd

City, State Zip

Rochelle, GA 31079

County

Ben Hill County

Type

Hunting Land, Horse Property, Single Family, Recreational Land,
Residential Property, Farms, Timberland

Latitude / Longitude

31.80025 / -83.41132

Dwelling Square Feet

2048

Bedrooms / Bathrooms

3 / 2

Acreage

56.350

Price

\$459,000

Property Website

<https://www.mossyoakproperties.com/property/the-belle-of-rochelle-ben-hill-georgia/77032/>



PROPERTY DESCRIPTION

Are you looking to get into a "turn key" hunting and fishing property where you can deer hunt in the evening and get out of the cold stand and light a warm fire in the fireplace and kick your feet up in the recliner and watch the DAWGS put another one in the end zone on your big screen television? Or are you looking to fill a frying pan with fresh fish you caught at your pond from your custom floating dock on a summer afternoon? Perhaps you want to sip coffee on your screened in front porch or rear deck and think about the many activities of the day? Well the rooster is crowing and you will need to get moving to utilize every hour of daylight to experience everything Liberty Acres has to offer.

Welcome to Liberty Acres; a Sportsmans absolute dream property, at a price point where the dream can become a reality! The Red, White and Blue is flying high over 56.35 +/- acres of freedom, fun, abundant fish and wildlife, and endless possibilities; all with the included conveniences of home. Seldom can a property under 100 acres come close to "Checking all the boxes" for a Sportsman, but Liberty Acres does it with flying colors. Whether you choose to make Liberty Acres your primary residence or you home away from home, prepare to leave your heart right outside of Rochelle, GA in beautiful Ben Hill County.

Take a deep breath and dive into the countless features of Liberty Acres that make this property an unbelievable value...

KEY FEATURES: HOME

- FULLY FURNISHED 3 Bedroom 2 Bath 32x64 Manufactured Home in EXCELLENT Condition (New Roof and HVAC in 2024) - Comes with Televisions, Washer/Dryer, Refrigerator, Living Room Furniture, Bedroom Furniture, and Freezer
- Screened in Front Porch
- Brand New Rear Deck
- Completely Covered Pump House
- Storage Building Complete with Craftsman Tool Chest
- Carport on Concrete Slab with Storage Building Attached with Roll Up Door and Wired for Electricity/Lights
- 3 RV HOOK UPS with Water/Electricity/Septic on site! (30 Amp)
- 1 RV HOOK UP with only Water/Electric! (50 amp)
- 7 Bay Dog Kennel with Metal Roof
- 1 Equipment Shelter
- Chicken Coupe
- Fenced in Large Garden Complete with RainFlo Irrigation System and Pump
- Yard is Fully Fenced in
- Front Automatic Gate Complete with Digital Keypads and Remotes for Vehicles
- Small Above Ground Swimming Pool
- Swing Overlooking Backyard
- Extra Fencing On Site
- American Flag/ Flag Pole in Front Yard

KEY FEATURES: LAND

- 56.35 +/- Acres
- Beautiful Pond- Comes with Floating Dock, Pond Boat equipped with Battery and Trolling Motor, and Camper Trailer (Note: Pond is shared with Neighbor- property line goes through Pond)
- Great Road System- Some Areas of Road Require Crossing Through Water
- Large Creek Running through Property
- Several Mature Pecan Trees on Property
- Approximately 15 +/- Acres of Mature Planted Pines
- Property Lines are Clearly Marked (Survey Available)
- Approx 1,470 +/- ft of Paved Road Frontage on Marigold Rd
- Approx 2 +/- Acre tillable Field/Foodplot
- Approx 20 +/- Acres of Open Land (Pines Harvested within last Few Years) Outstanding For Hunting with Roads

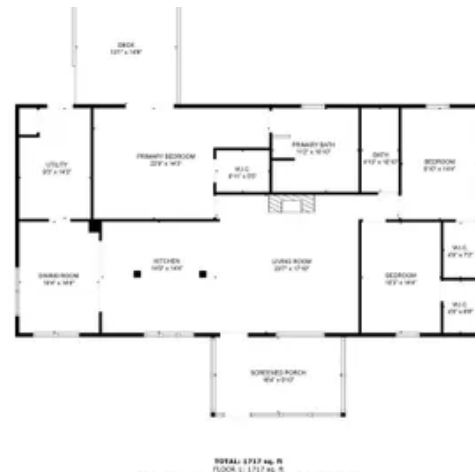
- Flooded Beaver/Duck Pond
- Surrounded by Large Acreage Tracts of Farmland
- Great For ATV Use
- Great Deer/Turkey Hunting
- Great Wood Duck Hunting
- Quail Covey on Property

KEY FEATURES: ITEMS THAT COME WITH PROPERTY

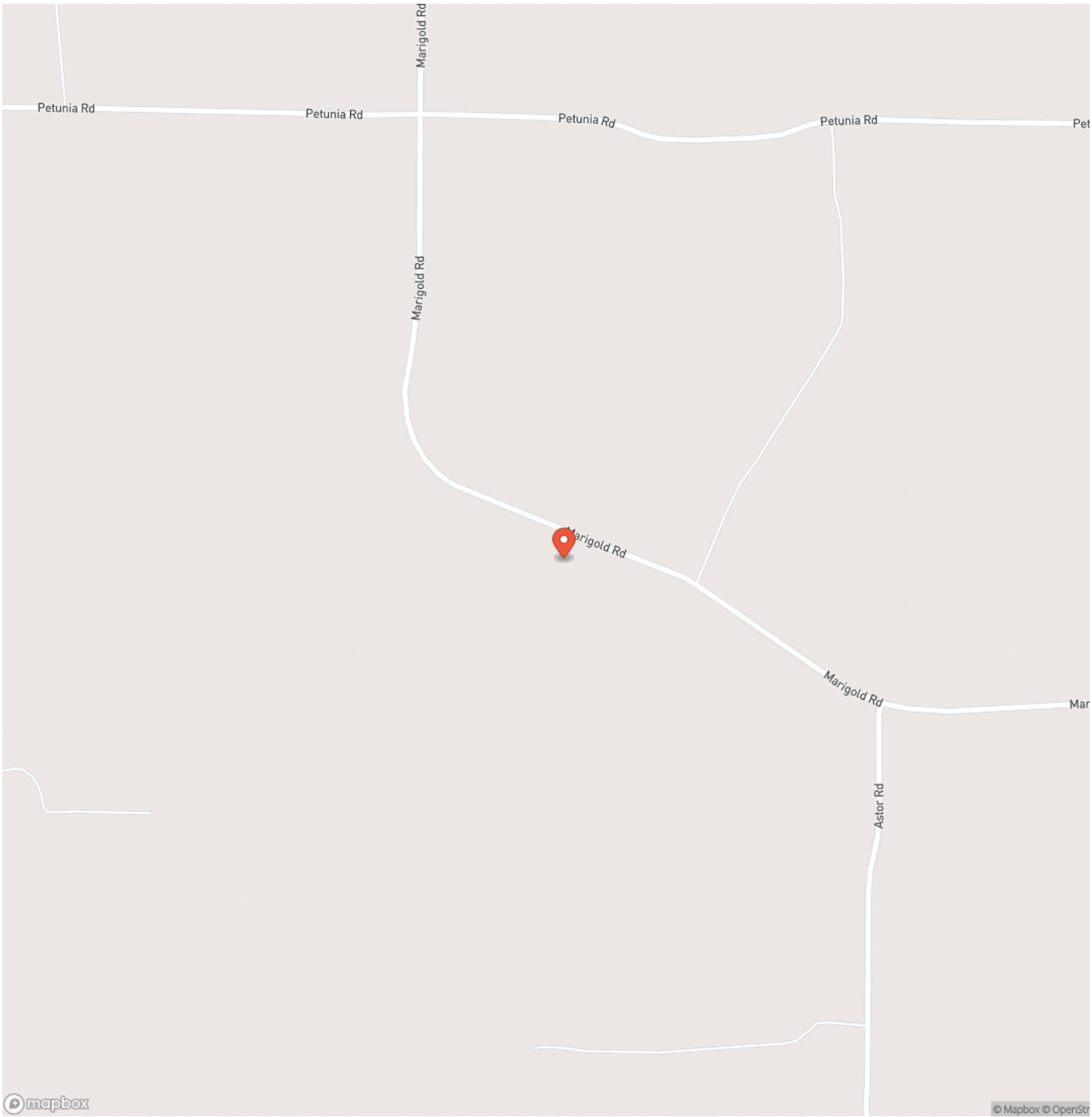
- BAD BOY 747cc Zero Turn Lawnmower
- Kioti 55HP 4WD Tractor with Front Loaded (Bucket and Forks)
- CASE 1150 C Bull Dozier (Runs Great- needs repair on Blade Section)
- Floating Boat Dock
- Pond Boat with Trolling Motor and Battery
- RV Camper by Pond
- Various pieces of Lumber/Fencing
- Deer Stands
- Deer Feeders
- 2 Brush Hogs (need service)
- Land Grader 3 pt

To experience the freedom of Liberty Acres for yourself and your family, contact Steven Layfield at [478-952-8853](tel:478-952-8853) or email me at slayfield@mossyoakproperties.com

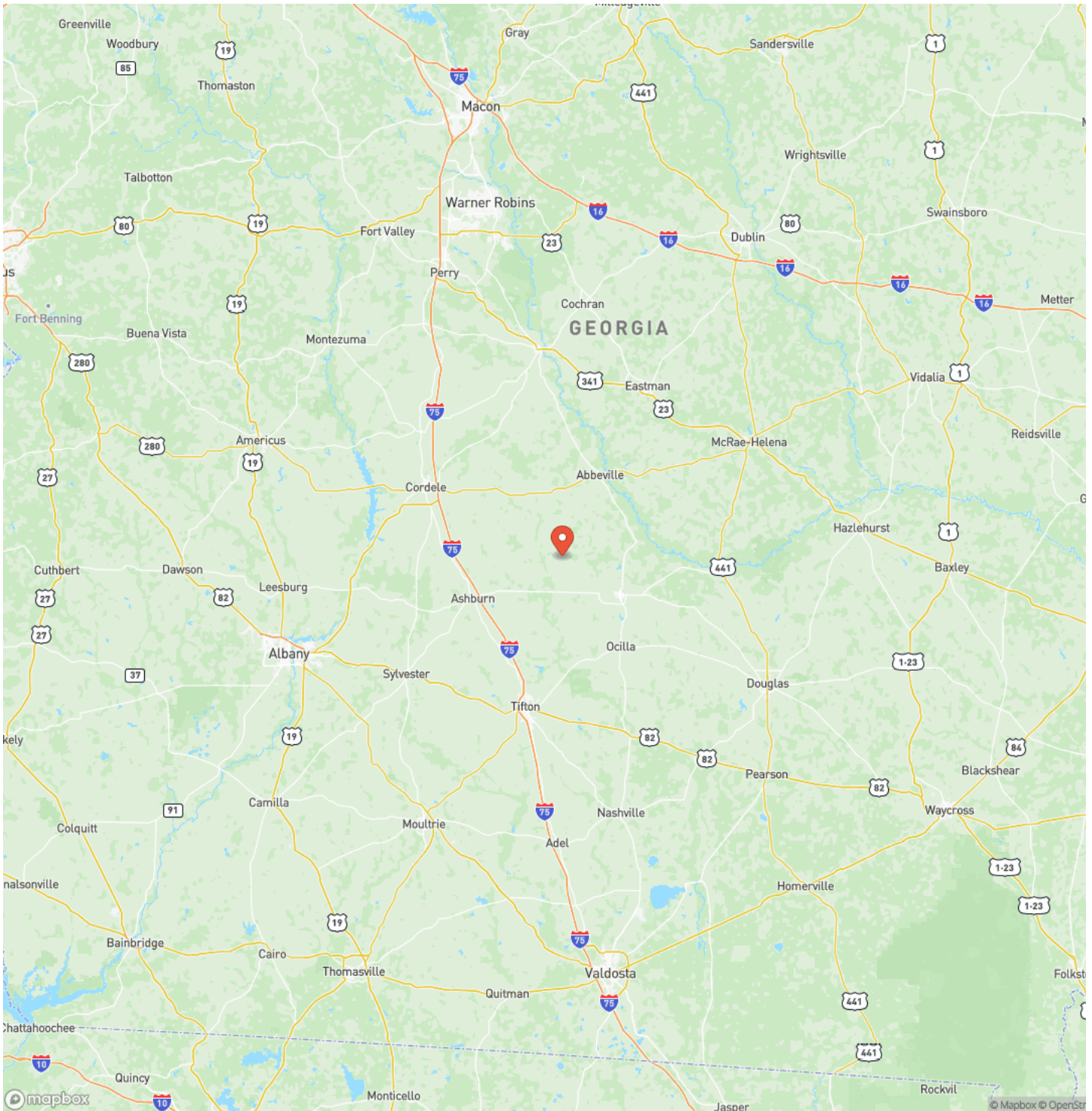
The Belle of Rochelle
Rochelle, GA / Ben Hill County



Locator Map



Locator Map



Satellite Map



The Belle of Rochelle

Rochelle, GA / Ben Hill County

LISTING REPRESENTATIVE

For more information contact:



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1026 Ball Street

City / State / Zip

NOTES

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MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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