

## **FOUR OAKS ANGUS FARM**

### **BRITT AND KATHRYN FINCHER**

706-298-1156

[brittfincher@gmail.com](mailto:brittfincher@gmail.com)

441 Rock Mills Road

LaGrange, GA 30240

### **DIRECTIONS:**

To properties: From LaGrange Square, take Hwy 109 west for 9.5 miles to Rock Mills Road. Turn right, go .85 miles to Four Oaks Angus Farm. For timber tract, go .85 miles from farm entrance to Holiday Road, turn left, property is on your left. For back side, continue .25 miles, turn left on Terri Road, go to end; at Williams Road turn left, property is on the left. Continue on Williams Road across RR tracks to the back side of Four Oaks Angus Farm.

### **FARM PROPERTY**

Most is open improved and fenced pasture. Fronts on Rock Mills Road and back of property fronts on Williams Road and the West Point Lake Corp property. Lake is on west side of Williams Road.

### **HOME INFORMATION**

Built by Doug Bailey Builder. Home is frame-constructed, 2-story plus basement, 10' ceilings downstairs, 9' upstairs, and 12' in basement with 8' doors. 10 rooms, 4 bedrooms, 4 full baths, 1 half-bath, Hardie Board siding, brick front porch, architectural shingles, gutters, vinyl double-pane windows. Flooring is carpet/hardwood/tile. Central heat/air, trim is crown molding with wide baseboards and some rooms have chair rail. Two Bryant heat pump units serviced by Jackson Heating and Air, security alarm system, a bored well, septic, utilities from Diverse Power and AT&T U-verse Internet.

Property ID#: 1001000081

Built: 2006

Heated/cooled Sq. Ft.: 4,704

Basement: 1,776 total: 610 sq. ft. finished + 1,166 sq. ft. unfinished

Garage: 728 sq. ft. with 3,366 sq. ft. parking pad

Open Porch: 388 Sq. ft.

Square Foot under Roof: 6,986

2 Uncovered Patios: 60 and 414 sq. ft.

Zoning: 01-LR, Lakeside Residential

Acres: 62.03

Class: V5- Conservation Use, 10 year agreement from 2013 with 2 years remaining.

Tax District: 01- Unincorporated Troup District 01

2020 Taxes: Estimated \$5,321.80

Black 4-board fencing along highway, 3-board up drive to and around the home, remainder is pasture-wire fenced.

Enclosed metal pole barn 40' x 78' for hay and other storage, dirt floor, 16' shed on both sides.

### **HOME DESCRIPTION**

This greets you on your arrival-

Spacious front porch across the front, six columns, a brick floor and steps, 3 dormer windows above, 4 windows on front, a door with transom and side panels, paved walkway and professionally maintained, mature landscaping.

### **FRONT FOYER**

Oak floor, front door with transom and side panes, plantation shutters, stairs up to second floor, 2 closets, door to formal dining room, wide open entrance with 2 columns to formal living room, hall with a nook to den. Lighted by chandelier and 3 wall sconces.

### **FORMAL DINING ROOM (on your left)**

Oak floor, extreme crown and chair rail molding with wide baseboards, chandelier, and 2 windows with plantation shutters. One can light and a pantry.

### **FORMAL LIVING ROOM (on your right)**

Oak floor, false fireplace with a marble-front mantel, extreme crown and chair rail molding, 4 can lights, 2 windows with plantation shutters. Opening to foyer by a wide opening with two columns.

### **HALL WITH HALF-BATH (straight ahead)**

Hall connects front foyer of home to kitchen, den, master bedroom and office. Has ½ bath with oak floor, pedestal sink and a john; also door to the basement stairs.

### **DEN (straight ahead)**

Focal point of home, recessed floor with heart pine flooring, rock fireplace from floor to top of 28'+/- ceiling, with heart pine mantel, double glass pane doors on both sides of fireplace to the outside patio, and windows all the way to top of ceiling. Ceiling is 28'+/- with pine tongue-and-groove ceiling boards, solid pine ceiling beams, built-in bookcases and glass-enclosed gun cabinet. Opening with steps to hall, steps to kitchen and to second story stairs. Light/fan.

**INFORMAL DINING ROOM CONNECTED TO KITCHEN**

Oak floor, crown and chair rail molding with wide baseboards. Four double floor-to-ceiling 10-pane roll-out windows with transoms. Connects to kitchen by a wide 31' opening with two columns. Chandelier and 4 can lights.

**KITCHEN**

Oak flooring, crown, chair rail and wide baseboard, features custom white cherry cabinets, center island with red cherry cabinets, black granite tops, cream tile backsplash, 2 windows with transom, 13 can lights, double stainless sink. Fixtures: Kenmore Elite double door commercial refrigerator/freezer. GE Profile SS dishwasher, GE Profile gas stovetop with 5 eyes, GE Profile SS double ovens, and top oven is a convection oven. Step down to back foyer and to den.

**WET BAR**

Entered from kitchen, red cherry cabinets, oak floor, crown molding, baseboard, 1 window, black granite top, mirror backsplash, SS bar sink, and a GE Elite bar SS refrigerator.

**REAR FOYERS**

From garage, enter home into a small foyer, which has a brick tile floor, 6-glass pane door to backyard patio, fluorescent lighting, and a solid door to second foyer. Second foyer has oak hardwood floor, and doors to kitchen, to first foyer and to utility/laundry room.

**LAUNDRY ROOM**

Laundry room has a slate tile floor, and a window with plantation shutters. Leaving a Kenmore front loading washer and dryer.

**UPSTAIRS**

Stairs from front foyer to upstairs hall, and stairs from the den. Window opening overlooks den, oak floor, crown molding throughout second floor.

**MASTER BEDROOM**

Carpet, wide crown molding, 3 single windows with plantation shutters, 2 closets, and light with fan. Hall with two large walk-in closets to master bath which has tile floor, double vanities with cultured marble tops, jetted tub, walk-in shower, towel closet, john room, vanity and can lighting.

**OFFICE**

Oak floor, 1 window with blind, crown molding, baseboard, closet, 4 can lights, connects to hall next to master bedroom.

**BEDROOMS**

**East Bedroom:** Carpet floor, 2 windows with plantation shutters, dormer window sitting area, ceiling fan, vanity and can lights, hall with a walk-in closet to bathroom. Bath has tile floor, vanity with cultured marble top and sitting makeup, tub/shower combo, and second large walk-in closet from bathroom.

**Northwest Bedroom:** Carpet floor, 2 windows with plantation shutters, dormer window sitting area, crown molding, and ceiling fan with light. Bath has tile floor, single vanity with cultured marble top, tub/shower combo, and closet.

**Southwest Bedroom:** Carpet floor, can lights, 2 windows with plantation shutters, dormer window sitting area. Bath tile floor, single vanity with cultured marble top, vanity lights and walk-in closet.

**BASEMENT**

Basement has 12' poured concrete walls. 610 sq. ft. finished with sitting area that opens with double glass pane patio doors to outside and two windows, all with blinds, two doors into the unfinished area, Luxury Vinyl Plank Flooring, light/fan, tile drop ceiling, a workout room with 2 windows with blinds and fluorescent lighting, two closets, and a full bath with single vanity and walk-in shower.

Basement has 1,166 sq. ft. unfinished, partially framed-out, brick fireplace, storage area.

Two electric water heaters, 1 A.O. Smith 80-gallon and 1 A.O. Smith 60-gallon in basement.

Two 200-amp electrical service panels in basement, all copper wiring.

AC air changers are in basement.

**TWO-CAR GARAGE**

Remote Lift Master 1/3 HP electric openers to garage doors, cement floor, large cement 3,366 sq. ft. parking pad in front of garage.

**INFORMATION/APPOINTMENTS**

THE AUCTION WAY COMPANY  
P.O. BOX 1663 OR 1607A WHITESVILLE ST.  
LAGRANGE, GEORGIA 30240  
800-482-0775 24/7  
MORGAN MARLOWE  
706.315.8260

ReMAX RESULTS  
833 NEW FRANKLIN ROAD  
LAGRANGE, GEORGIA 30241  
ROB UPCHURCH  
706.523.0014

**CALL OR VISIT: 800-482-0775 OR [THEAUCTIONWAY.COM](http://THEAUCTIONWAY.COM)**

**All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed. Announcements from the auction box take precedence over any prior written or oral information. Buyers are responsible for their final due diligence.**