

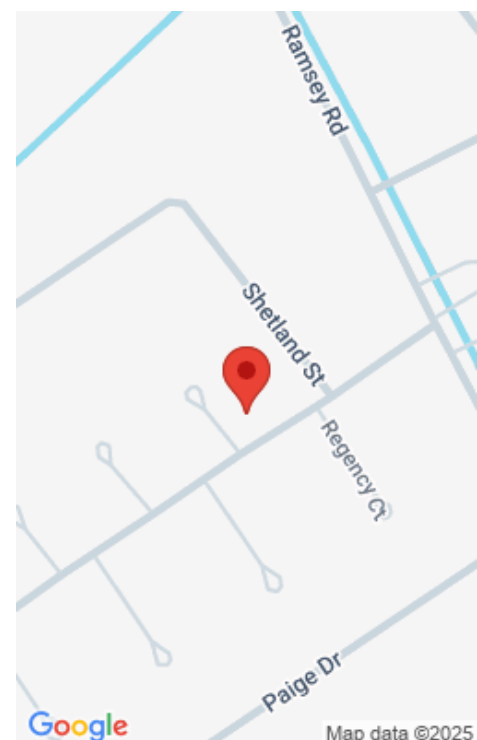
\$45,000

## 4015 BUSH BRANCH ROAD

<https://vizorealty.com>

-PROPERTY SOLD AS IS- Escape the city and enjoy peaceful, rural living, just minutes from downtown Sumter! This 3-bedroom, 2-bathroom single-wide mobile home, built in 1991, sits on a generous 0.78-acre lot in the tranquil community. The property offers plenty of space to roam, garden, or simply enjoy the privacy that comes with country living. The mobile home needs work but features an open floor plan and functional living space. Outside, you'll find a 10×12 storage shed, already wired with an installed AC capacitor. Storage space that is ideal for tools, equipment, or hobbies. With a little TLC, this home presents an excellent opportunity for affordable living or long-term rental income. INVESTORS TAKE NOTE ☺☺☺ This property is ideal for a rental portfolio with estimated rental rates ranging from \$800 to \$900/month. Ask the listing agent about property management services. Located in a rural neighborhood known for oak-lined roads, farmland views, and large lots. Only 10 miles from downtown Sumter with grocery, dining, and healthcare nearby Low traffic area, ideal for those seeking a quiet lifestyle Additional Features: Spacious lot with room for expansion Minimal natural hazard risk area Shed included for additional storage No HOA or restrictions Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Manufactured/Mobile
- RESIDENTIAL
- ACTIVE



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## Basics

**Date added:** Added 20 hours ago  
**Price per sqft:** \$45  
**Type:** Manufactured/Mobile  
**Bedrooms:** 3 beds  
**Year built:** 1991  
**MLS ID:** 612220  
**Cooling:** Central

**Listing Date:** 2025-07-02  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**TMS:** 212-00-03-010  
**Full Baths:** 2

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## Building Details

**Heating features:** Electric  
**Foundation:** Crawl Space  
**Sewer:** Septic  
**Basement:** No Basement  
**New/Resale:** Resale

**Garage:** None  
**Water Source:** Well  
**Style:** Other  
**Exterior material:** Other

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## HOA Info

**HOA:** N

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## Nearby Schools

**School District:** Sumter County  
**Middle School:** Furman

**Elementary School:** Pocalla Springs  
**High School:** Lakewood

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## Listing Courtesy Of



**Listing Office:** Southern Dreams Realty

**Listing Agent:** Amanda, Bryant

