

# BARTOW FARMS

## 11 TRACTS—5.01 TO 48.57 ACRES

### JEFFERSON COUNTY, GA



**Description:** These 11 tracts feature ideal wooded homesites close to Wrens, Louisville and Bartow, Georgia. If you are tired of living where your neighbors are too close for comfort, these properties might be for you. All of these tracts are offered with owner financing available. These tracts are mostly flat to slightly rolling. While most of the timber has been cut, there is significant regrowth and some younger hardwoods. Curb cut permits have already been obtained from the Georgia Department of Transportation, however driveways must be located according to approved DOT plan. Electric and phone are available.

Owner financing is available with 10 % down and balance payable over 180 months at 9% interest and features no qualifying and no prepayment penalty. We will be happy to meet you at the property to show you the corners.



**GeorgiaLandSales.com**

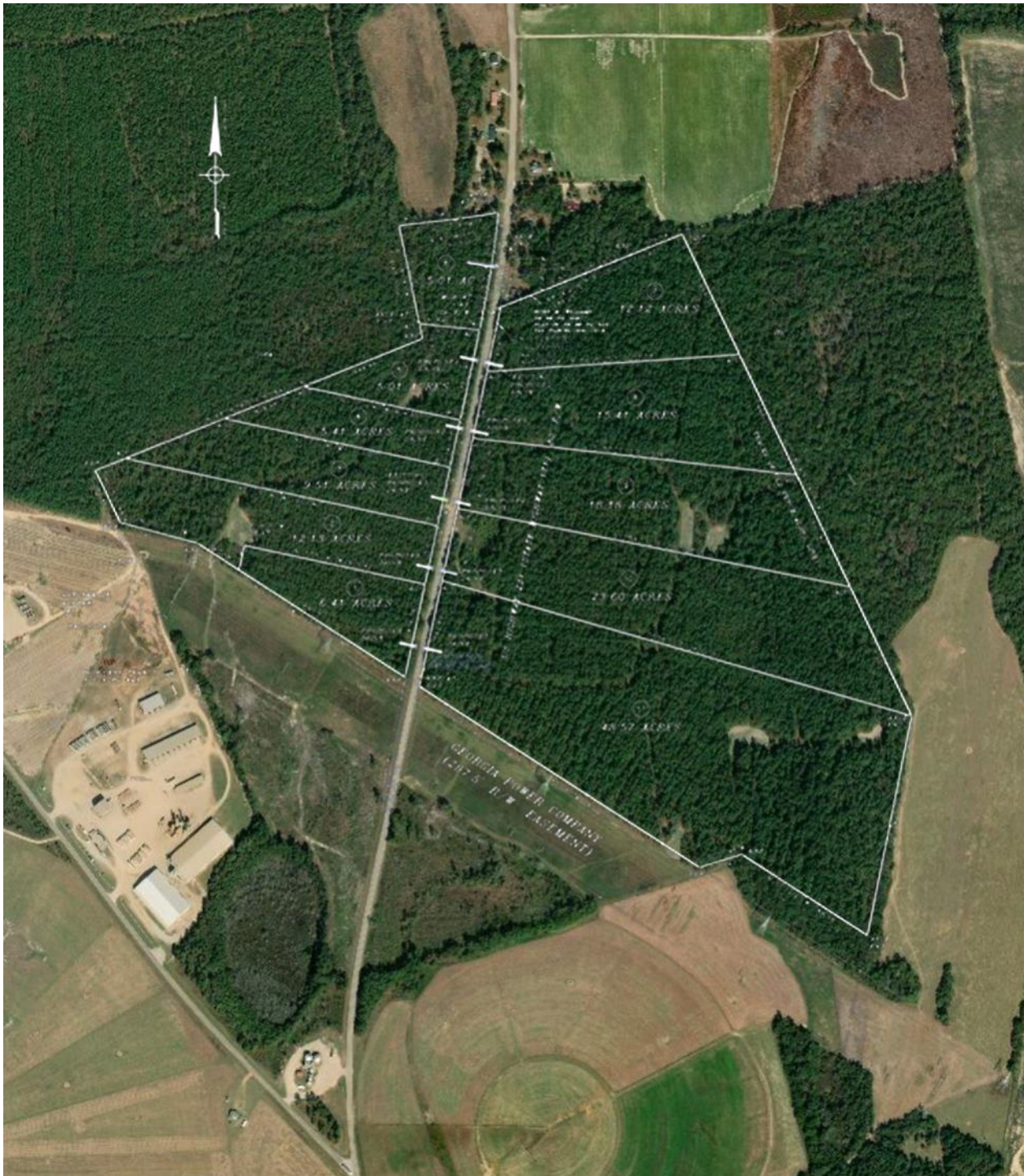
**Brashear Realty Corp.**

**513 Broad Street**

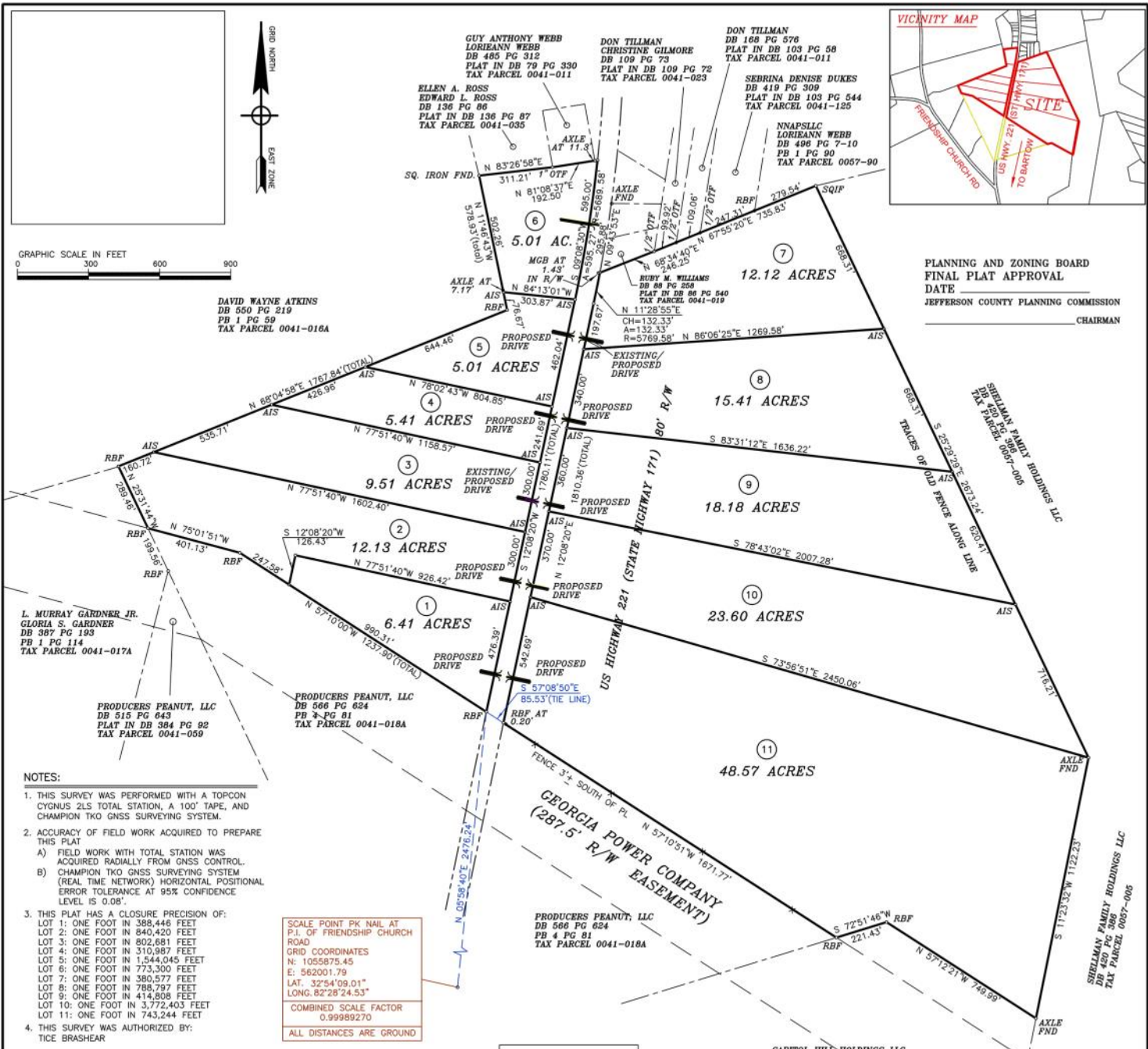
**Augusta, Georgia 30901**

**tel: 706-722-4308**

# Aerial Photograph







- NOTES:**
- THIS SURVEY WAS PERFORMED WITH A TOPCON CYGNUS 2LS TOTAL STATION, A 100' TAPE, AND CHAMPION TKO GNSS SURVEYING SYSTEM.
  - ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT
    - FIELD WORK WITH TOTAL STATION WAS ACQUIRED RADIALY FROM GNSS CONTROL.
    - CHAMPION TKO GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08'.
  - THIS PLAT HAS A CLOSURE PRECISION OF:
    - LOT 1: ONE FOOT IN 388,446 FEET
    - LOT 2: ONE FOOT IN 840,420 FEET
    - LOT 3: ONE FOOT IN 802,681 FEET
    - LOT 4: ONE FOOT IN 510,987 FEET
    - LOT 5: ONE FOOT IN 1,544,045 FEET
    - LOT 6: ONE FOOT IN 773,300 FEET
    - LOT 7: ONE FOOT IN 380,577 FEET
    - LOT 8: ONE FOOT IN 788,797 FEET
    - LOT 9: ONE FOOT IN 414,808 FEET
    - LOT 10: ONE FOOT IN 3,772,403 FEET
    - LOT 11: ONE FOOT IN 743,244 FEET
  - THIS SURVEY WAS AUTHORIZED BY: TICE BRASHEAR

SCALE POINT PK NAIL AT P.I. OF FRIENDSHIP CHURCH ROAD  
 GRID COORDINATES  
 N: 1055875.45  
 E: 562001.79  
 LAT. 32°54'09.01"  
 LONG. 82°28'24.53"  
 COMBINED SCALE FACTOR 0.99989270  
 ALL DISTANCES ARE GROUND

**REFERENCES:**  
 DB 594 PG 216  
 DB 161 PG 65  
 PB 1 PG 118  
 PB 1 PG 159  
 TAX PARCEL 0041-018

**CAPITOL HILL-HOLDINGS LLC**  
 DB 565 PG 67  
 PB 1 PG 114  
 TAX PARCEL 0041-063

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

STEVE BARGERON, GEORGIA R.L.S. 1671



PLAT OF SURVEY FOR  
**BRASHEAR REALTY CORPORATION**  
 PROPERTY LOCATED IN THE 85TH. G.M. DISTRICT  
**JEFFERSON COUNTY, GEORGIA**  
 SCALE: 1" = 300'  
 MARCH 9, 2020  
 DATE OF FIELD SURVEY  
 Prepared by  
**STEVE BARGERON & ASSOCIATES, LLC**  
 WAYNESBORO, GEORGIA (706)564-2582

19042  
 19042BRC2.DWG  
 MAP 0041 PAR 018

PLANNING AND ZONING BOARD  
 FINAL PLAT APPROVAL  
 DATE \_\_\_\_\_  
 JEFFERSON COUNTY PLANNING COMMISSION  
 CHAIRMAN

# Price and Terms Available:

## Bartow Farms

<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	6.41	3200	\$20,512.00	\$2,052.00	\$18,460.00	<b>\$187.23</b>
Tract 2	12.13	2700	\$32,751.00	\$3,276.00	\$29,475.00	<b>\$298.96</b>
Tract 3	9.51	2700	\$25,677.00	\$2,568.00	\$23,109.00	<b>\$234.39</b>
Tract 4	5.41	3200	\$17,312.00	\$1,732.00	\$15,580.00	<b>\$158.02</b>
Tract 5	5.01	3200	\$16,032.00	\$1,604.00	\$14,428.00	<b>\$146.34</b>
Tract 6	5.01	3200	\$16,032.00	\$1,604.00	\$14,428.00	<b>\$146.34</b>
Tract 7	12.12	2700	\$32,724.00	\$3,273.00	\$29,451.00	<b>\$298.71</b>
Tract 8	15.41	2700	\$41,607.00	\$4,161.00	\$37,446.00	<b>\$379.80</b>
Tract 9	18.18	2500	\$45,450.00	\$4,545.00	\$40,905.00	<b>\$414.89</b>
Tract 10	23.6	2300	\$54,280.00	\$5,428.00	\$48,852.00	<b>\$495.49</b>
Tract 11	48.57	2200	\$106,854.00	\$10,686.00	\$96,168.00	<b>\$975.40</b>
	<b>161.36</b>		<b>\$409,231.00</b>			

Financing is for 180 months with 9% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.

**Longitude:** -82.4707

Latitude: 33.9155

**Address:** 5501 Georgia Highway 171, Bartow, GA 30413

Jefferson County, Georgia

**Directions:** From Augusta: Follow US Highway 1 (Deans Bridge Road) through Wrens to Louisville. In Louisville bear right towards the downtown area. Continue straight thru town continuing on US Highway 221. Travel 4.7 miles to the intersection where Highway 221 Turns left. Continue on Highway 221 4.5 miles until you reach the property on both sides of the Highway.

**Restrictions:**

SAID property is to be conveyed subject to the following restrictive covenants which shall run with the land for a period of ten (10) years from the date hereof, to wit:

1. Residences shall be limited to no more than two homes per tract.
2. All residences will require proper permits from Jefferson County.
3. Any mobile home placed upon the property must be 980 square feet or larger.
4. Mobile homes must be 2010 models or newer and must be underpinned, and no campers shall be used as permanent residences on the property.
5. The property will not be used for business, the storage of inoperable vehicles, industrial equipment or supplies.
6. No swine may be raised of, kept thereon. Other agriculture is permitted.
7. All residences must be set back 100 feet from the center of the road and at least 15 feet from any property line.

Seller reserves an easement for drainage and utilities over 15 feet from any side line and 20 feet from any frontage on US Highway 221 (Georgia State Highway 171.)

# Location Map:

