

TRACT 7 OF 12.12 ACRES BARTOW FARMS JEFFERSON COUNTY, GA



Description: Great small hunting tract. This property has high land on the front and back with wetlands in between. Numerous wet spots with small ponds make this a duck hunter's delight. There is a potential pond site that the stream running through the property might accommodate. There is a great homesite with frontage on Georgia Highway 221.

Price and terms: 48,480.00 Cash or \$4,848.00 cash and the balance of \$43,632.00 payable in 180 equal monthly installments of \$455.62 each bearing interest at the rate of 9.5% per annum. There is no prepayment penalty.



GeorgiaLandSales.com

Georgia Land Sales, LLC

513 Broad Street

Augusta, Georgia 30901

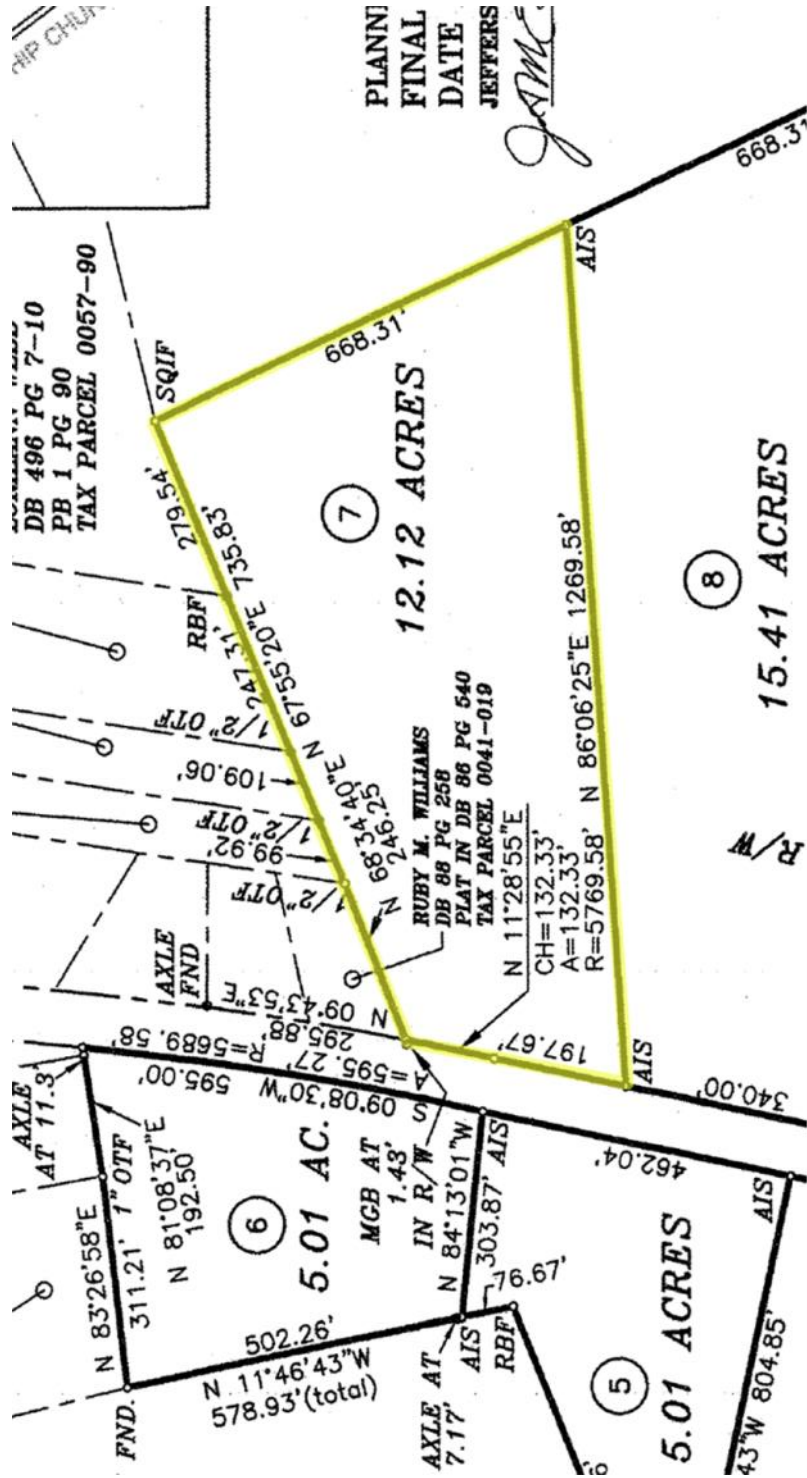
tel: 706-722-4308

Toll free: 1-800-488-0510

Aerial Photograph



Plat



Location



Longitude: -82.4713 **Latitude:** 32.9141

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:

- . 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.)