

# 29.24 ACRES IN WARREN COUNTY, GEORGIA



**Description:** You can have it all. 29.24 open and wooded acres. Included improvements are new well and septic system, small pond, RV camper, fencing and cross fencing, small barn, long county road frontage on two roads, and electric service. Telephone is available. Great Hunting tract, recreational property, or home-site. PLEASE DO NOT ENTER ONTO THE PROPERTY WITHOUT PERMISSION. Call for an appointment.

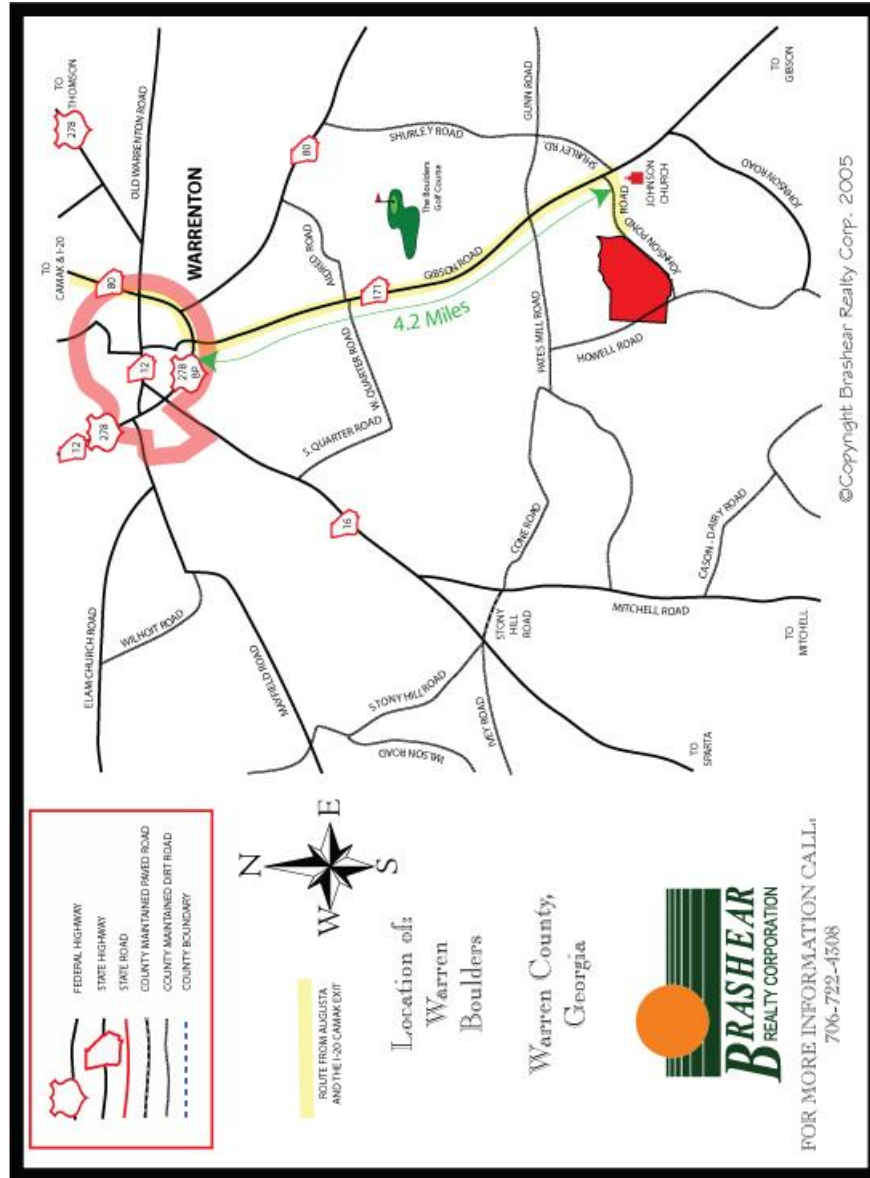
Priced to sell at \$93,568 Owner financing is available with \$9,356.80 down and balance of \$84,211.20 payable over 180 months at 9% interest with equal monthly installments of \$854.13 each. The loan features no qualifying and no prepayment penalty. We will be happy to meet you at the property at your convenience to show you the property and the corners.

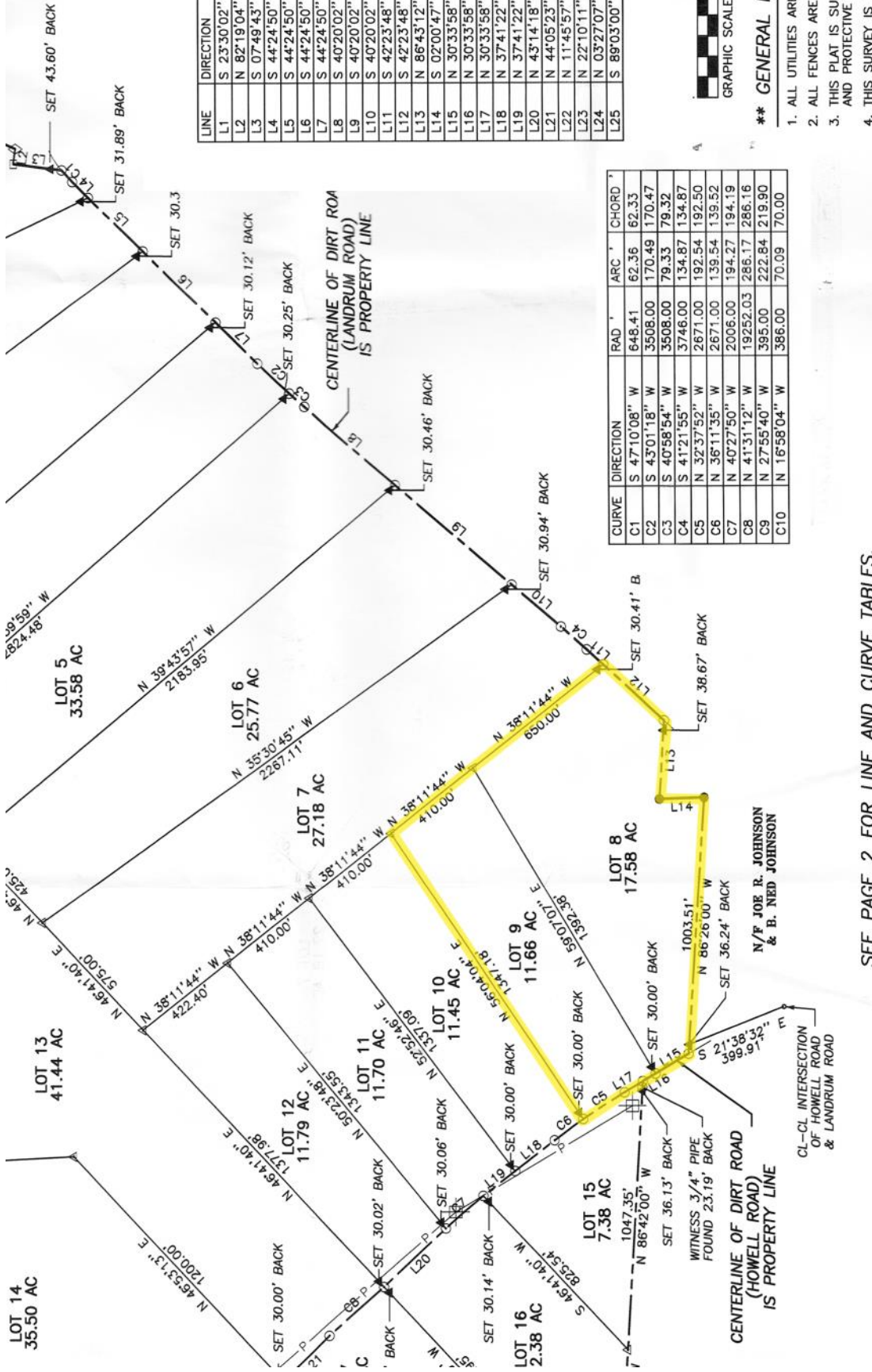


**GeorgiaLandSales.com**  
**Brashear Realty Corp.**  
**513 Broad Street**  
**Augusta, Georgia 30901**



# Location Map:





LINE	DIRECTION	DISTANCE
L1	S 23°30'02" W	211.81'
L2	N 82°19'04" W	59.34'
L3	S 07°49'43" W	191.14'
L4	S 44°24'50" W	87.64'
L5	S 44°24'50" W	300.00'
L6	S 44°24'50" W	400.00'
L7	S 44°24'50" W	229.51'
L8	S 40°20'02" W	470.87'
L9	S 40°20'02" W	600.00'
L10	S 40°20'02" W	252.82'
L11	S 42°23'48" W	87.56'
L12	S 42°23'48" W	322.82'
L13	N 86°43'12" W	308.04'
L14	S 02°00'47" E	174.73'
L15	N 30°33'58" W	150.00'
L16	N 30°33'58" W	58.74'
L17	N 30°33'58" W	83.81'
L18	N 37°41'22" W	195.50'
L19	N 43°14'18" W	333.96'
L20	N 43°14'18" W	157.87'
L21	N 44°05'23" W	253.91'
L22	N 11°45'57" W	199.16'
L23	N 03°27'07" E	263.58'
L24	N 03°27'07" E	263.58'
L25	S 89°03'00" E	97.12'

CURVE	DIRECTION	RAD	ARC	CHORD
C1	S 47°10'08" W	648.41	62.36	62.33
C2	S 43°01'18" W	3508.00	170.49	170.47
C3	S 40°58'54" W	3508.00	79.33	79.32
C4	S 41°21'55" W	3746.00	134.87	134.87
C5	N 32°37'52" W	2671.00	192.54	192.50
C6	N 36°11'35" W	2671.00	139.54	139.52
C7	N 40°27'50" W	2006.00	194.27	194.19
C8	N 41°31'12" W	19252.03	286.17	286.16
C9	N 27°55'40" W	395.00	222.84	219.90
C10	N 16°58'04" W	386.00	70.09	70.00



**\*\* GENERAL NOTES \*\***

1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.
2. ALL FENCES ARE NOT LOCATED ON THIS PLAT.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS NOT BASED ON A TITLE SURVEY.

SEE PAGE 2 FOR LINE AND CURVE TABLES.

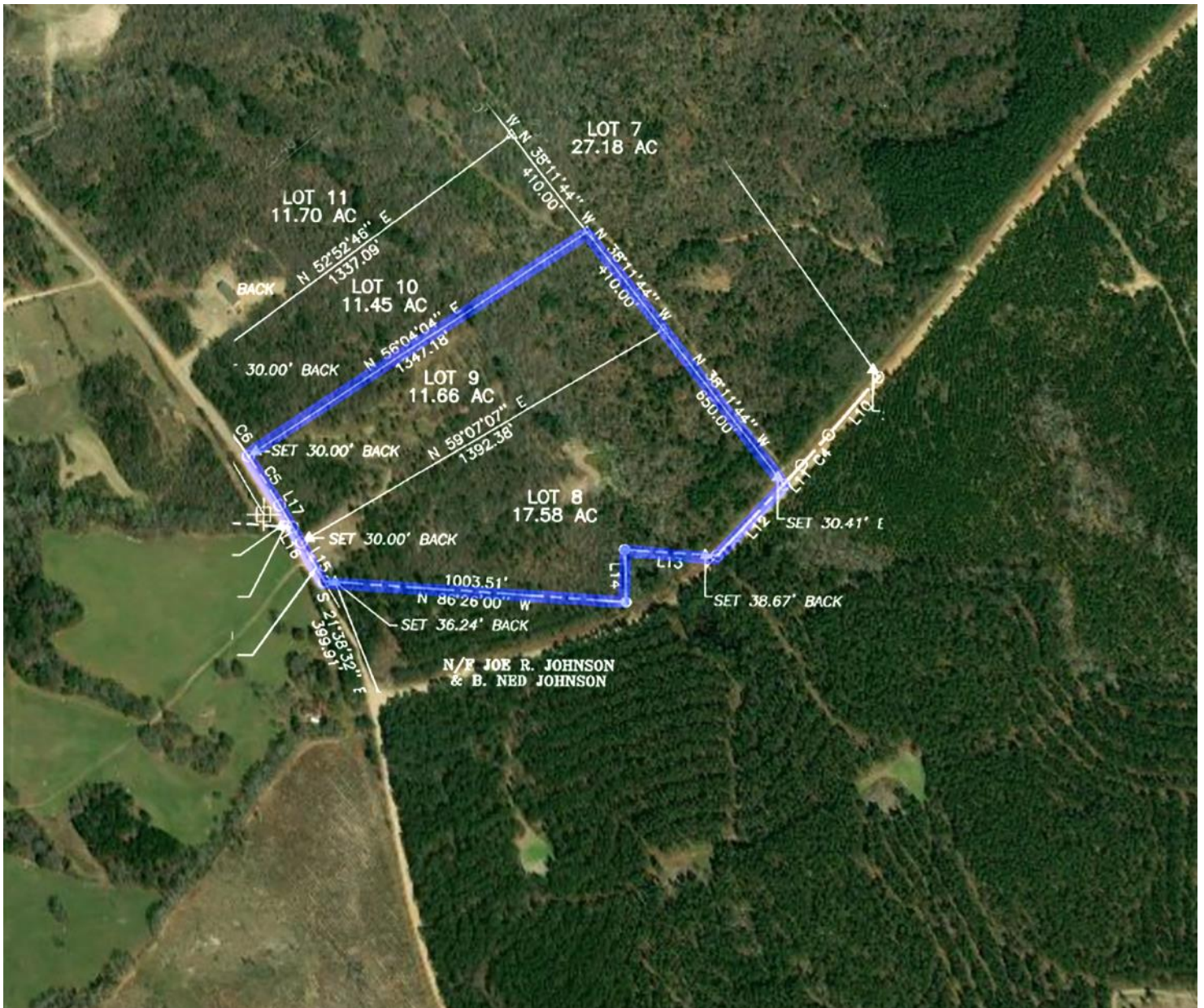
SURVEY DATE	JANUARY 28, 2005
DATE DRAWN	FEBRUARY 11, 2005
MAP CLOSURE	1/174,659
DRAWN BY	J.T.A.
JOB NO.	G5016
PAGE	1 OF 2
REVISIONS	

**PLAT FOR:**

**BRASHEAR REALTY CORPORATION**  
**153rd G.M.D.**  
**WARREN COUNTY, GEORGIA**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,872 FEET AND AN ANGULAR ERROR OF 10". BEARING ANGLE POINT, AND WAS ADJUSTED USING EAST SQUARES. ANGLES TURNED BY A TOPCON GTS-11 AND DISTANCES MEASURED WITH A TOPCON TS-211.

# Aerial Photograph:



Address: 1199 Howell Road and 1141 Howell Road  
Warrenton, GA 30828

Latitude: 33.3367

Longitude: -82.6528