

TRACTS 1 & 2 OF 17.12 ACRES ELLISON BRIDGE ROAD ESTATES BURKE COUNTY, GA



Description: This bucolic property is located in south Burke County, Georgia near the town of Sardis. It is mostly open pasture land and surrounded by agricultural properties. The topography is gently rolling and perfect for home, horses, and cattle. Access is by an existing short shared ownership roadway. Division is possible but at a price of \$5,200 per acre.

Price and terms: 78,000.00 Cash or \$7,800.00 cash and the balance of \$70,200.00 payable in 180 equal monthly installments of \$733.05 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

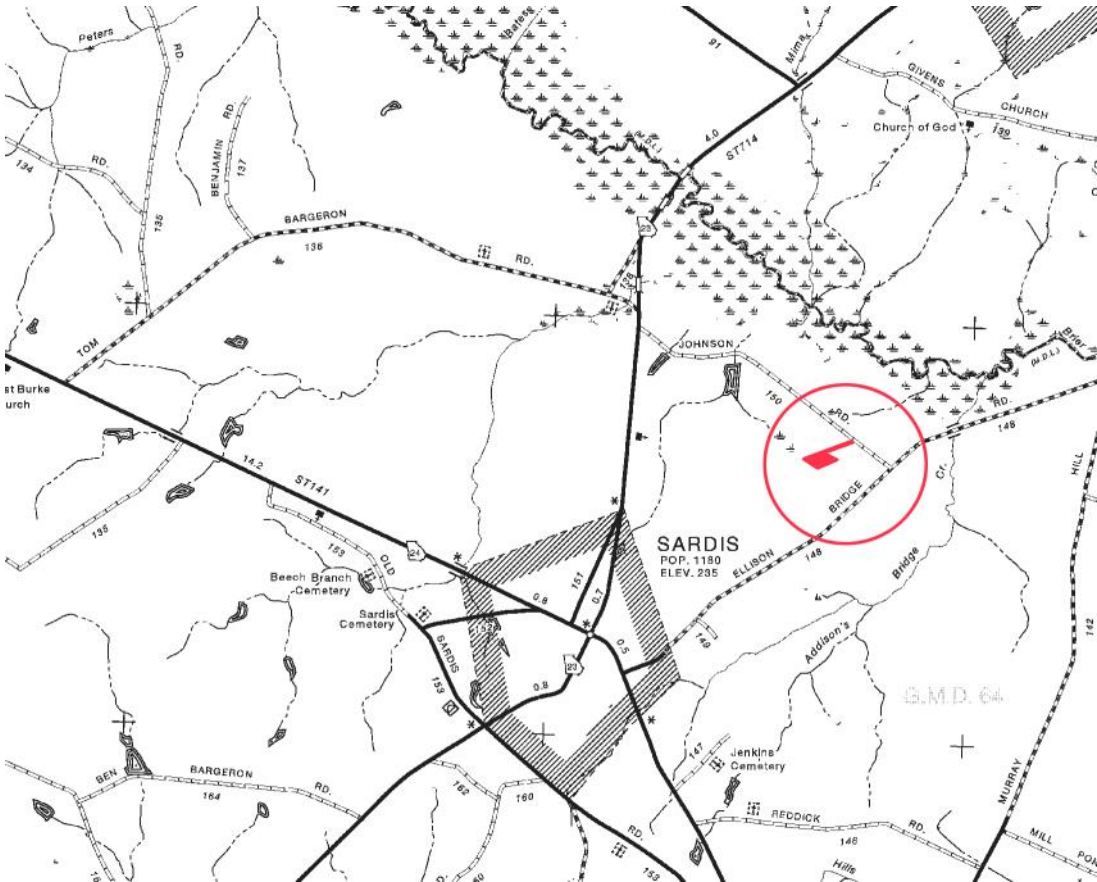
tel: 706-722-4308

Toll free: 1-800-488-0510

Aerial Photograph



Location



Longitude: -81.7311

Latitude: 32.9906

Johnson Road, Sardis, GA 30456

Directions:

From Augusta take Hwy 25 into Waynesboro. In Waynesboro pick up Hwy 24 heading towards Sardis. Go all the way into Sardis on Hwy 24. In Sardis stay on Hwy 24 until you pass the intersection with Hwy 23. Shortly after this intersection look for Ellison Bridge Road on your left. Take a left onto Ellison Bridge Road and continue for one mile. Turn left onto Johnson Road. Look for Georgia Land Sales LLC signs on your left. Property fronts on Johnson Road with a driveway that leads into the property.

Restrictions:

Covenants to run with the land for a period of ten years from conveyance are: Residences are limited to one per lot and to home or mobile home with a minimum of 720 square feet of living area. Mobile homes must not be over 10 yrs. old. The property will not be used for business, the storage of inoperable vehicles, industrial equipment, or supplies. No swine may be raised or kept thereon. Other agriculture is permitted. If any timber is sold, the proceeds will be applied first to any outstanding loan balance. Lots may have one additional residence if approved by the Burke County Planning Commission.