

Coleman Chapel Farms

33 Tracts from 2.20 Acres to 10.37 Acres
Jefferson County, Georgia



Description: These tracts are great for home sites, farming and gardening, or just a place to get away from the hustle and bustle of city life. The tracts are lightly wooded with mature pine which make them ideal for homesites or just country farms.

These tracts all have ample frontage on paved and county maintained roads. You will have to construct your own well and septic system if you decide to construct a residence.

Price: See attached list. Financing is available. No credit check or qualifying. Terms available are 10% cash at closing, balance payable in equal monthly installments for terms up to 15 years at 10% interest rate. There is no prepayment penalty. Any installment more than 15 days overdue shall incur a late fee in the amount of 5% of the overdue installment.

Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

Tel: (706)-722-4308
Fax: (706)-722-4374

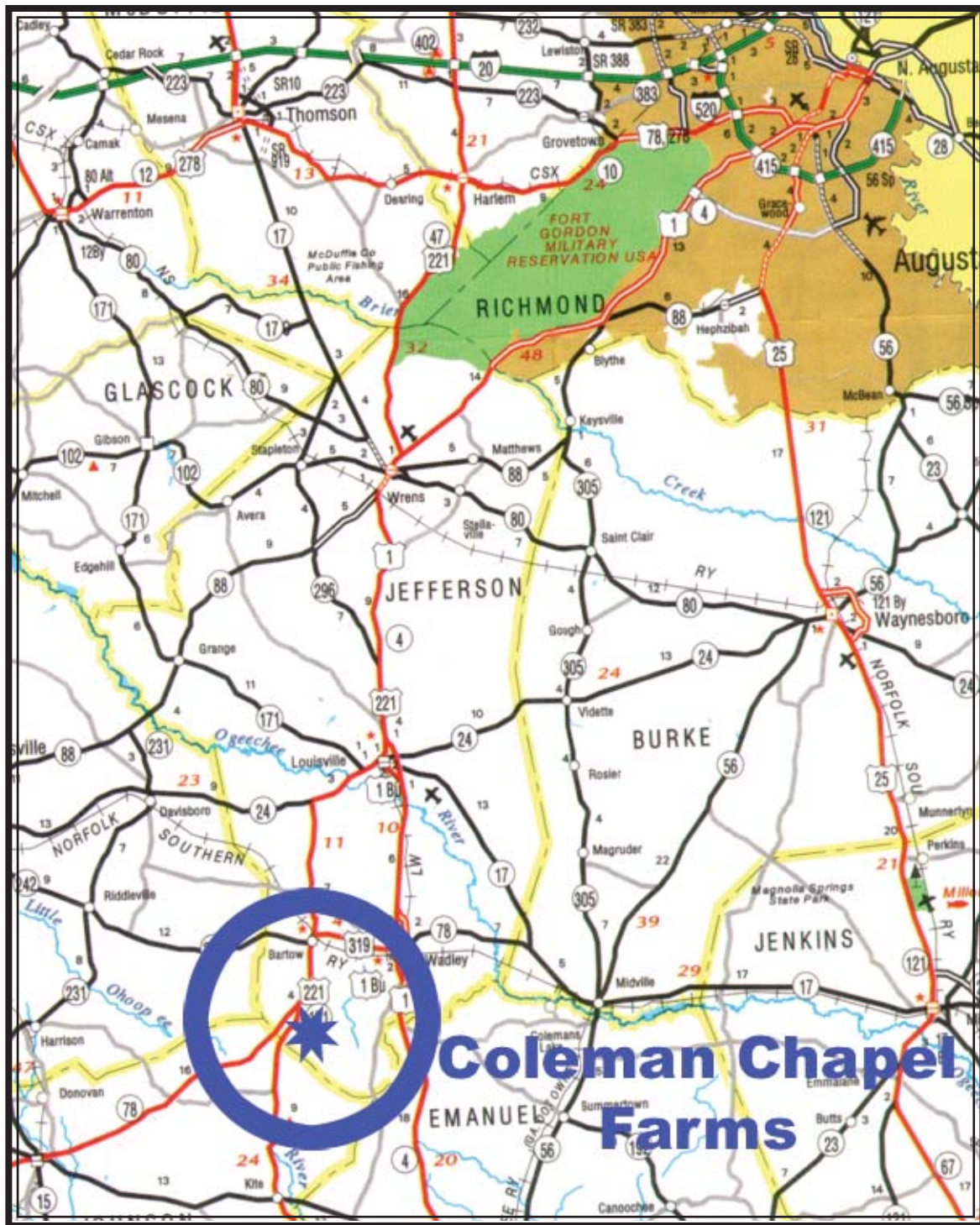
<http://www.georgiacountry.com>
e-mail: tice@brashearrealty.com



Restrictions for Coleman Chapel Farms:

The following covenants will run with the land for a period of 10 years from transfer title for all tracts in Coleman Chapel Farms:

1. All residences may be either home or mobile home. Any mobile home placed thereon shall be double wides and shall be not more than 10 years old since date of manufacture. Any residence constructed or placed thereon shall have a minimum of 980 square feet or heated floor space of living area.
2. Property shall not be used for commercial purposes as defined by Jefferson County zoning ordinances, but said definition does not include agricultural pursuits.
3. The property shall not be used for the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.
5. Setback lines for the construction of any buildings shall be 75 feet from the right of way of any roadway; and 15 feet from all side and rear lines.
6. Drainage and utility easements are reserved for 25' from any existing public roadway and 15' from any side and rear lines.
7. Tracts may be used for construction of no more than one residence per tract. Upon permission of Jefferson County authorities, tracts of 5 or more acres may be divided into smaller tracts of no less than 2.5 acres each.



Location of Coleman Chapel Farms:

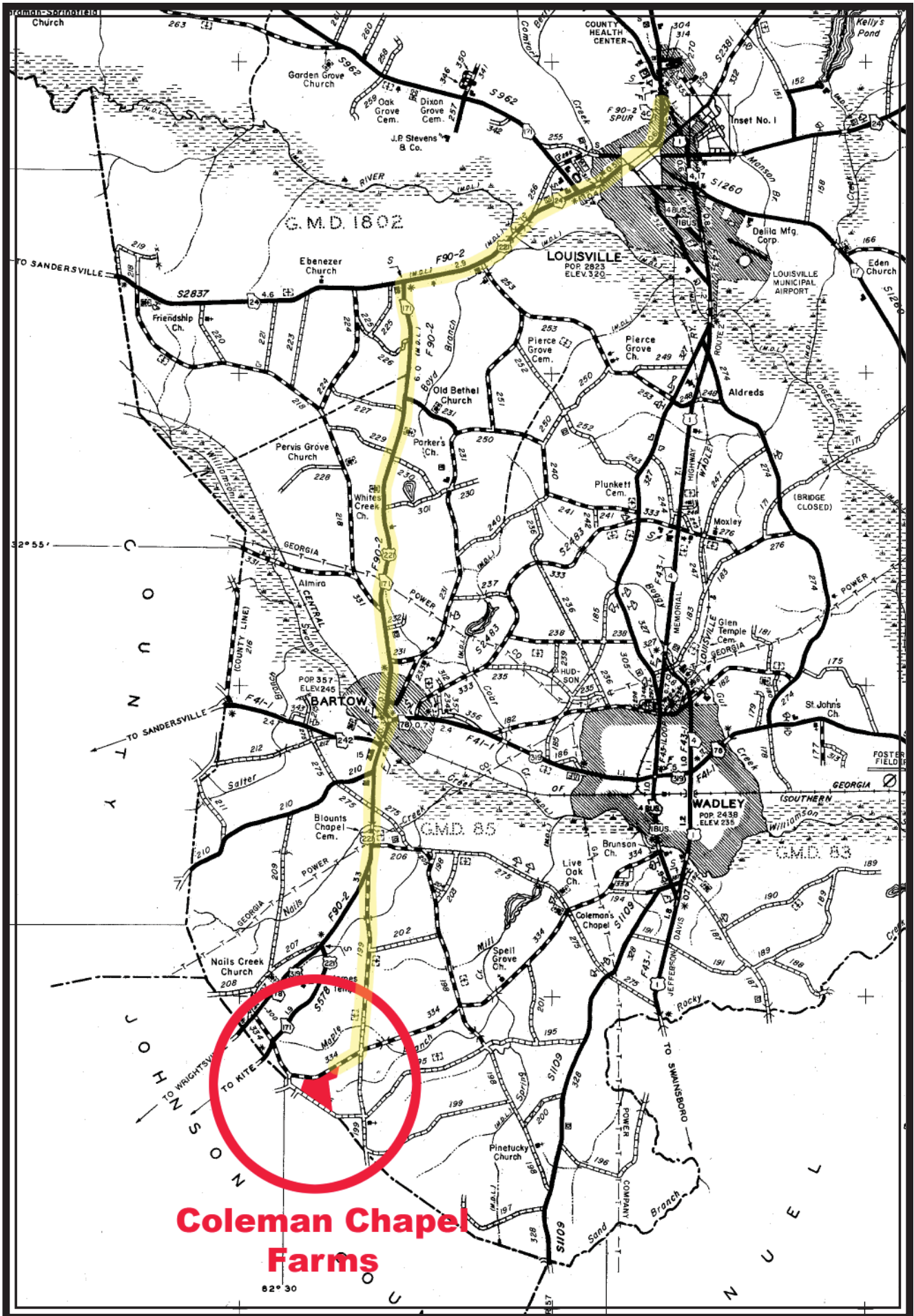
From Augusta: Take US Highway 1 through Wrens to Louisville. As you approach Louisville do not take the bypass but bear to the right straight into Louisville. Continue straight until you approach a four way stop. Continue straight through the stop sign on Highway 221 and Highway 24 towards Sandersville for a distance of 4.0 miles. Turn left to stay on Highway 221 towards Bartow. In Bartow continue until you reach a stop at the intersection. Turn right to stay on 221 towards Kite for a distance of 2.0 miles. Bear left onto Pollett Road for a distance of 3 miles to the intersection with Coleman Chapel Road. Turn right onto Coleman Chapel road for 0.3 miles to the property on the left.

COLEMAN CHAPEL FARMS

<u>Tract</u>	<u>Acreage</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	2.20	\$9,926.00	\$993.00	\$8,933.00	\$90.60
Tract 2	2.45	\$11,054.00	\$1,106.00	\$9,948.00	\$100.90
Tract 3	2.40	\$10,829.00	\$1,083.00	\$9,746.00	\$98.85
Tract 4	3.76	\$16,612.00	\$1,662.00	\$14,950.00	\$151.63
Tract 5	4.60	\$19,890.00	\$1,989.00	\$17,901.00	\$181.56
Tract 6	5.48	\$23,696.00	\$2,370.00	\$21,326.00	\$216.30
Tract 7	6.34	\$27,414.00	\$2,742.00	\$24,672.00	\$250.24
Tract 8	6.82	\$26,925.00	\$2,693.00	\$24,232.00	\$245.78
Tract 9	9.26	\$34,818.00	\$3,482.00	\$31,336.00	\$317.83
Tract 10	3.02	\$13,626.00	\$1,363.00	\$12,263.00	\$124.38
Tract 11	3.18	\$14,049.00	\$1,405.00	\$12,644.00	\$128.24
Tract 12	2.97	\$13,121.00	\$1,313.00	\$11,808.00	\$119.76
Tract 13	3.16	\$13,961.00	\$1,397.00	\$12,564.00	\$127.43
Tract 14	3.82	\$16,877.00	\$1,688.00	\$15,189.00	\$154.06
Tract15	4.05	\$17,893.00	\$1,790.00	\$16,103.00	\$163.33
Tract 16	3.73	\$16,479.00	\$1,648.00	\$14,831.00	\$150.43
Tract 17	3.18	\$14,049.00	\$1,405.00	\$12,644.00	\$128.24
Tract 18	2.21	\$9,764.00	\$977.00	\$8,787.00	\$89.12
Tract 19	2.62	\$11,575.00	\$1,158.00	\$10,417.00	\$105.66
Tract 20	3.53	\$15,596.00	\$1,560.00	\$14,036.00	\$142.36

Tract 21	5.32	\$21,003.00	\$2,101.00	\$18,902.00	\$191.72
Tract 22	7.51	\$28,238.00	\$2,824.00	\$25,414.00	\$257.77
Tract 23	10.37	\$37,042.00	\$3,705.00	\$33,337.00	\$338.13
Tract 24	9.50	\$33,934.00	\$3,394.00	\$30,540.00	\$309.76
Tract 25	6.44	\$25,425.00	\$2,543.00	\$22,882.00	\$232.08
Tract 26	5.31	\$22,960.00	\$2,296.00	\$20,664.00	\$209.59
Tract 27	4.98	\$21,534.00	\$2,154.00	\$19,380.00	\$196.56
Tract 28	4.35	\$19,218.00	\$1,922.00	\$17,296.00	\$175.43
Tract 29	3.97	\$17,539.00	\$1,754.00	\$15,785.00	\$160.10
Tract 30	3.11	\$13,740.00	\$1,374.00	\$12,366.00	\$125.42
Tract31	2.90	\$12,812.00	\$1,282.00	\$11,530.00	\$116.94
Tract 32	2.60	\$11,487.00	\$1,149.00	\$10,338.00	\$104.85
Tract 33	2.50	\$11,045.00	\$1,105.00	\$9,940.00	\$100.82

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. Buying more than one tract may receive



**Coleman Chapel
Farms**

62° 30'

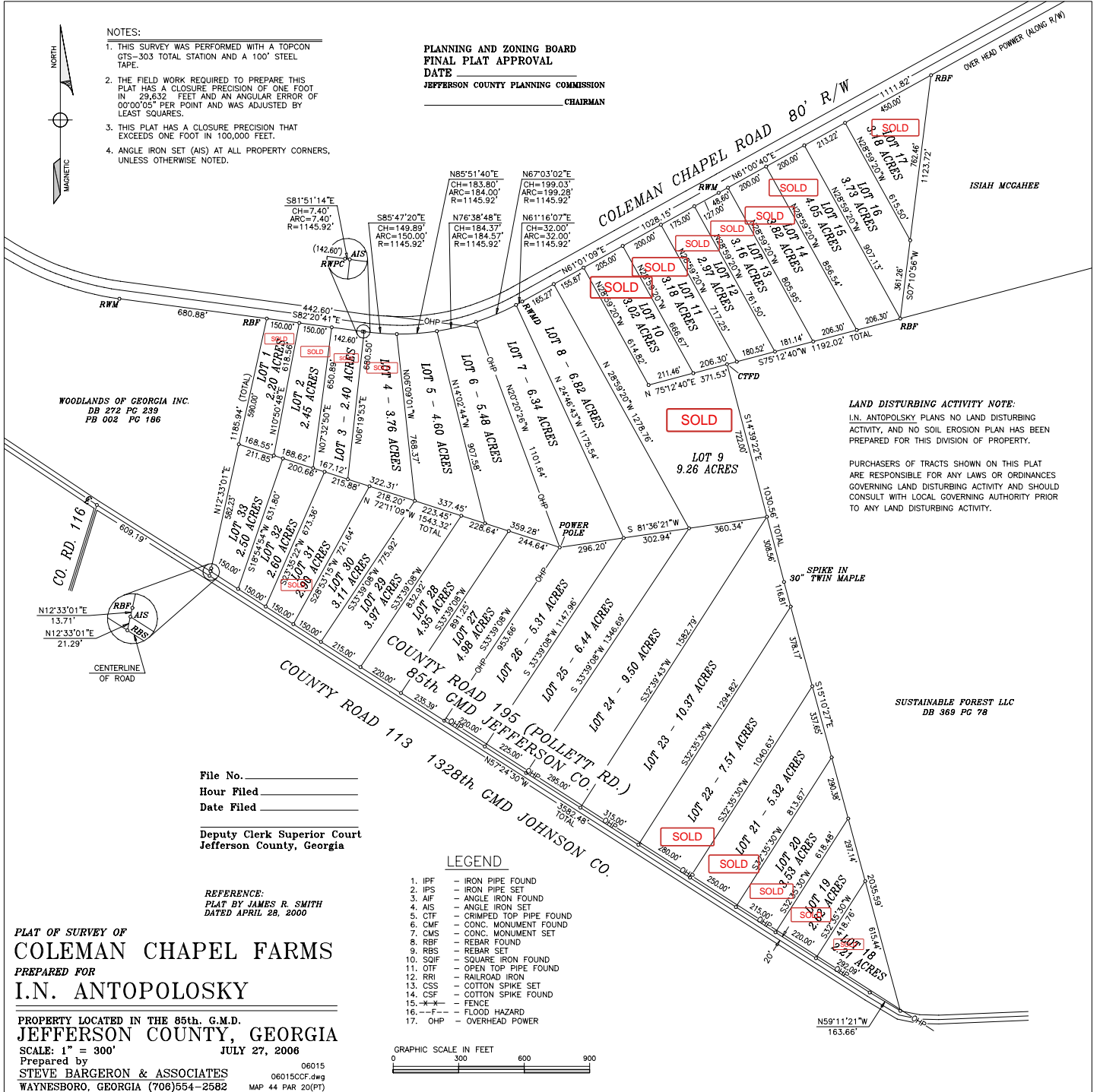


NOTES:

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION AND A 100' STEEL TAPE.
2. THE FIELD WORK REQUIRED TO PREPARE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 29,632 FEET AND AN ANGULAR ERROR OF 00'00"05" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.
4. ANGLE IRON SET (AIS) AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

**PLANNING AND ZONING BOARD
FINAL PLAT APPROVAL
DATE**

**JEFFERSON COUNTY PLANNING COMMISSION
CHAIRMAN**



LAND DISTURBING ACTIVITY NOTE:

I.N. ANTOPOLOSKY PLANS NO LAND DISTURBING ACTIVITY, AND NO SOIL EROSION PLAN HAS BEEN PREPARED FOR THIS DIVISION OF PROPERTY.

PURCHASERS OF TRACTS SHOWN ON THIS PLAT ARE RESPONSIBLE FOR ANY LAWS OR ORDINANCES GOVERNING LAND DISTURBING ACTIVITY AND SHOULD CONSULT WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY LAND DISTURBING ACTIVITY.

File No. _____
Hour Filed _____
Date Filed _____

Deputy Clerk Superior Court
Jefferson County, Georgia

REFERENCE:
PLAT BY JAMES R. SMITH
DATED APRIL 28, 2000

**PLAT OF SURVEY OF
COLEMAN CHAPEL FARMS
PREPARED FOR
I.N. ANTOPOLOSKY**

PROPERTY LOCATED IN THE 85th. G.M.D.
JEFFERSON COUNTY, GEORGIA
SCALE: 1" = 300' JULY 27, 2006

Prepared by
STEVE BARGERON & ASSOCIATES
WAYNESBORO, GEORGIA (706)554-2582

LEGEND

1. IFF — IRON PIPE FOUND
2. IPS — IRON PIPE SET
3. AIF — ANGLE IRON FOUND
4. AIS — ANGLE IRON SET
5. CIT — CRIMPED TOP PIPE FOUND
6. CMF — CONC. MONUMENT FOUND
7. CMS — CONC. MONUMENT SET
8. RBF — REBAR FOUND
9. RBS — REBAR SET
10. SQIF — SQUARE IRON FOUND
11. OTF — OPEN TOP PIPE FOUND
12. RRI — RAILROAD IRON
13. CSS — COTTON SPIKE SET
14. CSF — COTTON SPIKE FOUND
15. * — FENCE
16. -F- — FLOOD HAZARD
17. OHP — OVERHEAD POWER

