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# Comfort Creek Estates

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**23 Tracts from 8.02 Acres to 64.87 Acres**

**Glascok 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. Many of these tracts have natural water and some have ponds. These tracts are just a short drive from Augusta near Wrens, Avera, and the small town of Gibson. The soil characteristics are favorable for forests, farming, or gardening. Tracts fronting on Rocky Comfort Creek offer fishing right on your own property. There is a four acre lake on Tract 20 and a smaller pond on tract 21.

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

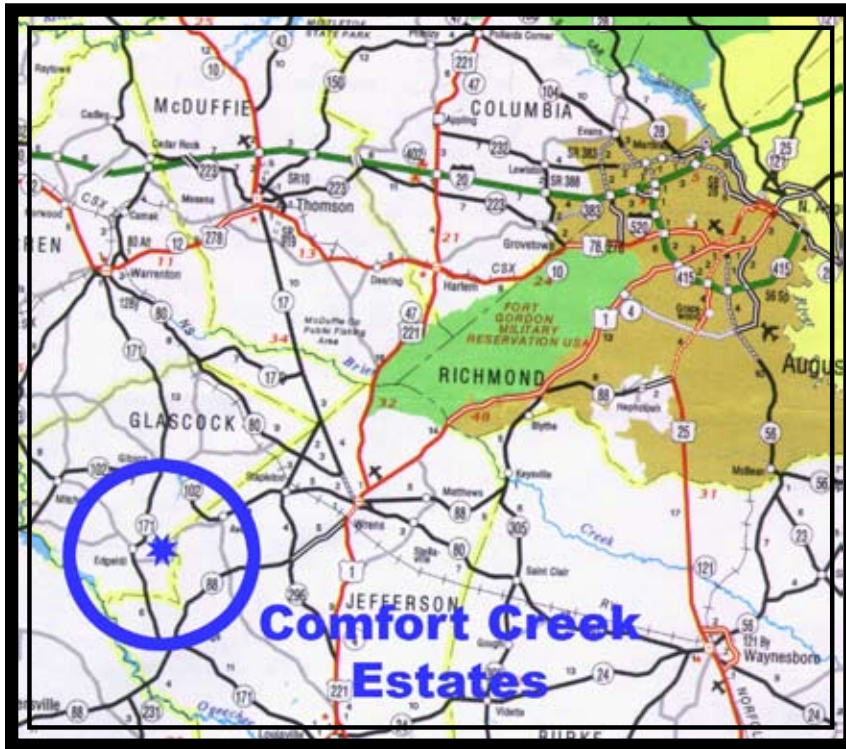
**Price:** See attached list. Financing is available. No credit check or qualifying. Terms available are 10% cash at closing, balance payable in equal monthly installments for terms up to 15 years at 9% interest rate. There is no prepayment penalty. Any installment more than 15 days overdue shall incur 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**

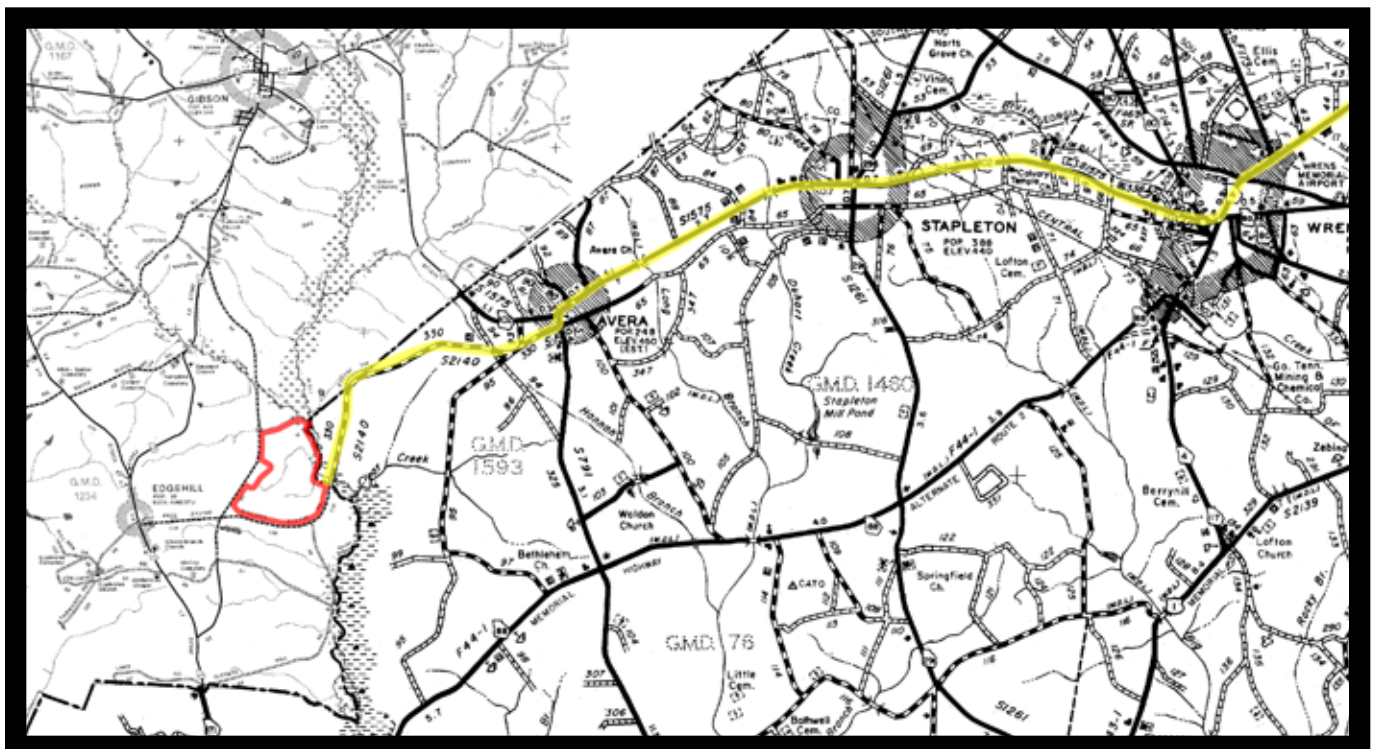
<http://www.georgialandsales.com>  
e-mail: [tice@brashearrealty.com](mailto:tice@brashearrealty.com)





**Location of Comfort Creek Estates:**

**From Augusta:** Take US Highway 1 to Wrens. At the redlight in downtown Wrens take a right onto Highway 102 towards Gibson, Georgia through Stapleton and into Avery. In Avery take the second road to the left past the caution light and towards Gethesmane Church. Travel 100 yards to the first intersection. Turn right towards Edgehill on the Edgehill Avery Road. Travel for a distance of 4 miles. The properties begin on the right just past Rocky Comfort Creek.



### **Restrictions for Comfort Creek Estates:**

The following covenants will run with the land for a period of 10 years from transfer title for all tracts in Comfort Creek Estates:

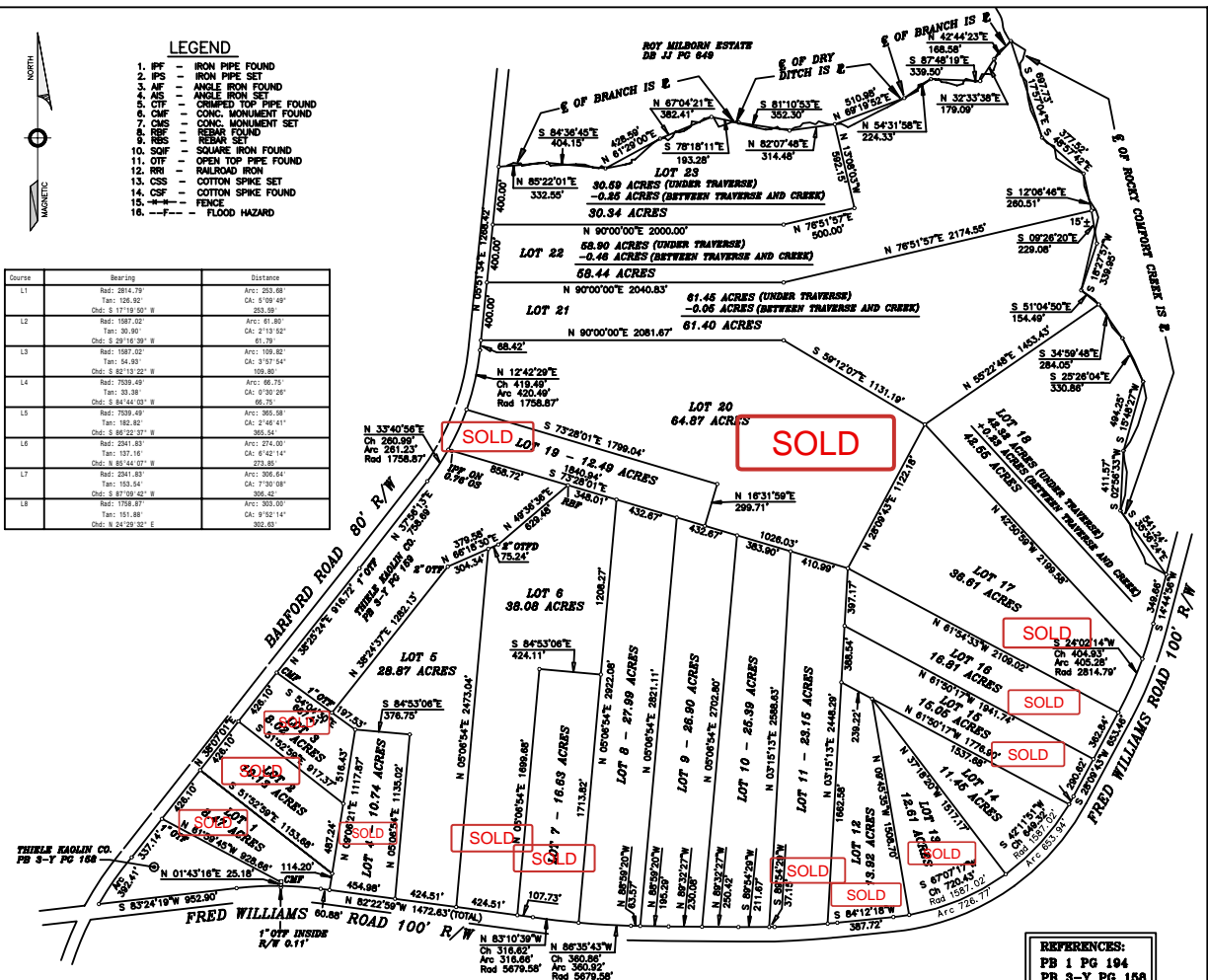
1. All residences may be either home or mobile home. Any mobile home placed thereon shall be double wides and shall be not more than 10 years old since date of manufacture. Any residence constructed or placed thereon shall have a minimum of 980 square feet or heated floor space of living area.
2. Property shall not be used for commercial purposes as defined by Glascock 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 Glascock County authorities, tracts of 10 or more acres may be divided into smaller tracts of no less than 5 acres each.



**LEGEND**

- 1. I.P.F. - IRON PIPE FOUND
- 2. I.P.S. - IRON PIPE SET
- 3. A.F. - ANGLE IRON FOUND
- 4. A.I.S. - ANGLE IRON SET
- 5. C.T.P. - CHIMED TOP PIPE FOUND
- 6. C.M.F. - CONC. MONUMENT FOUND
- 7. C.M.S. - CONC. MONUMENT SET
- 8. R.F. - REBAR FOUND
- 9. R.B.S. - REBAR SET
- 10. S.I.F. - SQUARE IRON FOUND
- 11. O.T.P. - OPEN TOP PIPE FOUND
- 12. R.R.I. - RAILROAD IRON
- 13. C.S.S. - COTTON SPIKE SET
- 14. C.S.F. - COTTON SPIKE FOUND
- 15. F. - FENCE
- 16. FH - FLOOD HAZARD

Course	Bearing	Distance
L1	Rod: 3214.79 Tari: 126.92 Ch: 5'17"00" W	Arc: 233.63 Ca: 5'09"49" 233.63
L2	Rod: 1651.62 Tari: 30.80 Ch: 3'29"10" W	Arc: 61.85 Ca: 2'13"52" 61.79
L3	Rod: 1981.02 Tari: 54.93 Ch: 5'07"32" W	Arc: 159.82 Ca: 3'57"54" 159.80
L4	Rod: 7920.49 Tari: 33.38 Ch: 5'04"00" W	Arc: 66.79 Ca: 0'30"29" 66.79
L5	Rod: 7920.49 Tari: 182.82 Ch: 5'00"22" W	Arc: 365.58 Ca: 2'48"41" 365.54
L6	Rod: 2341.83 Tari: 137.16 Ch: 5'00"00" W	Arc: 274.00 Ca: 6'42"14" 273.89
L7	Rod: 2341.83 Tari: 1758.87 Ch: 5'00"00" W	Arc: 306.64 Ca: 7'30"58" 306.62
L8	Rod: 191.68 Tari: 101.68 Ch: 4'02"00" E	Arc: 302.50 Ca: 8'32"14" 302.49



**PLAT OF SURVEY FOR  
G.T. BRASHEAR &  
BRASHEAR DEV. CORP.**

PROPERTY LOCATED IN THE 1234TH. G.M.D.  
**GLASCOCK COUNTY, GEORGIA**  
SCALE: 1" = 500' JULY 12, 2006  
Prepared by  
**STEVE BARGERON & ASSOCIATES**  
WAYNESBORO, GEORGIA (706)564-2582

**ALL CORNERS ARE ANGLE IRON SET UNLESS NOTED OTHERWISE.**



File No. \_\_\_\_\_  
Hour Filed \_\_\_\_\_  
Date Filed \_\_\_\_\_

Deputy Clerk Superior Court  
Glascock County, Georgia

**REFERENCES:**  
PB 1 PG 194  
PB 3-Y PG 158

- 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 25,000 FEET AND AN ANGULAR ERROR OF 00'00"01" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
  3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.

**Comfort Creek Estates**

<u>Tract</u>		<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>	
Tract 1	SOLD	8.47	\$3,800.00	\$32,186.00	\$3,219.00	\$28,967.00	\$293.80
Tract 2	SOLD	10.13	\$3,800.00	\$38,494.00	\$3,850.00	\$34,644.00	\$351.38
Tract 3	SOLD	8.02	\$3,800.00	\$30,476.00	\$3,048.00	\$27,428.00	\$278.19
Tract 4	SOLD	10.74	\$3,600.00	\$38,664.00	\$3,867.00	\$34,797.00	\$352.93
Tract 5		28.87	\$2,500.00	\$72,175.00	\$7,218.00	\$64,957.00	\$658.84
Tract 6		38.08	\$2,500.00	\$95,200.00	\$9,520.00	\$85,680.00	\$869.02
Tract 7		16.63	\$2,500.00	\$41,575.00	\$4,158.00	\$37,417.00	\$379.51
Tract 8		27.99	\$2,500.00	\$69,975.00	\$6,998.00	\$62,977.00	\$638.75
Tract 9		26.9	\$2,500.00	\$67,250.00	\$6,725.00	\$60,525.00	\$613.88
Tract 10		25.39	\$2,500.00	\$63,475.00	\$6,348.00	\$57,127.00	\$579.42
Tract 11		23.15	\$2,500.00	\$57,875.00	\$5,788.00	\$52,087.00	\$528.30
Tract 12		13.92	\$2,500.00	\$34,800.00	\$3,480.00	\$31,320.00	\$317.67
Tract 13		12.61	\$2,500.00	\$31,525.00	\$3,153.00	\$28,372.00	\$287.77
Tract 14		11.45	\$2,500.00	\$28,625.00	\$2,863.00	\$25,762.00	\$261.30
Tract15		15.05	\$2,500.00	\$37,625.00	\$3,763.00	\$33,862.00	\$343.45
Tract 16		16.81	\$2,500.00	\$42,025.00	\$4,203.00	\$37,822.00	\$383.62
Tract 17		36.61	\$2,500.00	\$91,525.00	\$9,153.00	\$82,372.00	\$835.47
Tract 18		42.55	\$2,700.00	\$114,885.00	\$11,489.00	\$103,396.00	\$1,048.71
Tract 19	SOLD	12.49	\$2,900.00	\$36,221.00	\$3,623.00	\$32,598.00	\$330.63
Tract 20		64.87	\$2,700.00	\$175,149.00	\$17,515.00	\$157,634.00	\$1,598.83
Tract 21		61.4	\$2,400.00	\$147,360.00	\$14,736.00	\$132,624.00	\$1,345.16
Tract 22		58.44	\$2,400.00	\$140,256.00	\$14,026.00	\$126,230.00	\$1,280.31
Tract 23		30.34	\$2,400.00	\$72,816.00	\$7,282.00	\$65,534.00	\$664.69

FINANCING IS FOR 180 MONTHS WITH 9% INTEREST WITH 10% CASH DOWN PAYMENT REQUIRED. NO CREDIT CHECK OR QUALIFYING IS NECESSARY. NO PREPAYMENT PENALTY FOR EARLY PAYOFF. SHORTER TERMS ARE AVAILABLE ON REQUEST.

