

88.78 ACRES ON BARFORD ROAD OWNER FINANCED! GLASCOCK COUNTY, GEORGIA



Description: This tract features gently rolling hills with paved road frontage on a county maintained road. It is conveniently located near Avera, Gibson, and Wrens,. The topography lends itself to timber farming, agriculture and residential purposes. There is long frontage on both a local creek and Rocky Comfort Creek. A small part of this tract is in flood plane. This tract has substantial timber value.

Price and Terms: \$213,072.00 Cash or at option of the buyer \$21,307.00 down and the balance of 191,765.00 payable over 15 years at 9% interest in 180 equal monthly installments of \$1,945.01 each. There is no qualifying and no prepayment penalty.



Georgia Land Sales, LLC
513 Broad Street
Augusta, Georgia 30901

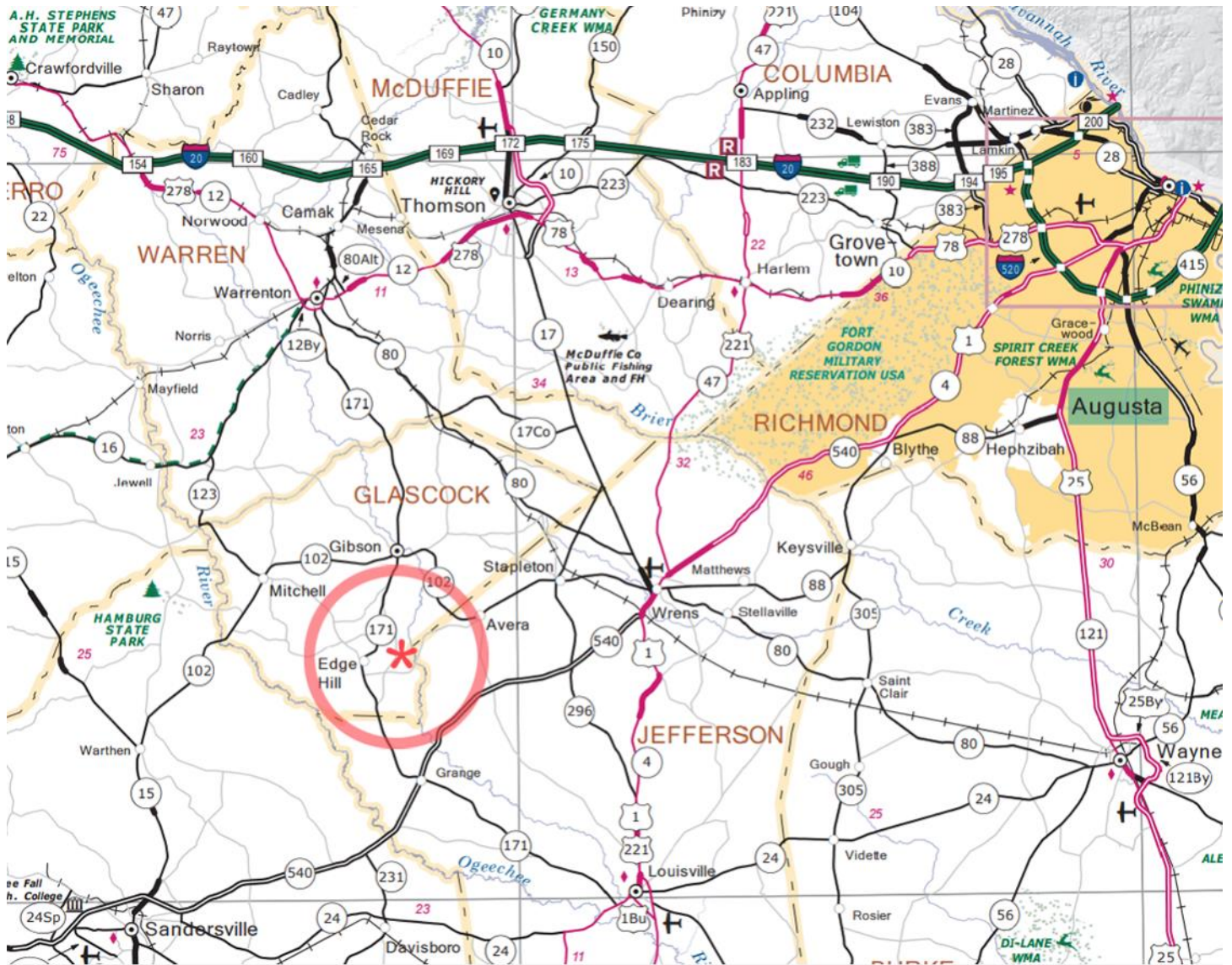
\$213,072.00

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.

Location Map:

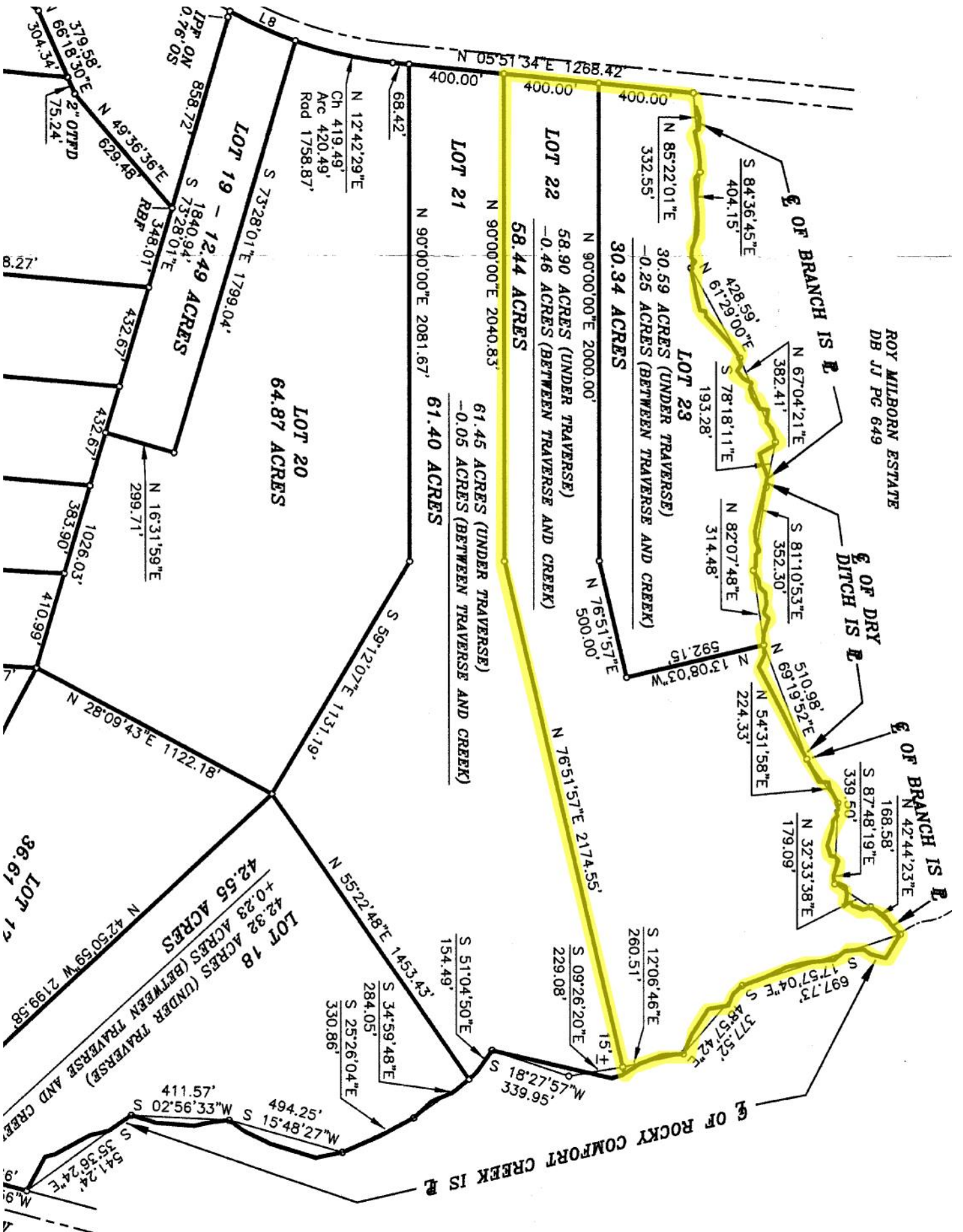


Directions: From Augusta: Take US Highway 1 to Wrens. At the redlight in downtown Wrens take a right onto Highway 102 towards Gibson, Georgia through Stapleton and into Avery. In Avery take the second road to the left past the caution light and towards Gethesmane Church. Travel 100 yards to the first 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.

Latitude: 33.1687

Longitude: -82.5976

ROY MILBORN ESTATE
DB JJ PG 649



Aerial Photograph:

