

CRYSTAL LAKE FARM

37.671 ACRES

RICHMOND COUNTY, GA



Description: This is your chance to own a truly rare and unique property. This tract is partly wooded and partly open land. It is situated on a county maintained road with over 800' feet on Brown Road. Build your showplace here that features and beautiful spring fed lake that is crystal clear. There is an old cabin next to the lake. It is in close proximity to Fort Gordon, the downtown medical complexes and the industrial facilities south of Augusta.

Price and terms: \$320,200.00 Cash (\$8,500 per acre) or \$32,020.00 cash and the balance of \$288,180.00 payable in 180 equal monthly installments of \$2922.91 each bearing interest at the rate of 9% per annum. There is no prepayment penalty.



GeorgiaLandSales.com

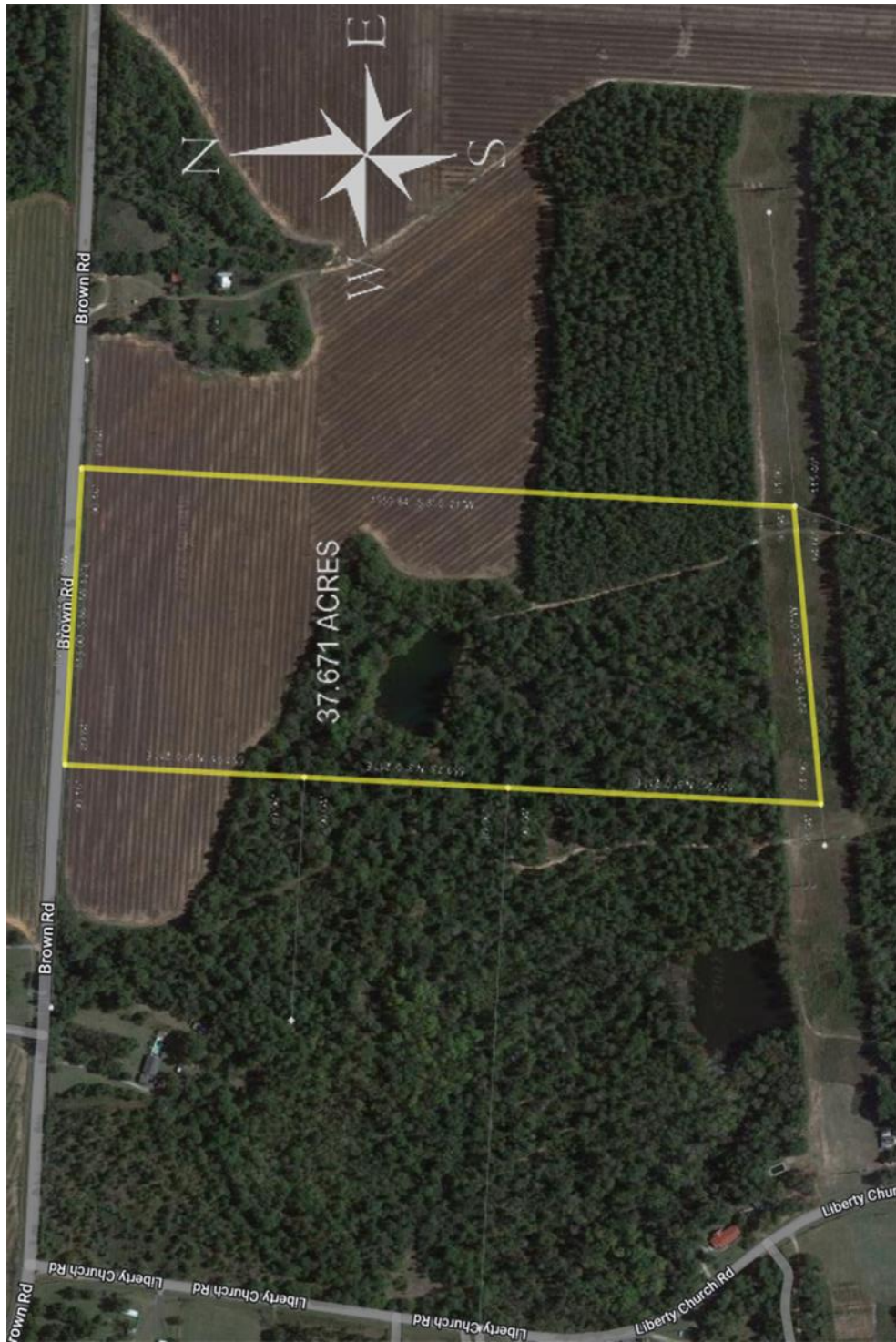
Georgia Land Sales, LLC

513 Broad Street

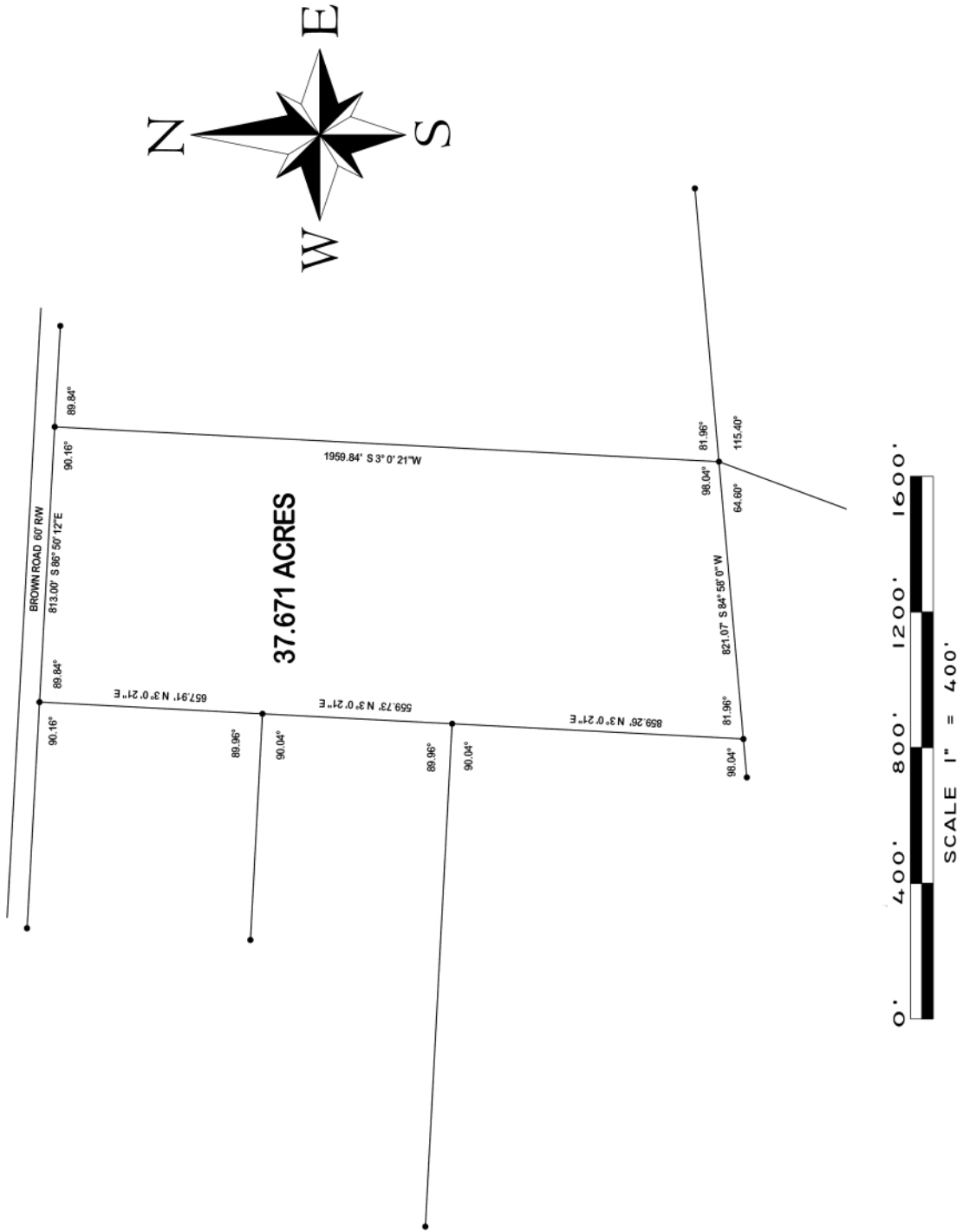
Augusta, Georgia 30901

tel: 706-722-4308

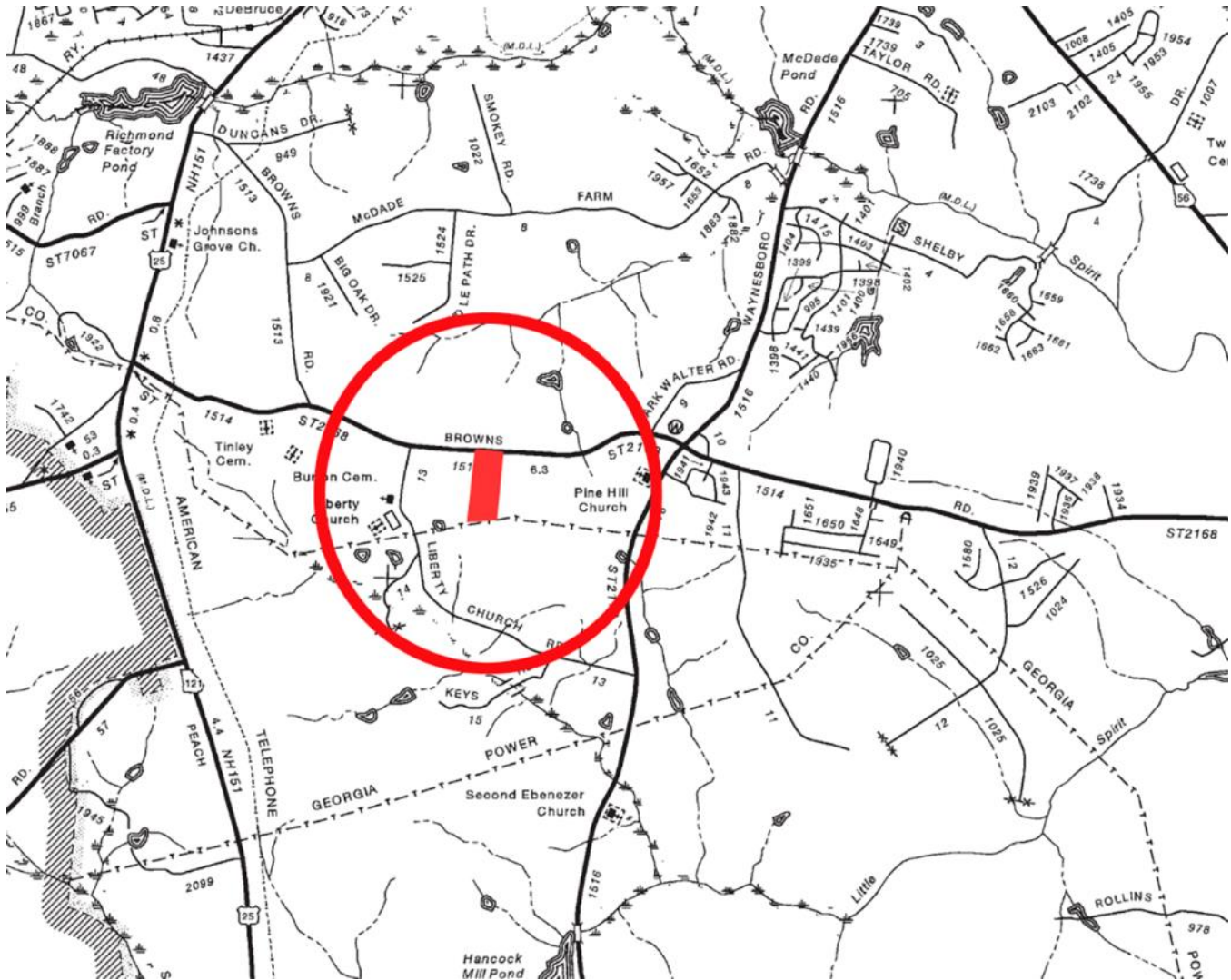
Aerial Photograph



Plat



Location



Longitude: -82.0315

Latitude: 33.3243

Address: 1880 Brown Road, Hephzibah, GA 30815

Richmond County, Georgia

Directions: From Augusta at the intersection of Highway 56 and Interstate 520
W:

Follow Highway 56 for a distance of 2.6 miles to the intersection with Old Waynesboro Road; Turn right onto Old Waynesboro Road for a distance of 3.1 miles to the intersection with Brown Road; Turn right onto Brown Road for a distance of 1.0 miles to the property on the left. The property is marked with a “Tract 5” sign.

Restrictions:

No deed restrictions, however the property is still subject to zoning restrictions for Richmond County, Georgia.