

36.98 Acres in North Burke County, Georgia



Tract 1 29.94 Acres:

This property is conveniently located just inside the Burke County Line. It provides large Hardwood trees as well as some Plantation pines. There is a spring head on the property which might make a good pond site. The property has 80 feet of paved road frontage on Farmer's Bridge Road and follows an 80 foot wide access way to the larger portion of the property. This property would be great for hunting or a combination home site with hunting right outside your back door. The open land would provide a great space for gardening or an imposing lawn.

Price and Terms:

\$81,356.00 Cash or terms. Terms are offered without qualification with \$8,136.00 down, the balance of \$73,220.00 bearing interest at the rate of 9% per annum and payable in 180 equal monthly installments of \$742.65 each. Any payment more than 15 days late shall incur a late fee in the amount of 5% of the amount of the overdue installment. There is no prepayment penalty and buyer may prepay principal with full abatement of interest thereon.



GeorgiaLandSales.com

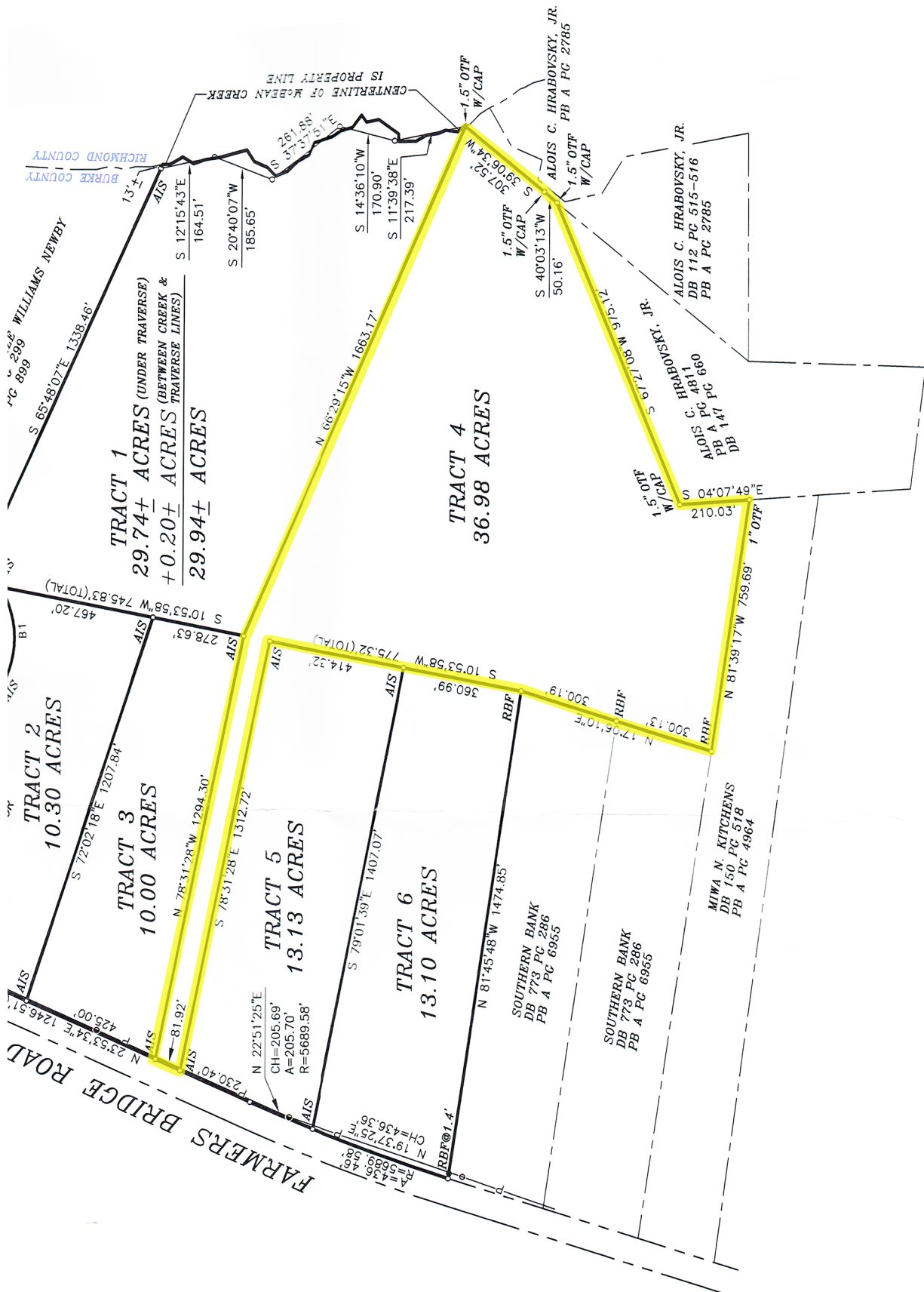
Brashear Realty Corp.

513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Toll free: 1-800-488-0510



WILLIAMS NEWBY
 PC 899
 S 65°48'07"E 1338.46'

TRACT 1
 29.74± ACRES (UNDER TRAVERSE)
 + 0.20± ACRES (BETWEEN CREEK & TRAVERSE LINES)
 29.94± ACRES

TRACT 2
 10.30 ACRES

TRACT 3
 10.00 ACRES

TRACT 5
 13.13 ACRES

TRACT 6
 13.10 ACRES

TRACT 4
 36.98 ACRES

FARMERS BRIDGE ROAD
 N 23°53'34"E 1248.51'
 S 72°02'18"E 1207.84'
 N 78°31'28"W 1294.30'
 S 78°51'28"E 1312.72'
 N 22°51'25"E
 CH=205.69'
 A=205.70'
 R=5689.58'

S 10°53'58"W 745.83' (TOTAL)
 467.20'
 AIS
 278.63'

S 10°53'58"W 775.32' (TOTAL)
 414.32'
 AIS

S 10°53'58"W 360.99'
 N 72°06'10"E 300.19'
 N 17°06'10"E 300.13'
 RBP
 RBP
 RBP

N 81°45'48"W 1474.85'
 S 79°01'39"E 1407.07'
 SOUTHERN BANK
 DB 773 PC 286
 PB A PC 6955

SOUTHERN BANK
 DB 773 PC 286
 PB A PC 6955

MIWA N KITCHENS
 DB 150 PC 518
 PB A PC 4964

RICHMOND COUNTY
 BURKE COUNTY
 13'±
 AIS
 S 12°15'43"E 164.51'
 S 20°40'07"W 185.65'

CENTERLINE OF WHELAN CREEK
 IS PROPERTY LINE
 S 14°36'10"W 170.90'
 S 11°39'38"E 217.39'

1.5" OTF W/CAP
 S 39°06'34"W 307.52'
 1.5" OTF W/CAP
 S 40°03'13"W 50.16'

ALOIS C. HRABOVSKY, JR.
 DB 112 PC 515-516
 PB A PC 2785
 1.5" OTF W/CAP
 1.5" OTF W/CAP

ALOIS C. HRABOVSKY, JR.
 DB 112 PC 515-516
 PB A PC 2785
 S 9°17'17"W 759.69'
 1.5" OTF W/CAP
 1.5" OTF W/CAP

ALOIS C. HRABOVSKY, JR.
 DB 4811
 PB A PC 69
 DB 1471
 PB A PC 2785

S 04°07'49"E 210.03'
 1.5" OTF W/CAP
 1" OTF W/CAP

Location:

From I-520 and Peach Orchard Road (Highway 25) take Peach Orchard Road (Highway 25) south to the intersection with Highway 88 near Hephzibah. Turn right and follow Highway 88 through Hephzibah for 3.2 miles to the intersection with Keysville Road. Turn right onto Keysville Road for a distance of 0.4 miles to the intersection with Farmers Bridge Road. Turn left onto Farmers Bridge Road for a distance of 2.7 acres to the property on the left.

