Gold Mine Estates

8 Tracts from 18 to 37 Acres
McDuffie County, Georgia

View of one of the many trails

View of quartz outcropping

Beaver pond on the large creek

Description: Who says you can't have it all? Now you can own a tract of land that borders the Corps of Engineers property at Clark's Hill Lake and adjoins about 7,000 acres of land that is the Clark's Hill Wildlife Management Area. These tracts are wooded in natural pine with some patches of large hardwoods. The land has abundent wildlife with deer, beavers, bobcats, racoons, and more. Some of the tracts have pond sites with year around water supplies. The property is named Goldmine Estates because it was mined for gold in the nineteenth century. We don't know if they found any, but they sure did look and it is near the site of Georgia's first gold mine.

Frontage along Smith Mill Road

View of Clarks Hill Lake adjoining property

Clark Hill Wildlfe Management adjoining property

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

BRASHEAR
REALTY CORPORATION

Location of Goldmine Estates: From Augusta take I-20 west towards Atlanta. Turn north on Highway 78 at Thomson towards Athens. Travel 7 miles to Smith Mill Road. Turn right onto Smith Mill Road and follow a distance of 2 miles to the property on the left.

The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Gold Mine Estates:

1. Tracts shall be limited to one residence per tract.

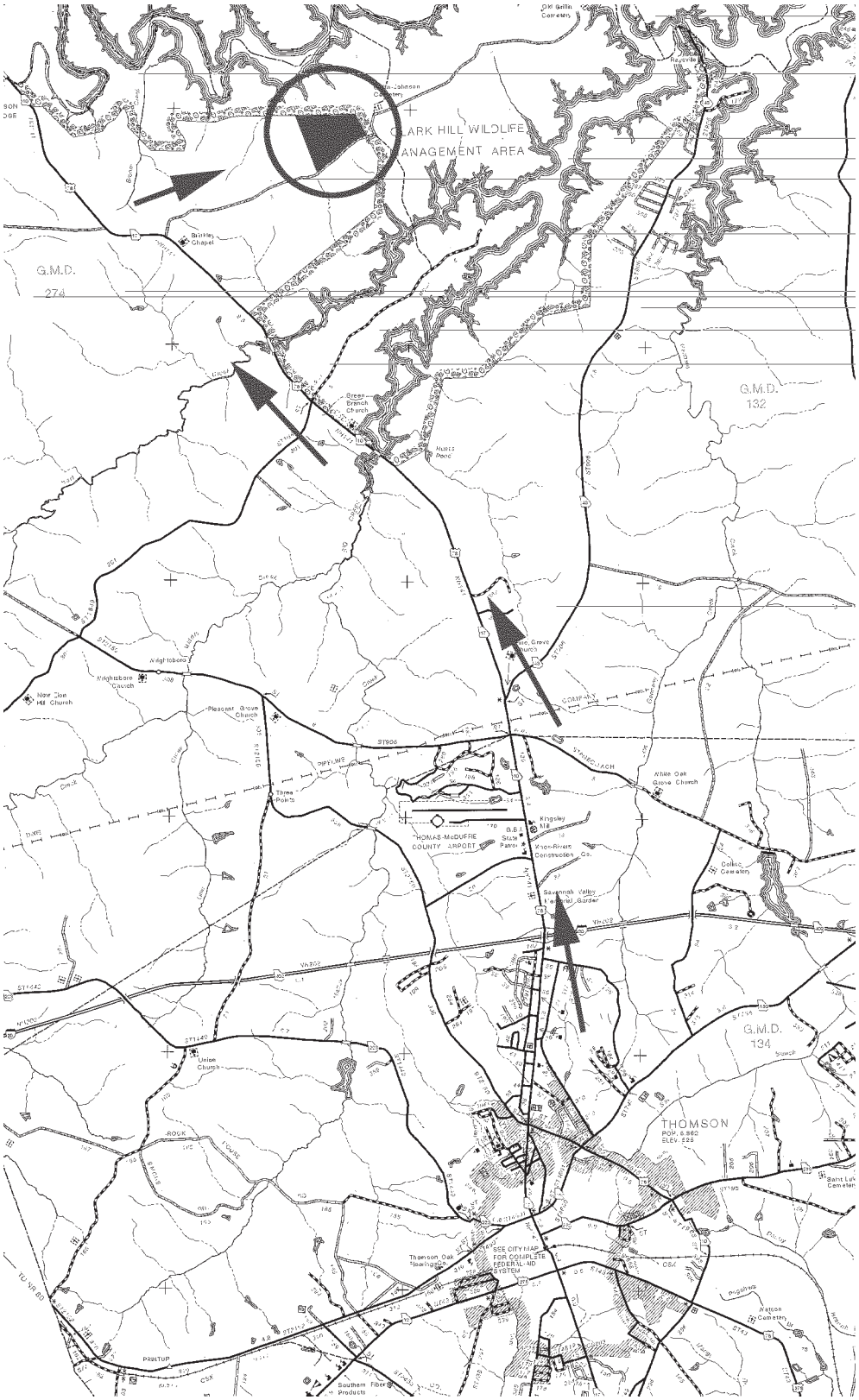
2. All residences may be conventional home, modular home, or mobile home. Any home placed thereon shall be of new construction.
Any residence constructed or placed thereon shall have a minimum of 1000 square feet of heated living floor space.

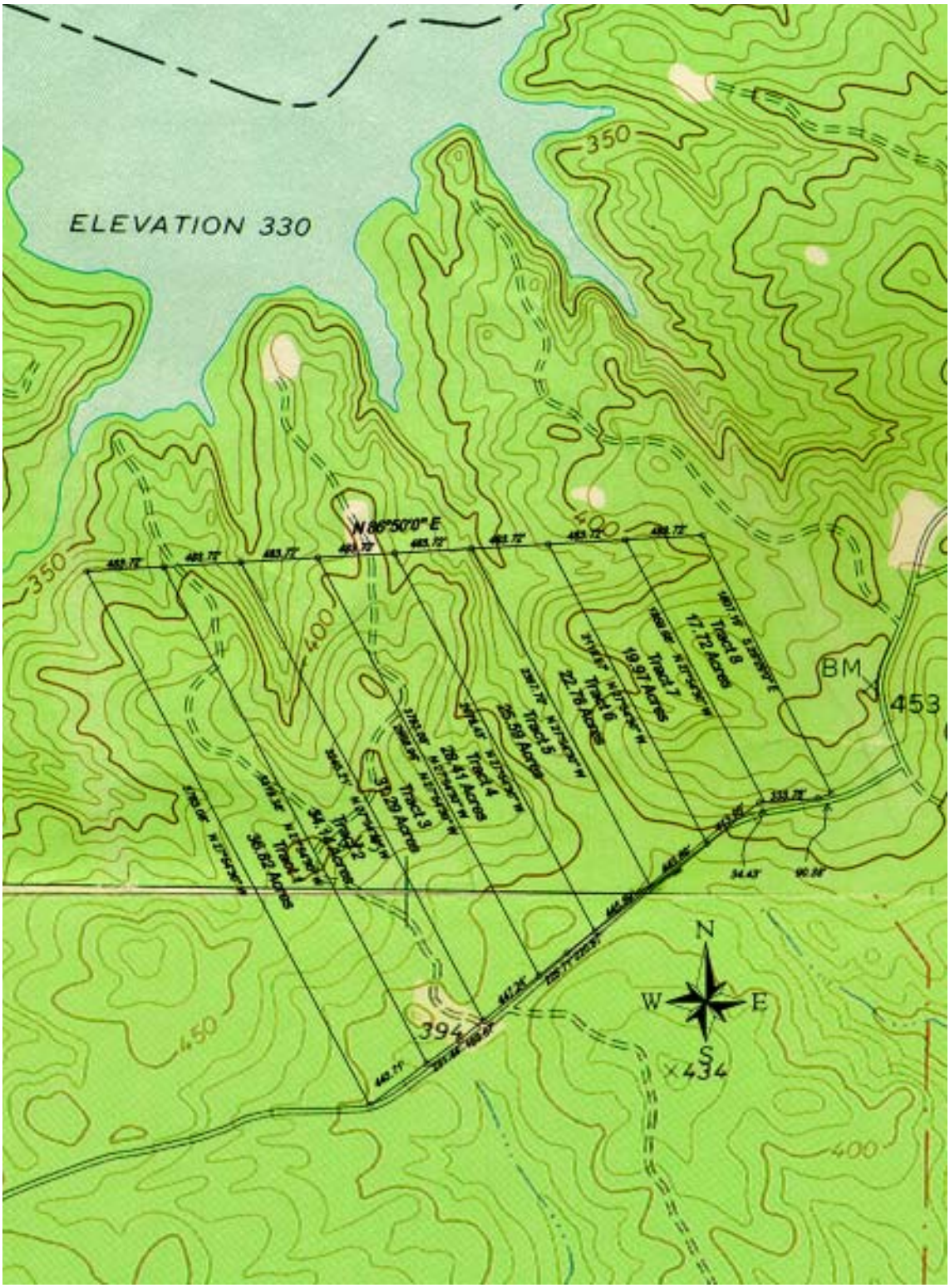
3. The property shall not be used for the storage of inoperable vehicles, industrial equipment or supplies.

4. No swine may be kept or raised thereon. Other agriculture is permitted.

5 Setback lines for the construction of any buildings shall be 100 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 20’ from any existing roadway and 15’ from any side and rear lines.


CLARK HILL WILDLIFE
MANAGEMENT AREA
G.M.D.
274
G.M.D.
132
G.M.D.
134
Brinkley
Chapel
Green
Branch
Church
Neighborhood
Neighborhood
Church
New Zion
Hill Church
Pleasant Grove
Church
Three
Points
Union
Church
White Oak
Grove Church
Kingsley
Hill
HOMAS-McDUFFIE
COUNTY AIRPORT
Union-Rivers
Construction Co.
Savannah Valley
Herbal Garden
THOMSON
POP. 6,860
ELEV. 528
SEE CITY MAP
FOR COMPLETE
FEDERAL-AID
SYSTEM
Thomson Oak
Hearing
Southern Fiber
Products
PRINTUP
ROUK
Watson
Cemetery


ELEVATION 330
350
400
N 86°50'0" E
Tract 1
36.62 Acres
Tract 2
34.14 Acres
Tract 3
31.29 Acres
Tract 4
28.41 Acres
Tract 5
25.59 Acres
Tract 6
22.76 Acres
Tract 7
19.97 Acres
Tract 8
17.72 Acres
BM
453
394
434
450
N
W
E
S

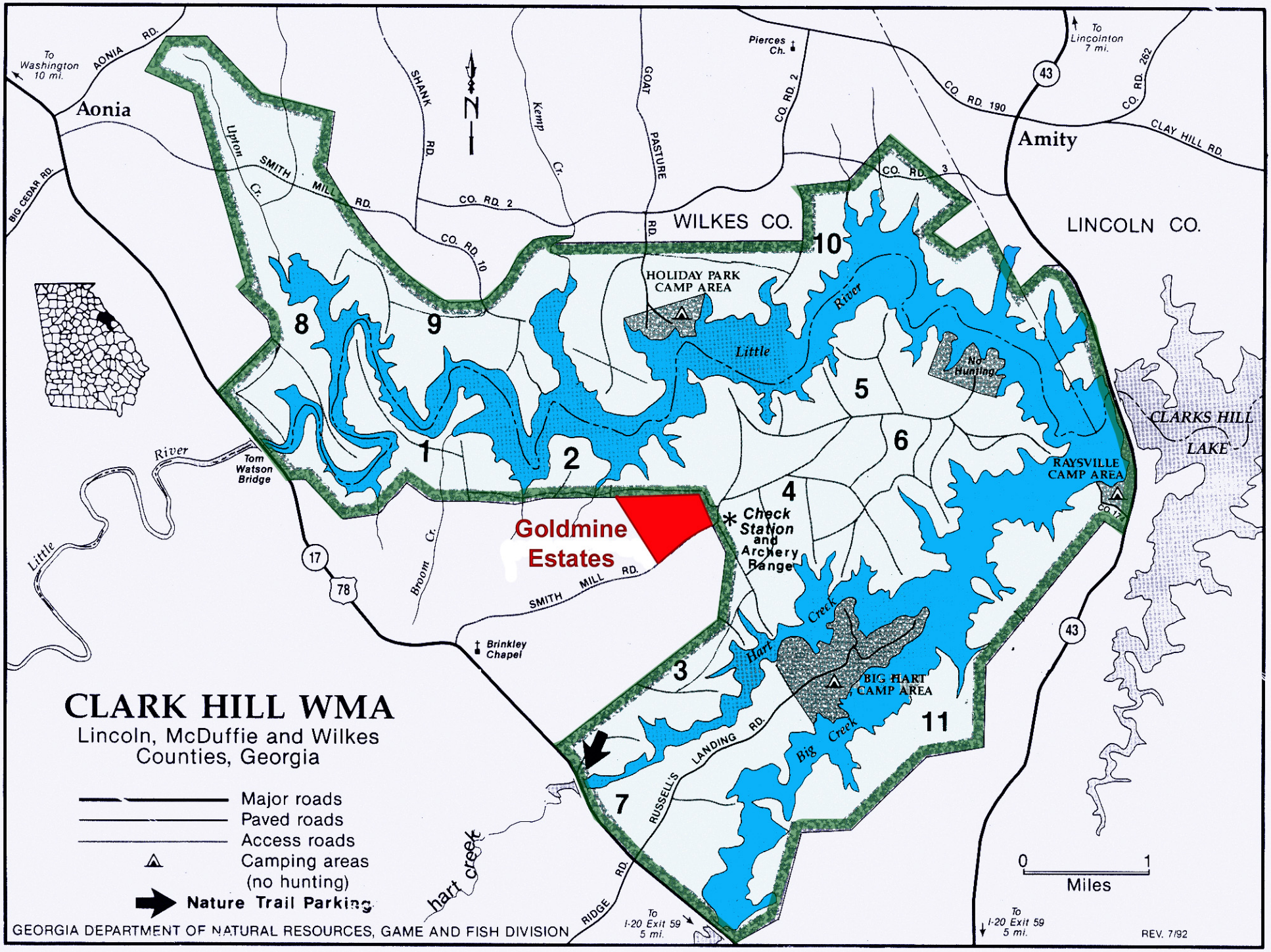
GOLDMINE ESTATES

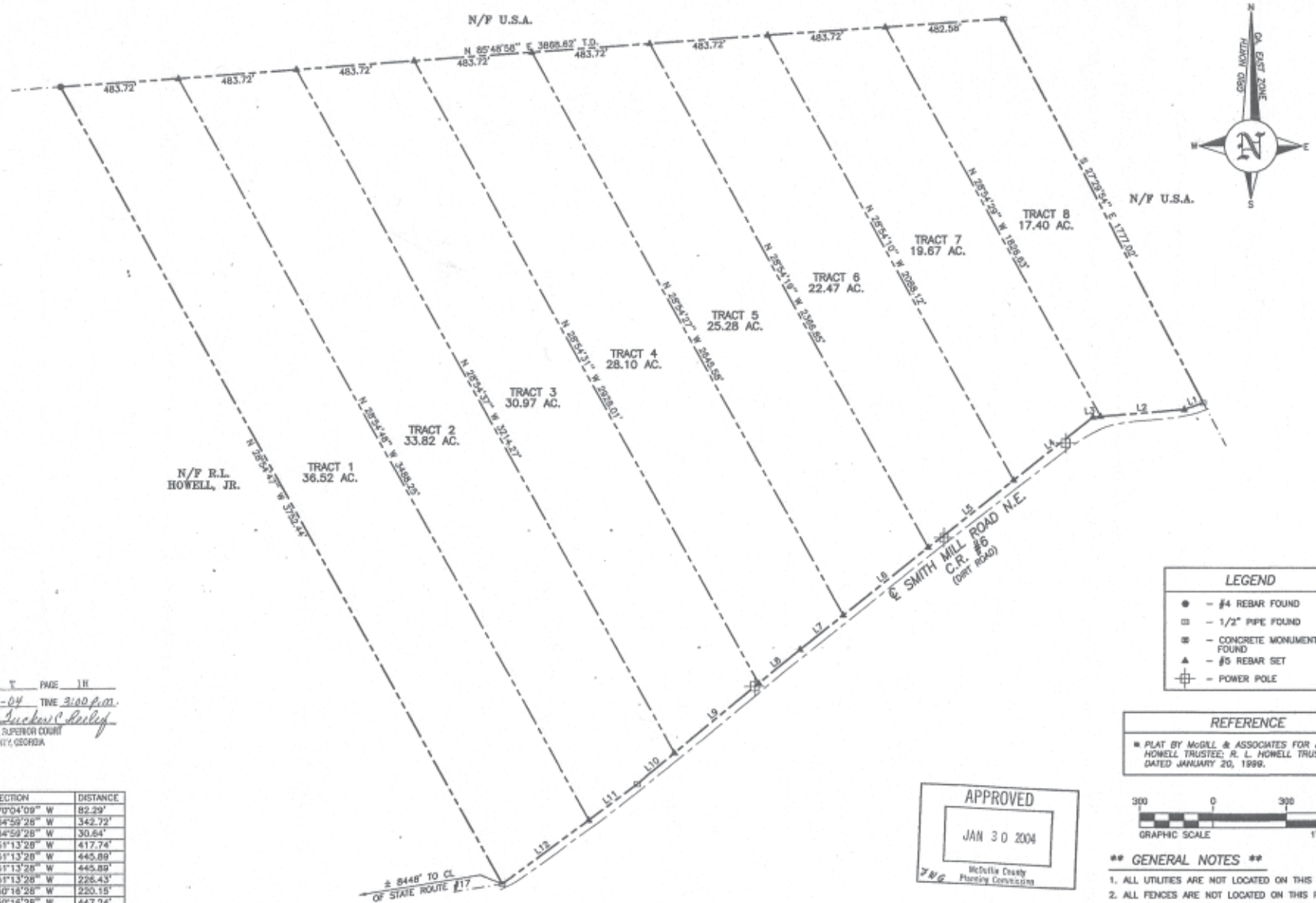
Tract	Acreage	Per Acre	Price	Down	Loan	Payment
Tract 1	36.52	$4,500.00	$164,340.00	$16,434.00	$147,906.00	$1,589.41
Tract 2	33.82	$4,500.00	$152,190.00	$15,219.00	$136,971.00	$1,471.90
Tract 3	30.97	$4,500.00	$139,365.00	$13,936.50	$125,428.50	$1,347.86
Tract 4	28.1	$4,500.00	$126,450.00	$12,645.00	$113,805.00	$1,222.95
Tract 5	25.28	$4,500.00	$113,760.00	$11,376.00	$102,384.00	$1,100.22
Tract 6	22.47	$4,500.00	$101,115.00	$10,111.50	$91,003.50	$977.93
Tract 7	19.67	$5,000.00	$98,350.00	$9,835.00	$88,515.00	$951.19
Tract 8	17.4	$5,000.00	$87,000.00	$8,700.00	$78,300.00	$841.42

Financing is for 180 months with 10% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.


CLARK HILL WMA
Lincoln, McDuffie and Wilkes Counties, Georgia
Major roads
Paved roads
Access roads
Camping areas (no hunting)
Nature Trail Parking
GEORGIA DEPARTMENT OF NATURAL RESOURCES, GAME AND FISH DIVISION
REV. 7/92
N
0 1 Miles
Aonia
Amity
WILKES CO.
LINCOLN CO.
CLARKS HILL LAKE
Goldmine Estates
HOLIDAY PARK CAMP AREA
RAYSVILLE CAMP AREA
BIG HART CAMP AREA
Check Station and Archery Range
No Hunting
Tom Watson Bridge
Brinkley Chapel
Pierces Ch.
To Washington 10 mi.
To Lincolnton 7 mi.
To I-20 Exit 59 5 mi.
AONIA RD.
BIG CEDAR RD.
SMITH MILL RD.
SHANK RD.
GOAT PASTURE RD.
CO. RD. 2
CO. RD. 10
CO. RD. 3
CO. RD. 190
CO. RD. 262
CLAY HILL RD.
RUSSELL'S LANDING RD.
RIDGE RD.
Little River
Upton Cr.
Kemp Cr.
Broom Cr.
Hart Creek
Big Creek
hart creek
1
2
3
4
5
6
7
8
9
10
11
17
78
43



PLAT RECORD T PAGE 1H
FILED 1-30-04 TIME 3:00 P.M.
Shirley Jackson C. Bailey
DEPUTY CLERK, SUPERIOR COURT
McDUFFIE COUNTY, GEORGIA

LINE	DIRECTION	DISTANCE
L1	S 70°04'09" W	82.29'
L2	S 84°59'28" W	342.72'
L3	S 84°59'28" W	30.64'
L4	S 51°13'28" W	417.74'
L5	S 51°13'28" W	445.89'
L6	S 51°13'28" W	445.89'
L7	S 51°13'28" W	226.43'
L8	S 50°16'28" W	220.15'
L9	S 50°16'28" W	447.24'
L10	S 50°16'28" W	198.75'
L11	S 53°04'30" W	246.36'
L12	S 53°04'30" W	443.71'

LEGEND

- ● – #4 REBAR FOUND
- ▭ – 1/2" PIPE FOUND
- ▣ – CONCRETE MONUMENT FOUND
- ▲ – #5 REBAR SET
- ⊕ – POWER POLE

REFERENCE

- PLAT BY McGILL & ASSOCIATES FOR JOHN G. HOWELL TRUSTEE; R. L. HOWELL TRUST #1, DATED JANUARY 20, 1999.

APPROVED
JAN 30 2004
McDuffie County Planning Commission

300 0 300 600
GRAPHIC SCALE 1" = 300'

** GENERAL NOTES **

1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.
2. ALL FENCES ARE NOT LOCATED ON THIS PLAT.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.

JOHN A. McGILL, P.C.
Land Surveying • Land Planning
The Dorsey Company, Est. 1997
1307 South Main Street
Greensboro, Ga. 30642
Phone: (706) 453-1012
Fax: (706) 453-1014
McGill And Associates, Est. 1972
554 Shields Pond Road
Thomson, Ga. 30824
Phone: (706) 595-0612
Fax: (706) 595-0971

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN >5000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. ANGLES TURNED BY A TOPCON GTS 211 AND DISTANCES MEASURED WITH A TOPCON GTS 211.

PLAT FOR:

GOLDMINE ESTATES

274th G.M.D.
McDUFFIE COUNTY, GEORGIA

SURVEY DATE	DECEMBER 22, 2003
DATE DRAWN	JANUARY 6, 2004
MAP CLOSURE	1/486,246
DRAWN BY	J.T.A.
JOB NO.	G3359
REVISIONS	

GEORGIA REGISTERED No. 1753 LAND SURVEYOR JOHN A. McGILL
1/29/04