

Hill and Creek Subdivision

22 Tracts from 2.2 to 39.87 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. Some of these tracts have natural water. These tracts are just a short drive from Augusta near the small town of Gibson. The soil characteristics are favorable for forests, farming, or gardening.

These tracts all have ample frontage on county maintained roads. 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

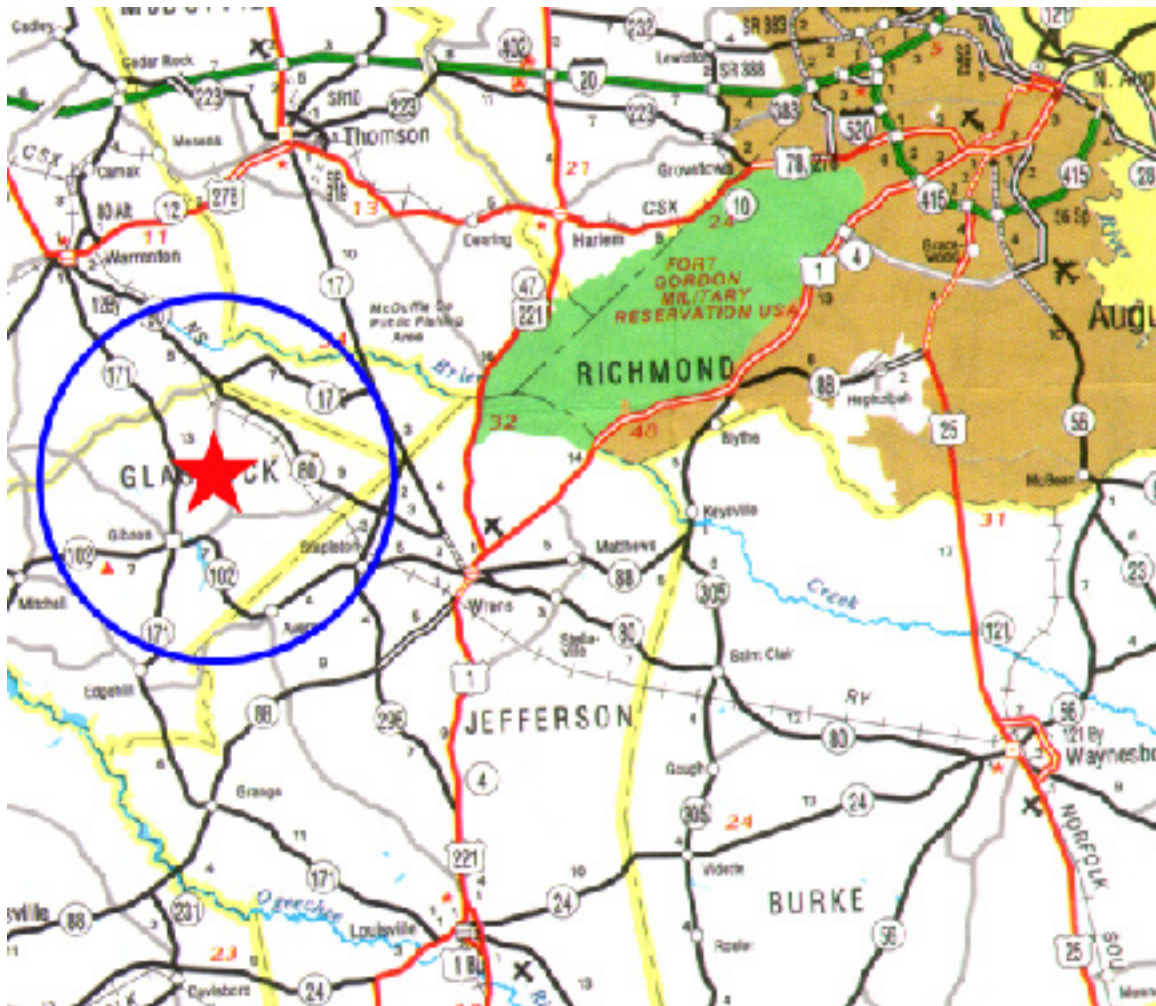
Fax: (706)-722-4374

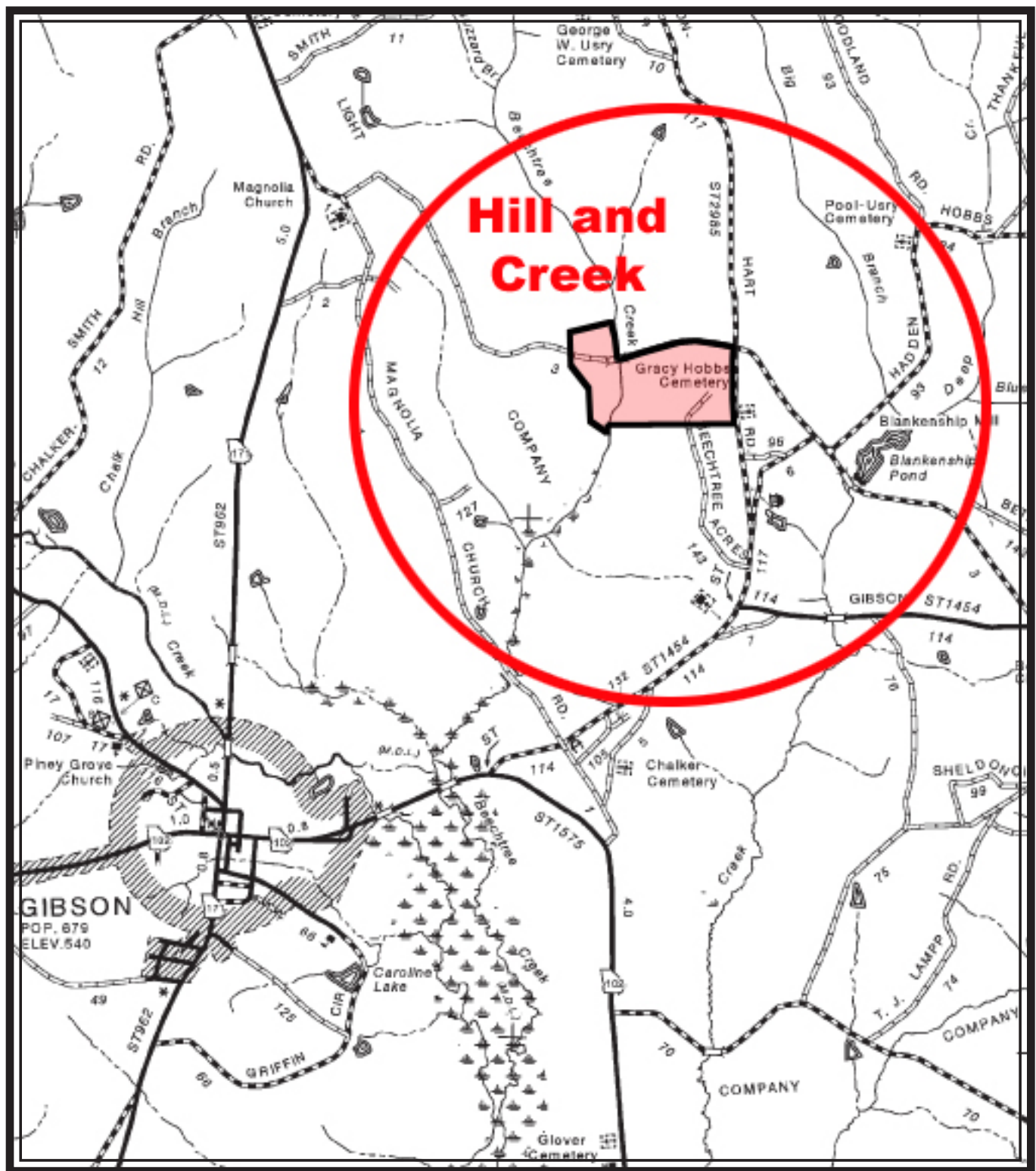
<http://www.georgiacountry.com>
e-mail: tice@brashearrealty.com



Location of Hill and Creek Subdivision:

From Augusta: Take US Highway 1 to Wrens. At the redlight in downtown Wrens take a right onto Highway 102 towards Gibson, Georgia. Just before reaching Gibson turn right onto the Gibson-Hart Road (Bastonville Road). Follow Gibson-Hart Road for a distance of two miles to the property on the left.





Restrictions for Hill and Creek Subdivision:

The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Hill and Creek Subdivision:

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 uses as defined by Burke County zoning ordinances. Property shall be used for no more than one permanent residence.
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. Property shall be used for one residence per tract. Upon permission of Glascock County authorities, tracts over 4 acres may have one additional residence per 4 acres in the tract.

**PLAN OF SURVEY DESIGN FOR
I.N.A. DEVELOPMENT - TRACTS A THRU F
I.N. ANTPOLOSKY - TRACTS 1 THRU 16**

LOCATED IN THE NORTH, G.M.D., KNOWN AS HILL & CREEK
GLASCOCK COUNTY, GEORGIA
DESIGNED BY
STATE ENGINEER & ASSOCIATES
WATKINSVILLE, GEORGIA (706) 444-4444

LEGEND

Symbol	Description
1	IRON PIPE FOUND
2	WIDE OPEN ROAD
3	ROAD
4	ROAD
5	ROAD
6	ROAD
7	ROAD
8	ROAD
9	ROAD
10	ROAD
11	ROAD
12	ROAD
13	ROAD
14	ROAD
15	ROAD
16	ROAD

5 BEACH TREE CREEK		
Course	Beating	Distance
1	15.50	15.50
2	15.55	15.55
3	15.60	15.60
4	15.65	15.65
5	15.70	15.70
6	15.75	15.75
7	15.80	15.80
8	15.85	15.85
9	15.90	15.90
10	15.95	15.95
11	16.00	16.00
12	16.05	16.05
13	16.10	16.10
14	16.15	16.15
15	16.20	16.20
16	16.25	16.25
17	16.30	16.30
18	16.35	16.35
19	16.40	16.40
20	16.45	16.45
21	16.50	16.50
22	16.55	16.55
23	16.60	16.60
24	16.65	16.65
25	16.70	16.70
26	16.75	16.75
27	16.80	16.80
28	16.85	16.85
29	16.90	16.90
30	16.95	16.95
31	17.00	17.00
32	17.05	17.05
33	17.10	17.10
34	17.15	17.15
35	17.20	17.20
36	17.25	17.25
37	17.30	17.30
38	17.35	17.35
39	17.40	17.40
40	17.45	17.45
41	17.50	17.50
42	17.55	17.55
43	17.60	17.60
44	17.65	17.65
45	17.70	17.70
46	17.75	17.75
47	17.80	17.80
48	17.85	17.85
49	17.90	17.90
50	17.95	17.95
51	18.00	18.00
52	18.05	18.05
53	18.10	18.10
54	18.15	18.15
55	18.20	18.20
56	18.25	18.25
57	18.30	18.30
58	18.35	18.35
59	18.40	18.40
60	18.45	18.45
61	18.50	18.50
62	18.55	18.55
63	18.60	18.60
64	18.65	18.65
65	18.70	18.70
66	18.75	18.75
67	18.80	18.80
68	18.85	18.85
69	18.90	18.90
70	18.95	18.95
71	19.00	19.00
72	19.05	19.05
73	19.10	19.10
74	19.15	19.15
75	19.20	19.20
76	19.25	19.25
77	19.30	19.30
78	19.35	19.35
79	19.40	19.40
80	19.45	19.45
81	19.50	19.50
82	19.55	19.55
83	19.60	19.60
84	19.65	19.65
85	19.70	19.70
86	19.75	19.75
87	19.80	19.80
88	19.85	19.85
89	19.90	19.90
90	19.95	19.95
91	20.00	20.00
92	20.05	20.05
93	20.10	20.10
94	20.15	20.15
95	20.20	20.20
96	20.25	20.25
97	20.30	20.30
98	20.35	20.35
99	20.40	20.40
100	20.45	20.45
101	20.50	20.50
102	20.55	20.55
103	20.60	20.60
104	20.65	20.65
105	20.70	20.70
106	20.75	20.75
107	20.80	20.80
108	20.85	20.85
109	20.90	20.90
110	20.95	20.95
111	21.00	21.00
112	21.05	21.05
113	21.10	21.10
114	21.15	21.15
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116	21.25	21.25
117	21.30	21.30
118	21.35	21.35
119	21.40	21.40
120	21.45	21.45
121	21.50	21.50
122	21.55	21.55
123	21.60	21.60
124	21.65	21.65
125	21.70	21.70
126	21.75	21.75
127	21.80	21.80
128	21.85	21.85
129	21.90	21.90
130	21.95	21.95
131	22.00	22.00
132	22.05	22.05
133	22.10	22.10
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136	22.25	22.25
137	22.30	22.30
138	22.35	22.35
139	22.40	22.40
140	22.45	22.45
141	22.50	22.50
142	22.55	22.55
143	22.60	22.60
144	22.65	22.65
145	22.70	22.70
146	22.75	22.75
147	22.80	22.80
148	22.85	22.85
149	22.90	22.90
150	22.95	22.95
151	23.00	23.00
152	23.05	23.05
153	23.10	23.10
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156	23.25	23.25
157	23.30	23.30
158	23.35	23.35
159	23.40	23.40
160	23.45	23.45
161	23.50	23.50
162	23.55	23.55
163	23.60	23.60
164	23.65	23.65
165	23.70	23.70
166	23.75	23.75
167	23.80	23.80
168	23.85	23.85
169	23.90	23.90
170	23.95	23.95
171	24.00	24.00
172	24.05	24.05
173	24.10	24.10
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176	24.25	24.25
177	24.30	24.30
178	24.35	24.35
179	24.40	24.40
180	24.45	24.45
181	24.50	24.50
182	24.55	24.55
183	24.60	24.60
184	24.65	24.65
185	24.70	24.70
186	24.75	24.75
187	24.80	24.80
188	24.85	24.85
189	24.90	24.90
190	24.95	24.95
191	25.00	25.00
192	25.05	25.05
193	25.10	25.10
194	25.15	25.15
195	25.20	25.20
196	25.25	25.25
197	25.30	25.30
198	25.35	25.35
199	25.40	25.40
200	25.45	25.45
201	25.50	25.50
202	25.55	25.55
203	25.60	25.60
204	25.65	25.65
205	25.70	25.70
206	25.75	25.75
207	25.80	25.80
208	25.85	25.85
209	25.90	25.90
210	25.95	25.95
211	26.00	26.00
212	26.05	26.05
213	26.10	26.10
214	26.15	26.15
215	26.20	26.20
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217	26.30	26.30
218	26.35	26.35
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220	26.45	26.45
221	26.50	26.50
222	26.55	26.55
223	26.60	26.60
224	26.65	26.65
225	26.70	26.70
226	26.75	26.75
227	26.80	26.80
228	26.85	26.85
229	26.90	26.90
230	26.95	26.95
231	27.00	27.00
232	27.05	27.05
233	27.10	27.10
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237	27.30	27.30
238	27.35	27.35
239	27.40	27.40
240	27.45	27.45
241	27.50	27.50
242	27.55	27.55
243	27.60	27.60
244	27.65	27.65
245	27.70	27.70
246	27.75	27.75
247	27.80	27.80
248	27.85	27.85
249	27.90	27.90
250	27.95	27.95
251	28.00	28.00
252	28.05	28.05
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255	28.20	28.20
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260	28.45	28.45
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262	28.55	28.55
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264	28.65	28.65
265	28.70	28.70
266	28.75	28.75
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285	29.70	29.70
286	29.75	29.75
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302	30.55	30.55
303	30.60	30.60
304	30.65	30.65
305	30.70	30.70
306	30.75	30.75
307	30.80	30.80
308	30.85	30.85
309	30.90	30.90
310	30.95	30.95
311	31.00	31.00
312	31.05	31.05
313	31.10	31.10
314	31.15	31.15
315	31.20	31.20
316	31.25	31.25
317	31.30	31.30
318	31.35	31.35
319	31.40	31.40
320	31.45	31.45
321	31.50	31.50
322	31.55	31.55
323	31.60	31.60
324	31.65	31.65
325	31.70	31.70
326	31.75	31.75
327	31.80	31.80
328	31.85	31.85
329	31.90	31.90
330	31.95	31.95
331	32.00	32.00
332	32.05	32.05
333	32.10	32.10
334	32.15	32.15
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345	32.70	32.70
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364	33.65	33.65
365	33.70	33.70
366	33.75	33.75
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368	33.85	33.85
369	33.90	33.90
370	33.95	33.95
371	34.00	34.00
372	34.05	34.05
373	34.10	34.10
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378	34.35	34.35
379	34.40	34.40
380	34.45	34.45
381	34.50	34.50
382	34.55	34.55
383	34.60	34.60
384	34.65	34.65
385	34.70	34.70
386	34.75	34.75
387	34.80	34.80
388	34.85	34.85
389	34.90	34.90

HILL AND CREEK SUBDIVISION

TRACT	ACREAGE	PRICE	DOWN PAYMENT	LOAN AMOUNT	MONTHLY PAYMENT
A	4.52	SOLD			
B	6.58	SOLD			
C	6.27	\$18,810.00	\$1,881.00	\$16,929.00	(\$171.71)
D	29.61	\$85,869.00	\$8,587.00	\$77,282.00	(\$783.85)
E	39.87	\$115,623.00	\$11,562.00	\$104,061.00	(\$1,055.46)
F	4.75	\$15,200.00	\$1,520.00	\$13,680.00	(\$138.75)
1	18.64	\$54,056.00	\$5,406.00	\$48,650.00	(\$493.44)
2	6.84	SOLD			
3	5.26	SOLD			
4	2.21	SOLD			
5	2.88	\$11,232.00	\$1,123.00	\$10,109.00	(\$102.53)
6	3.15	\$11,970.00	\$1,197.00	\$10,773.00	(\$109.27)
7	2.74	SOLD			
8	7	SOLD			
9	7	\$22,400.00	\$2,240.00	\$20,160.00	(\$204.48)
10	7	SOLD			
11	7	SOLD			
12	7.02	\$22,464.00	\$2,246.00	\$20,218.00	(\$205.06)
13	6.88	\$22,016.00	\$2,202.00	\$19,814.00	(\$200.97)
14	7.19	\$23,008.00	\$2,301.00	\$20,707.00	(\$210.02)
15	7.44	SOLD			
16	23.75	\$68,875.00	\$6,888.00	\$61,987.00	(\$628.71)

FINANCING IS FOR 180 MONTHS WITH 9% INTEREST WITH 10% CASH DOWN PAYMENT.

NO QUALIFICATION NECESSARY. NO PREPAYMENT PENALTY FOR EARLY PAYOFF.

SHORTER TERMS ARE AVAILABLE ON REQUEST.

