

53.312 ACRES
PAVED ROAD AND PUBLIC WATER
JEFFERSON COUNTY, GA



Description: This is a property with a myriad of potential uses and nearly limitless potential. Just a short distance North of Louisville, GA a vibrant small town, the parcel can be used for hunting, horses, a home site or even possibly development. The tract is nearly a square providing an excellent shape for most any pursuit, and features long county maintained paved road frontage. The parcel itself was cutover in the past but was left with a good scattering of timber in many areas. There are moderate aged pines as well as some monstrously huge hardwoods scattered throughout the tract. The property even features city water and would have a good deal of potential for a mini farm development. The 53 acres has many upscale homes around it and sits in a great neighborhood. This parcel has a great many aspects making this a remarkable buy.

Priced to sell at \$127,500.00, and we can help arrange financing.



\$127,500.00

GeorgiaLandSales.com

Brashear Realty Corp.

513 Broad Street

Augusta, Georgia 30901

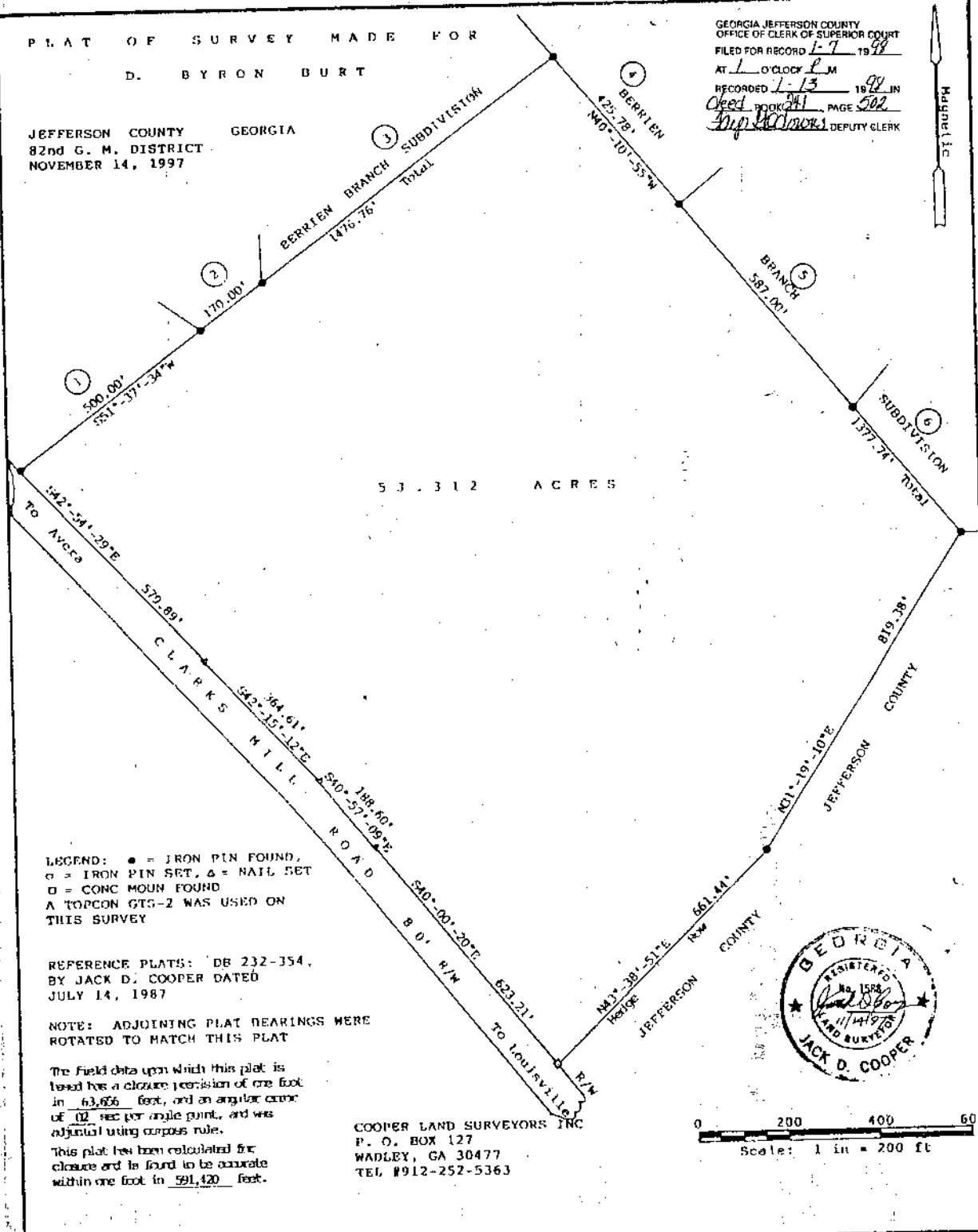
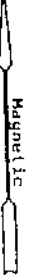
tel: 706-722-4308

Toll free: 1-800-488-0510

PLAT OF SURVEY MADE FOR
D. BYRON BURT

JEFFERSON COUNTY GEORGIA
82nd G. M. DISTRICT
NOVEMBER 14, 1997

GEORGIA JEFFERSON COUNTY
OFFICE OF CLERK OF SUPERIOR COURT
FILED FOR RECORD 1-7-98
AT 1 O'CLOCK P.M.
RECORDED 1-13-98 IN
Deed BOOK 241 PAGE 502
J. P. GORMAN DEPUTY CLERK



53.312 ACRES

LEGEND: ● = IRON PIN FOUND,
○ = IRON PIN SET, ▲ = NAIL SET
□ = CONC MOUN FOUND
A TOPCON GTS-2 WAS USED ON
THIS SURVEY

REFERENCE PLATS: DB 232-354,
BY JACK D. COOPER DATED
JULY 14, 1987

NOTE: ADJOINING PLAT BEARINGS WERE
ROTATED TO MATCH THIS PLAT

The field data upon which this plat is
based has a closure precision of one foot
in 63,656 feet, and an angular error
of 0.2 sec per angle point, and was
adjusted using compass rule.

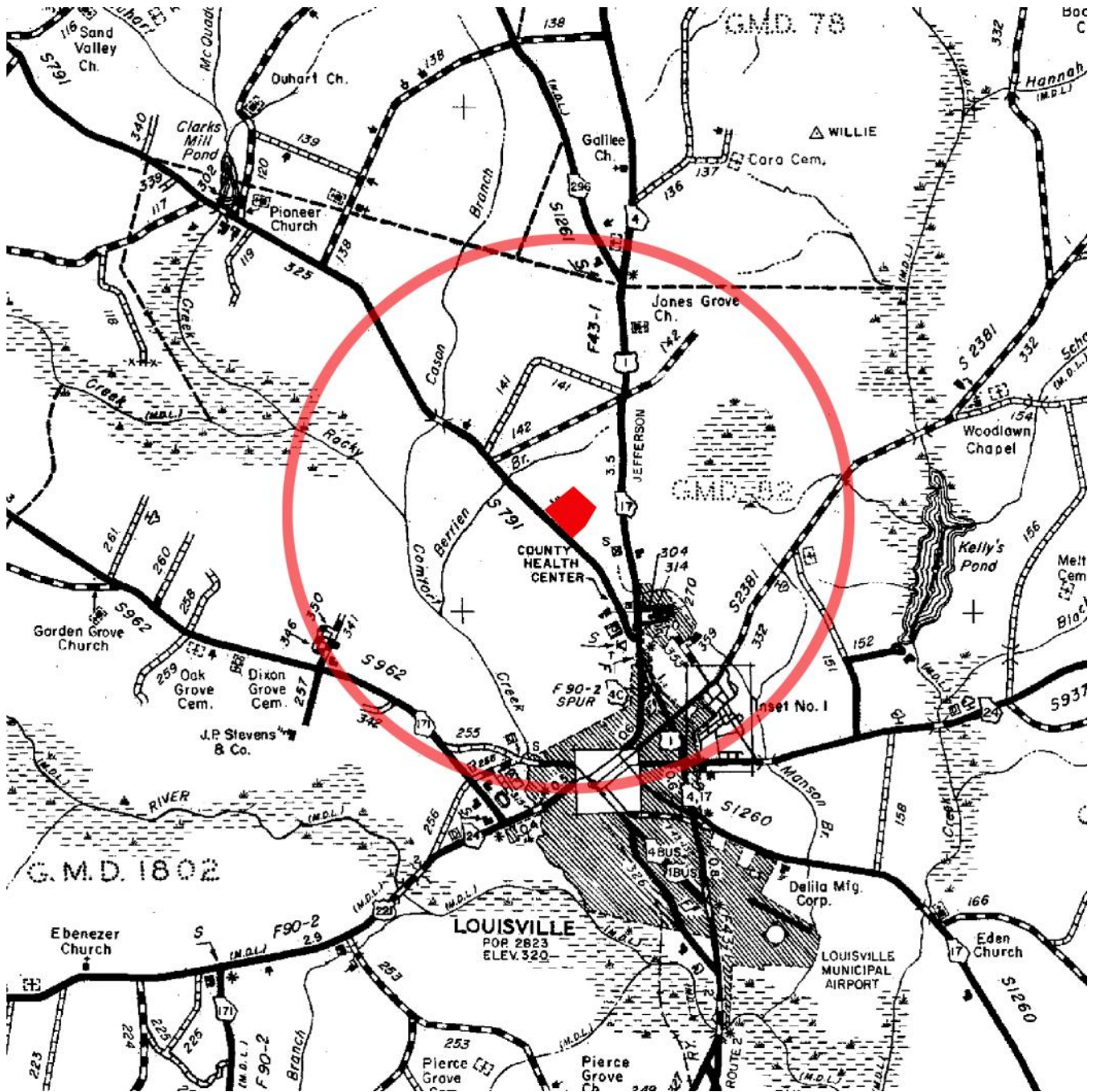
This plat has been calculated for
closure and is found to be accurate
within one foot in 591,420 feet.

COOPER LAND SURVEYORS INC
P. O. BOX 127
WADLEY, GA 30477
TEL #912-252-5363



0 200 400 600
Scale: 1 in = 200 ft

Location Map:



Directions: From the Intersection of Bobby Jones (I520) and US Hwy 1 (Deans Bridge Road) in Augusta, travel south on US Hwy 1 through Wrens, GA towards Louisville, GA for 38.6 miles. Just north of Louisville, look for Clark's Mill Road on your right. Turn right on Clarks Mill Road and travel approximately 1 mile to the property on your right.

Aerial Photograph:

