

Jefferson Forest

Tracts 1 & 2, 126.51 Acres
Jefferson 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. There is a natural creek along a large part of this tract. The timber on these tracts is predominantly planted pines approximately 15 years old and has been thinned to promote growth. These tracts are just a short drive from Augusta and Waynesboro near the town of Wrens. The soil characteristics are favorable for forests, farming, or gardening. These tracts have ample frontage on a paved State Highway. You will have to construct your own well and septic system if you decide to construct a residence.

Price: \$366,879. Financing is available. No credit check or qualifying. Terms available are 15% \$55,032.00 cash at closing, balance of \$311,847.00 payable in equal monthly installments for terms up to 15 years at 10% interest rate with equal monthly payments of \$3,351.12. 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.

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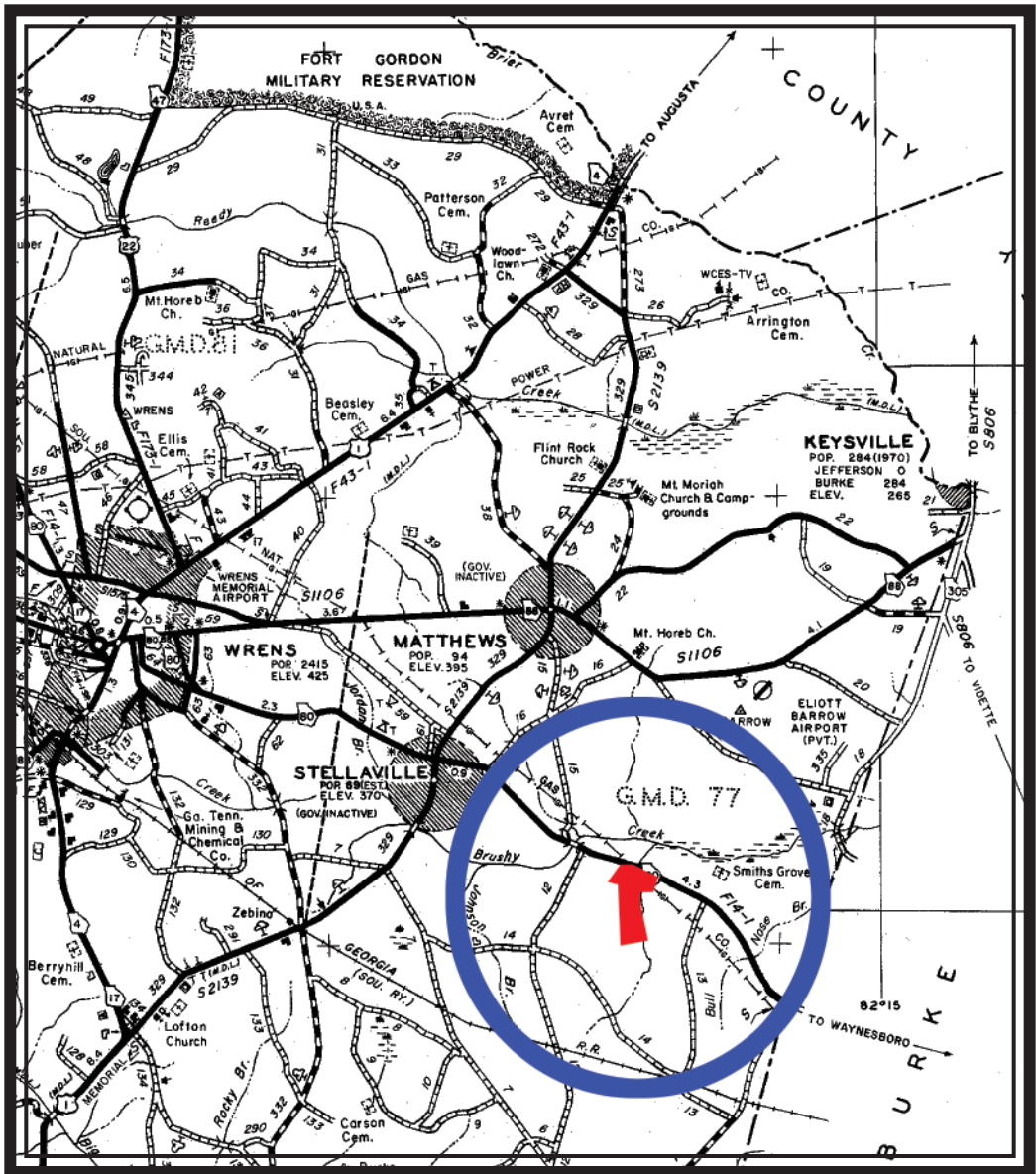


Location of Jefferson Forest:

From Augusta: Take Hwy 1 (Dean’s Bridge Road) south from Augusta to Wrens. In downtown Wrens turn left onto Highway 80. Continue on Highway 80 as it takes a right hand turn at the outskirts of Wrens. Follow Highway 80 a distance of 6 miles to the property on the right.

From Waynesboro: Take Hwy 80 west towards Wrens for a distance of 10 miles to the property on the left.

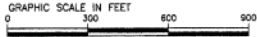




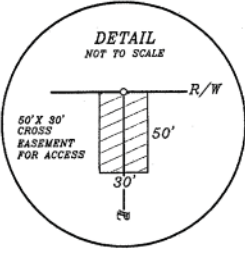
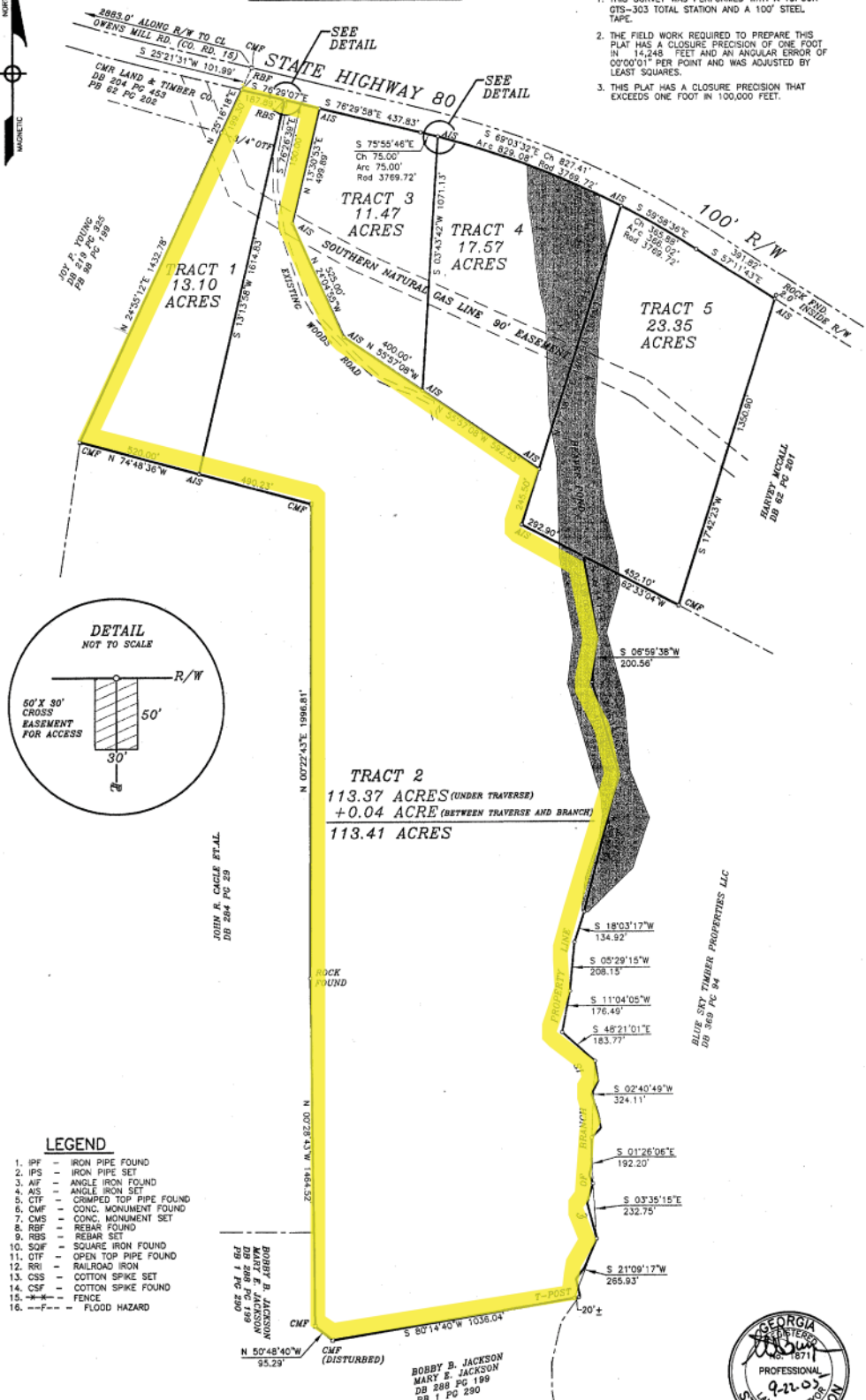
Restrictions for Jefferson Forest:

The following covenants will run with the land for a period of 10 years from transfer title for all Lots except Tract 2 which shall remain unrestricted:

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. Each tract may be used for up to two residences subject to the approval of Jefferson County ordinances.



- NOTES:
1. THIS SURVEY WAS PERFORMED WITH A TOPOON GTS-303 TOTAL STATION AND A 100' STEEL TAPE.
 2. THE FIELD WORK REQUIRED TO PREPARE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 14,248 FEET AND AN ANGULAR ERROR OF 00'00"01" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
 3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.



- LEGEND
1. IPF - IRON PIPE FOUND
 2. IPS - IRON PIPE SET
 3. AIF - ANGLE IRON FOUND
 4. AIS - ANGLE IRON SET
 5. CTF - CRAMPED TOP PIPE FOUND
 6. CMF - CONC. MONUMENT FOUND
 7. CMS - CONC. MONUMENT SET
 8. RBF - REBAR FOUND
 9. RBS - REBAR SET
 10. SOF - SQUARE IRON FOUND
 11. OTF - OPEN TOP PIPE FOUND
 12. RRI - RAILROAD IRON
 13. CSS - COTTON SPIKE SET
 14. CSF - COTTON SPIKE FOUND
 15. ---X--- FENCE
 16. ---F--- FLOOD HAZARD

PLAT OF SURVEY FOR
I.N. ANTOPOLSKY

PROPERTY LOCATED IN THE 77th. G.M.D.



File No. _____

