

KING-GORDON ESTATES

Tract 6 of 3.02 Acres

Burke County, Georgia

Old Homesite

Pecan Trees

Delapidated
House



Description: This tract features pecan trees, flowers and shrubs, an old delapidated house, and open land for gardening. An existing well may work but is not guaranteed. The tract is almost level with road frontage on a county maintained road.

Price and Terms: \$20,000.00 cash on closing or 2,000.00 down and the balance of \$18,000.00 payable over a period of 15 years at 10% interest per annum with equal consecutive monthly payments of \$193.43. Any payment over 15 days past due shall incur a late penalty in the amount of 5 percent of the amount of the past due installment. Principal may be prepaid at any time with full abatement of interest thereon.

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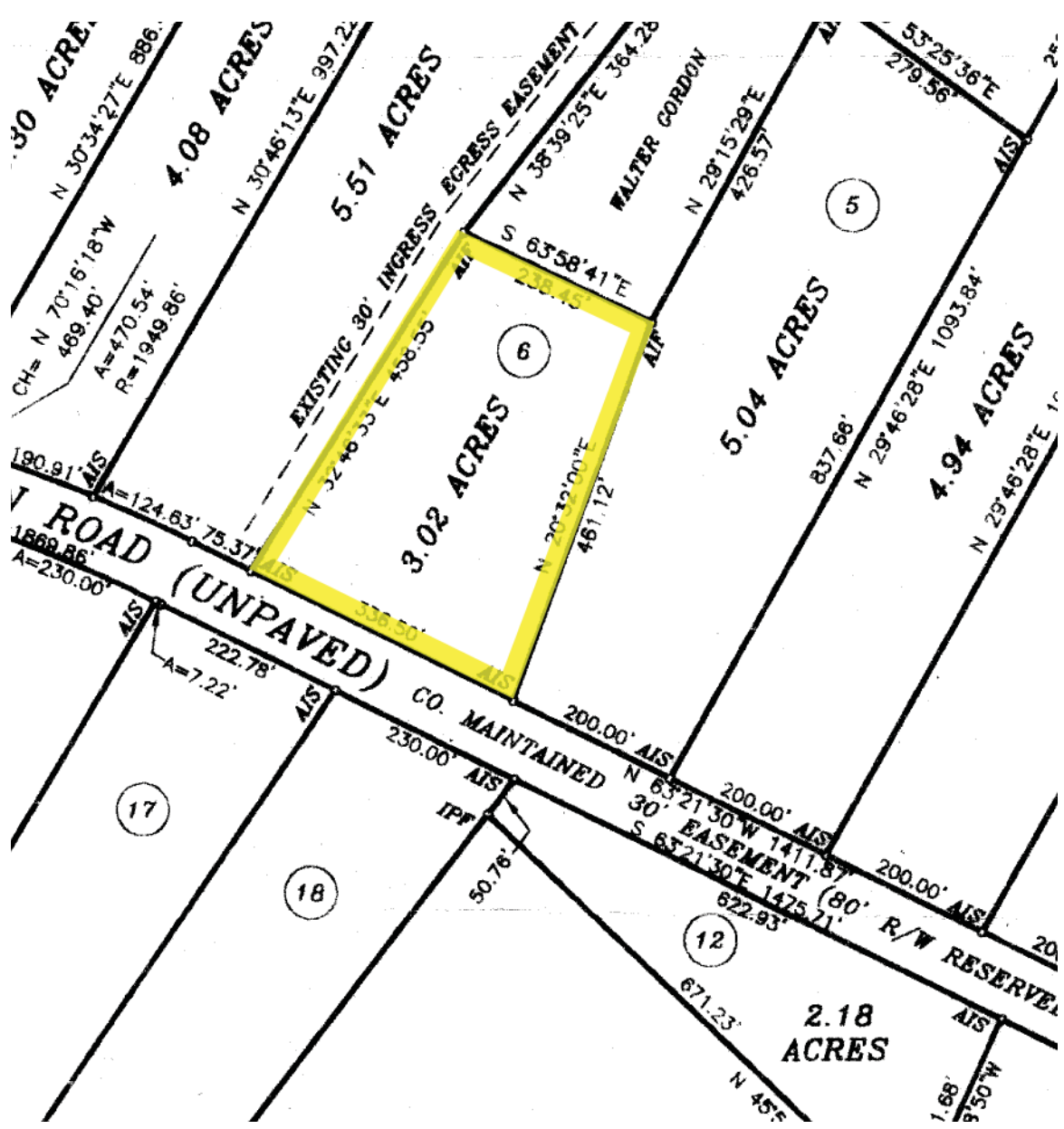
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3.0 ACRES
N 30°34'27"E 886.
CH= N 70°16'18"W
469.40'
A=470.54'
R=1949.86'

4.08 ACRES
N 30°46'13"E 997.2'

5.51 ACRES
EXISTING 30' INGRESS EGRESS EASEMENT
N 32°40'33"E 436.59'

WALTER GORDON
N 29°15'29"E
426.57'

5.04 ACRES
837.86'
N 29°46'28"E 1093.84'

53°25'36"E
279.56'

3.02 ACRES
N 20°19'00"E
461.12'

4.94 ACRES
N 29°46'28"E 1093.84'

ROAD (UNPAVED)
180.91' AIS
A=124.63' 75.37'
1688.86'
A=230.00'

CO. MAINTAINED
200.00' AIS
N 63°21'30"W 1411.87'
30' EASEMENT (80' R/W RESERVE)
S 63°21'30"E 1475.71'
622.93'
2.18 ACRES
N 45°
1.68'
9.50' W

17

18

12

5

6

Restrictions: Covenants to run with the land for a period of eight years from the conveyance are: Residences are limited to one per lot and to home or mobile home with a minimum of 720 square feet of living area. Mobile homes must be built after 1987. The property will not be used for business, the storage of inoperable vehicles, industrial equipment, or supplies. No swine may be raised or kept thereon. Other agriculture is permitted. If any timber is sold, the proceeds will be applied first to any outstanding loan balance. Lots may have one additional residence on approval of the Burke County Planning Commission.

Location: From Augusta proceed to Waynesboro, Georgia, preferably on highway 25. Take highway 25 through Waynesboro a short distance to where HWY 25 and 24 divide. Take the left fork on HWY 24 and continue on it about three miles past Alexander to Brown-Mobley Road. Turn left on Brown-Mobley and go one mile to Gordon Road and turn right on it. The property begins about a quarter mile on the right side of the road and ends about two hundred feet before you come to a little stream that crosses the road.

