

14.64 Acres Lincoln County Georgia

Description: Its proximity to Clark Hill Lake in a rural setting makes this a great location for retirement or just the place to go back to the country. The area around the home is beautifully mowed and dotted with fruit trees. The abundant wildlife makes for hours of enjoyment watching birds and other animals from your own window. Approximately 12 acres is wooded and provides a place for walks, hunting, or just a place of quiet solitude.

Bring your rod and reel. The one acre fish pond is stocked with bass and bream and is just the thing for long summer days.

For outside storage the property features two storage buildings, one of 10 X 12 and one of 10 X 16.



**PHOTO
COMING
SOON!**

One Acre Pond

3 Bedroom 2 Bath Home



\$139,900

The 3 Bedroom 2 Bath mobile home is in excellent condition. The home is a 1990 Clayton home featuring 1848 square feet in a 28 by 66 footprint. Its spacious design features a large master bedroom with a huge master bath with both a garden tub and a shower. The master bedroom has three closets. The other bedrooms each have a walk in closet to provide ample storage space. The heat pump was recently replaced to provide efficient electric heat and cooling. The den has a built in fireplace for cozy winter nights. The roof was replaced about 8 years ago and should provide a long remaining life.

Utilities are electric and phone. Television service can either be Dish or cable. High speed internet is available from Wilkes Telephone. Water is provided by an on-site well system. Sanitary service is provided by an on site septic system.

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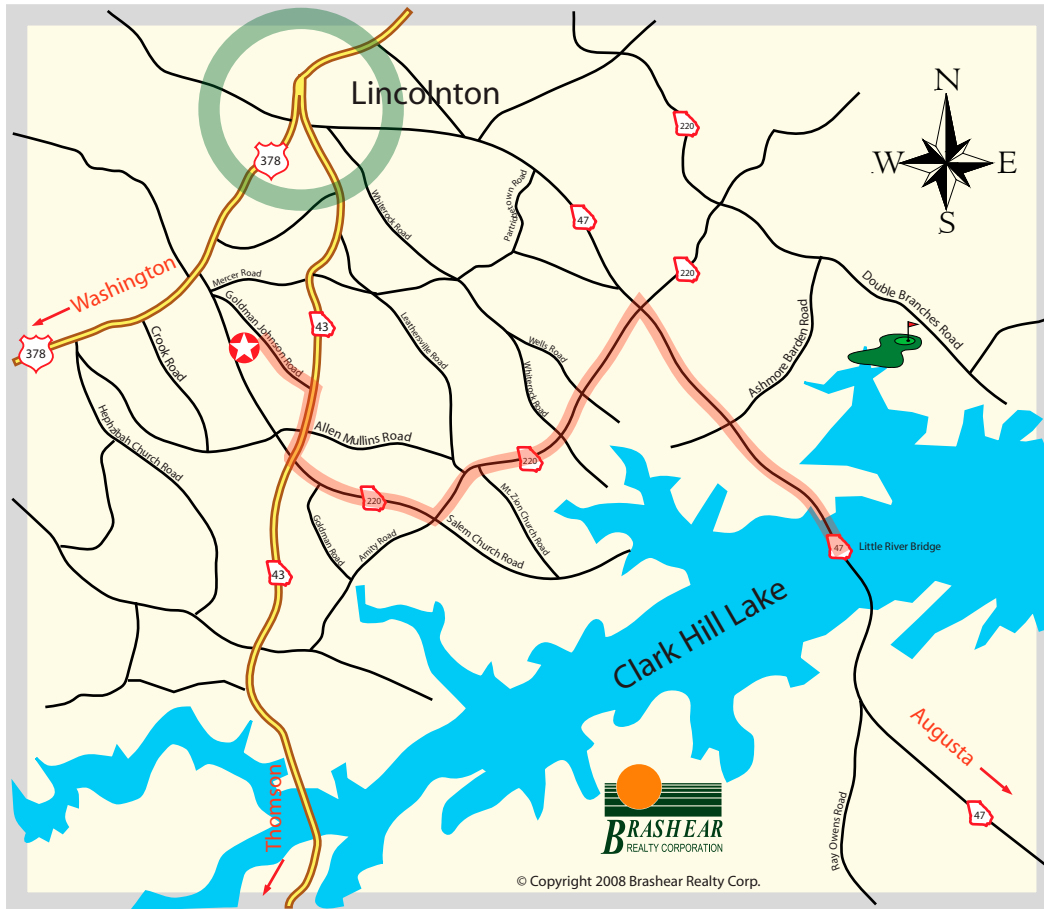
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Location and Directions
1745 Goldman Johnson Road
Lincolnton, GA 30817



From Augusta:

Take Washington Road North through Pollard's Corner, through Leah, to the Little River Bridge across Clark Hill Lake. From Little River Bridge travel 5.1 miles to the intersection with Georgia Highway 220 at Cliatt's Corner. Turn left onto Highway 220 for a distance of 4.6 miles. Turn right to continue on Highway 220. Travel 2.4 miles to Georgia Highway 43. Turn right onto Georgia Highway 43 for a distance of 1.1 miles to Goldman Johnson Road on your left. Turn left onto Goldman Johnson Road for a distance of 0.7 miles. The property will be on your left and marked with a Brashear Realty "For Sale" sign.

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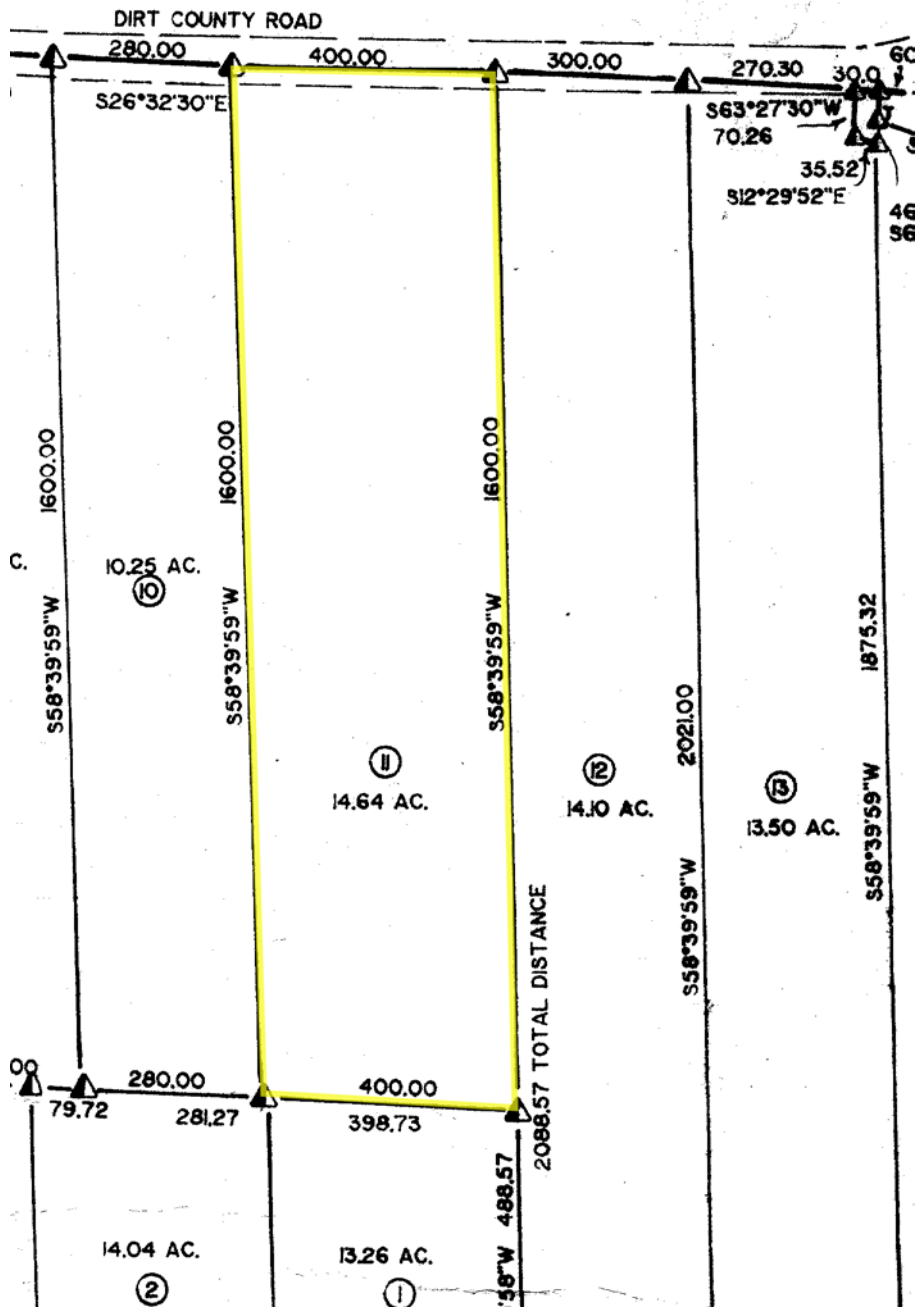
From I-20 and Highway 78 near Thomson:

Travel West on Highway 78 towards Washington, Georgia for a distance of 2.7 miles to the intersection with Georgia Highway 43. Turn right onto Highway 43 for a distance of 13.9 miles to Goldman Johnson Road on your left. Turn left onto Goldman Johnson Road for a distance of 0.7 miles. The property will be on your left and marked with a Brashear Realty "For Sale" sign.

From Lincolnton:

Take Washington Street (Highway 43) South for a distance of 5.1 miles to Goldman Johnson Road on your right. Turn right onto Goldman Johnson Road for a distance of 0.7 miles. The property will be on your left and marked with a Brashear Realty "For Sale" sign.

Plat of Survey



Aerial Photograph



Conditions of sale

Property is currently occupied and an appointment is required.

Owner prefers a 60 day closing.

Sale includes Refrigerator, stove, and dishwasher.

Sale includes storage buildings.

Sale does not include furniture, washer, or dryer.

The price is determined on a cash basis. No owner financing is available. Any other financing arrangements would have to be subject for negotiation.

Property Legal Description:

All that tract or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, County of Lincoln, containing 14.64 acres, being shown and designated as Tract # 11 on a plat recorded in the Office of the Clerk of Superior Court for Lincoln County, Georgia in Plat Book A at page 167, reference being made to said plat for a more complete and accurate description as to metes, bounds, and location of said property. Said property is further known and designated as 1745 Goldman Johnson Road, Lincolnton, GA 30817.

Lincoln County Tax Assessor Identification: Map 31 Parcel 080