

# Tract 3 Lonesome Pines

2.53 Acres

Burke County, Georgia



County Road  
Frontage

Nicely Wooded

**Description:** This tract is relatively level on the front with a great homesite. It features a homesite that has already been cleared and is ready for your home. Wooded in predominantly pines, it still has a few scattered hardwoods. Make this tract your home site or a place for hunting, farming, gardening, or just a place to get away from the hustle and bustle of city life. This tract has ample frontage on a county maintained road. You will have to construct your own well and septic system if you decide to construct a residence.

**Price: \$14,000.00 cash or we can help you arrange financing.**

Brashear Realty Corp.  
513 Broad Street  
Augusta, Georgia 30901

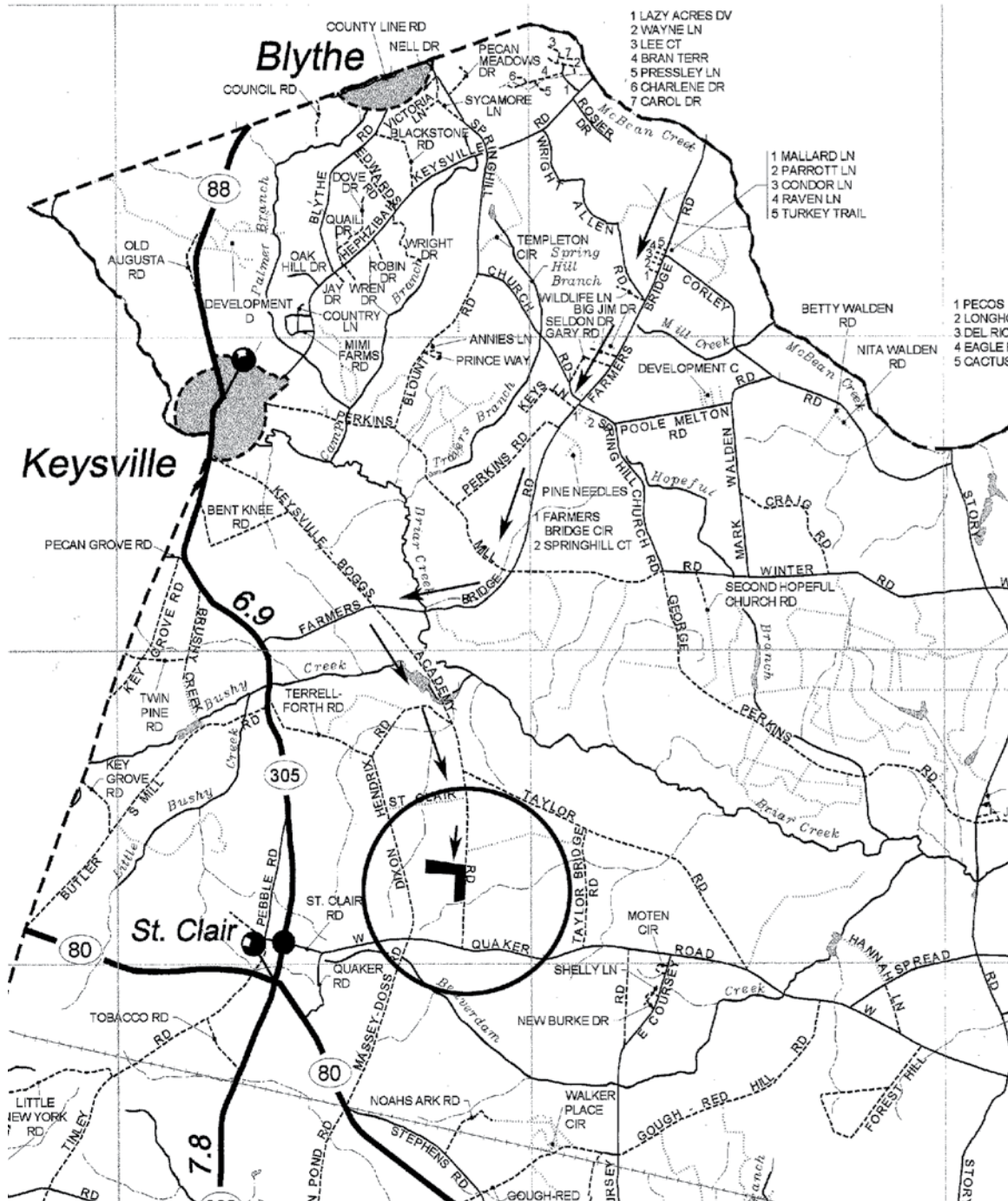
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<http://www.georgiacountry.com>  
e-mail: [tice@brashearrealty.com](mailto:tice@brashearrealty.com)

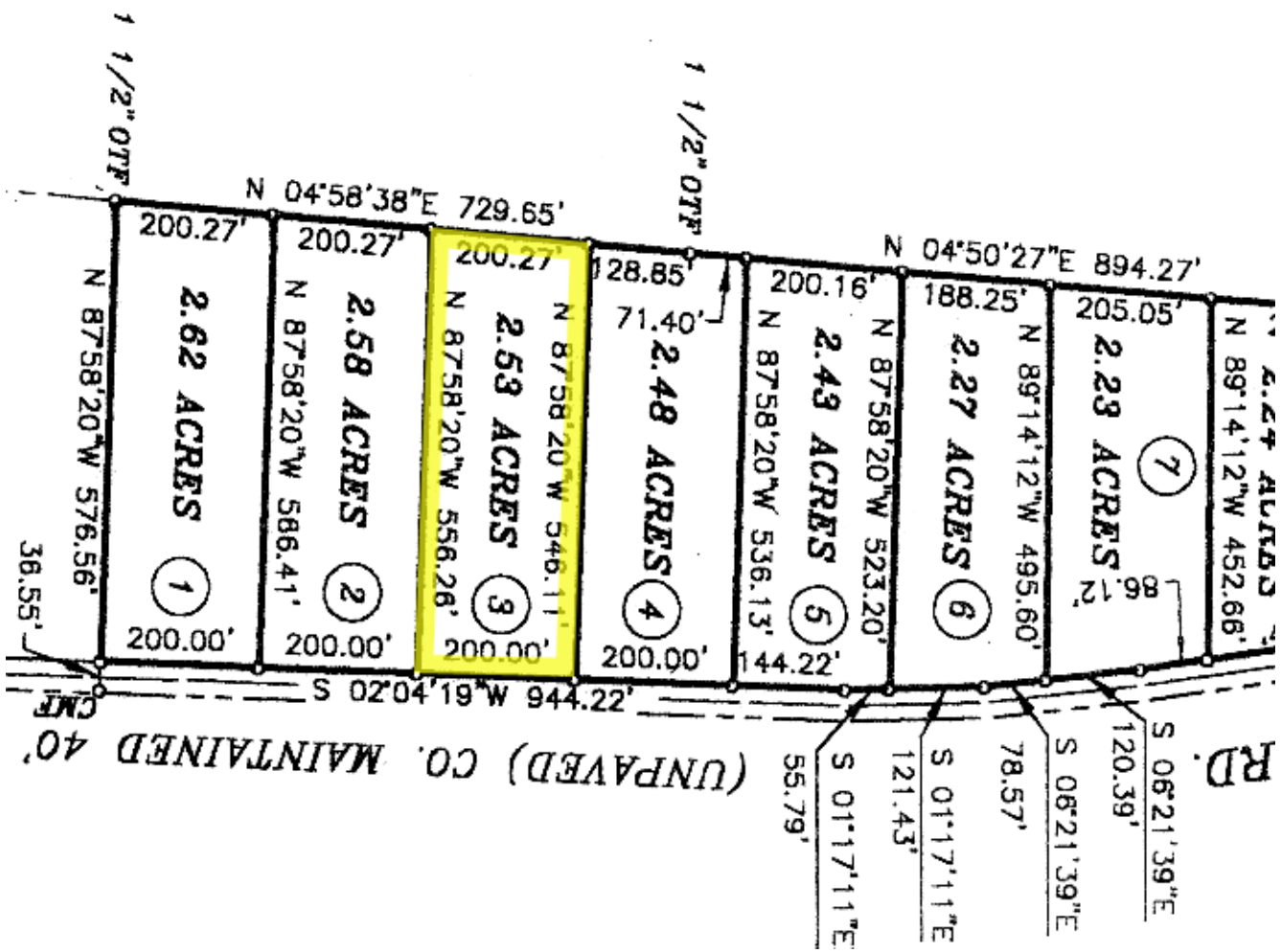


## Location of Lonesome Pines:

From Augusta take US Highway 25 South to the fork with Highway 88 near Hepzibah. Take Highway 88 through Hephzibah. Turn left onto the Keysville Road and take an immediate left again onto Farmers Bridge Road. Follow Farmers Bridge Road 7 miles past the Burke County line to the first road past Brier Creek. Take a left onto Keysville Boggs Academy Road and follow it 3 miles to the property on the right.



SUSTAINABLE FORESTS, LLC  
 DB 245 PG 396-410



### **Restrictions for Lonesome Pine Subdivision:**

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

1. Lots less than 5.0 acres are limited to one residence per lot. Lots of more than 10 acres may add one additional home upon approval of the Burke County authorities.
2. 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.
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. Property shall not be used for the operation of a retail business, or industrial use.