

Matthews Tracts

23.72 to 30.01 Acres



Jefferson County, Georgia

Description: These three tracts are great hunting tracts or ideal home sites. Tract 1 has long road frontage. Tract 2 has a driveway and power already installed. Tract 3 has a larger creek and good pond site. All tracts are wooded.

Terms: Owner financing is available on all tracts with 10% down and the balance of the purchase price can be financed over 15 years at 9% interest. (See payment schedule attached.) No credit check or qualifying. 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.

These tracts are all fairly level with long paved frontage on Highway 88 just east of Wrens, GA. There is ample evidence of deer and turkey on these tracts and would be great for a place where you can hunt and live.

Let us know if we can show you the property lines at your convenience.

Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

Tel: (706)-722-4308
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GeorgiaLandSales.com
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Information contained herein has been collected from reliable resources however it is not guaranteed. Information should be verified from independent resources.

Pricing and Terms

Mathews Tracts

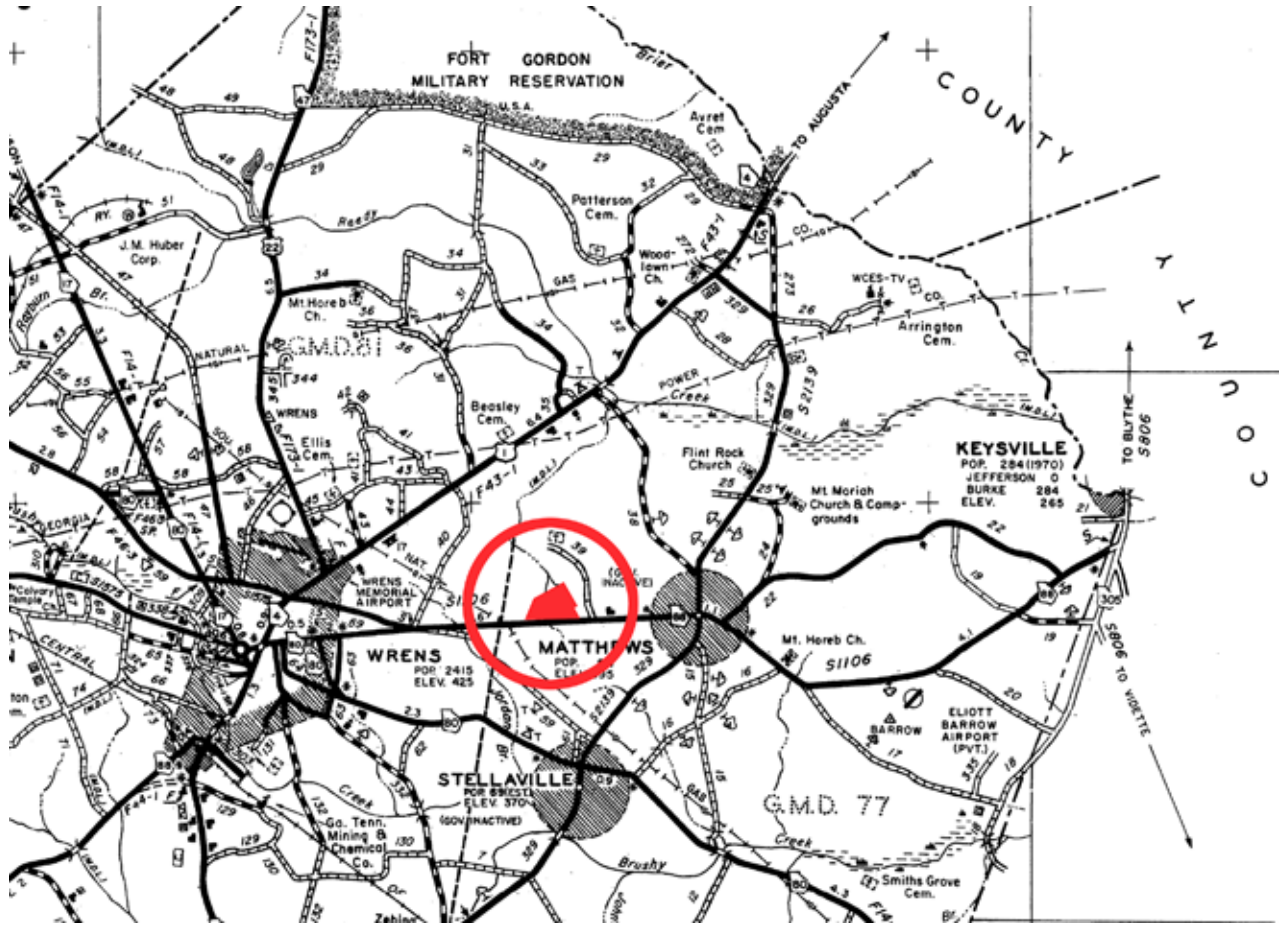
<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	24.01	2200	\$52,822.00	\$5,283.00	\$47,539.00	\$482.17
Tract 2	23.72	2600	\$61,672.00	\$6,168.00	\$55,504.00	\$562.96
Tract 3	30.01	2400	\$72,024.00	\$7,203.00	\$64,821.00	\$657.46

Financing is for 180 months with 9% interest with 10% cash down payment.

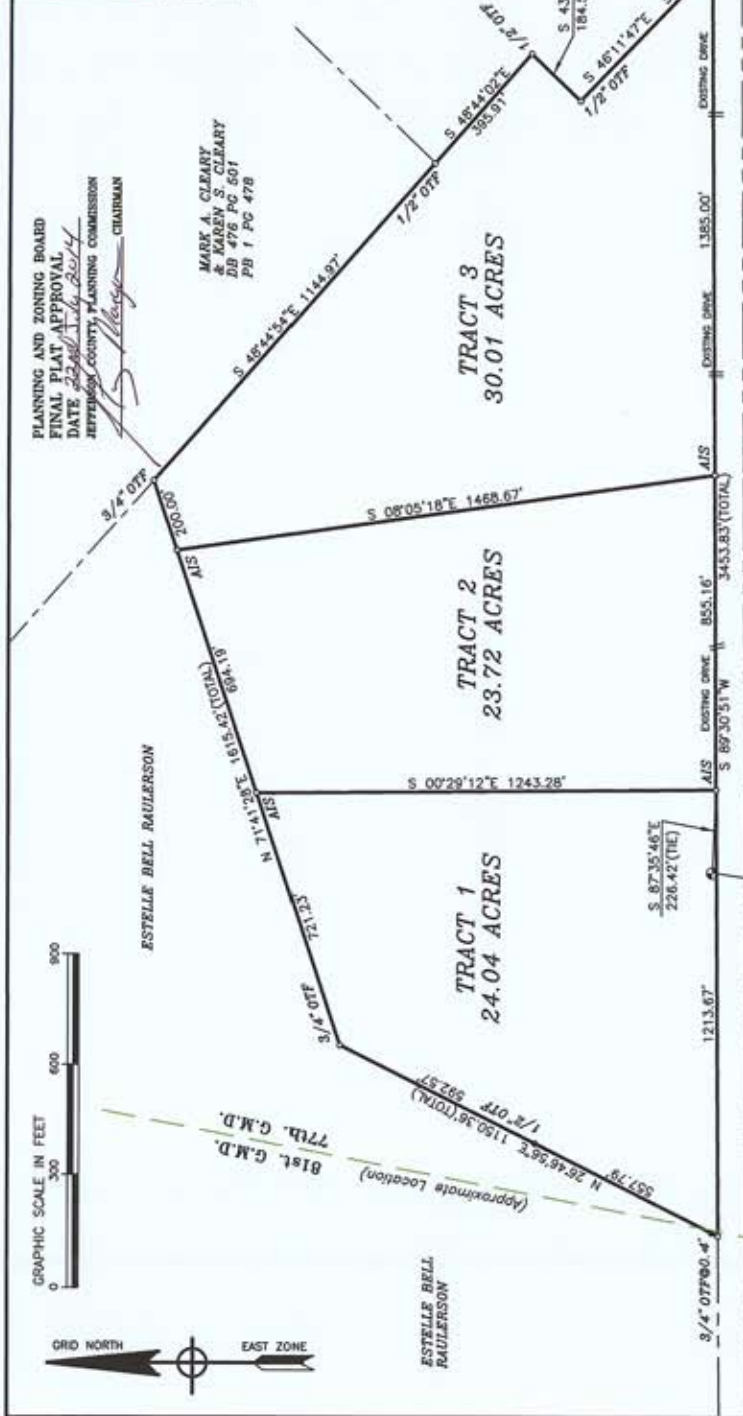
No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.

Location of Matthews Tracts



DIRECTIONS: From Augusta at I-520 and Deans Bridge Road (US Highway 1) follow US Highway 1 South towards Wrens for a distance of 19.3 miles. Turn left onto Campground Road at Woodlawn Baptist Church. Follow Campground Road for a distance of 4.2 miles to the intersection with Highway 88 in Matthews. Turn right onto Highway 88 (Stapleton Highway) for a distance of 0.5 miles. The property will be on the right and marked with Brashear Realty Signs.



File No. _____
 Hour Filed _____
 Date Filed _____
 Deputy Clerk Superior Court
 Jefferson County, Georgia



MARK A. CLEARY
 & KAREN S. CLEARY
 DB 476 PG 501
 PB 2 PG 377

PLANNING AND ZONING BOARD
 FINAL PLAT APPROVAL
 DATE 2/25/14
 JEFFERSON COUNTY PLANNING COMMISSION
 CHAIRMAN

MARK A. CLEARY
 & KAREN S. CLEARY
 DB 476 PG 501
 PB 1 PG 478

NOTE:
 PLATS OF RECORDED GEORGIA STATE HIGHWAY 88 TO HAVE AN 80' RIGHT-OF-WAY.
 RIGHT-OF-WAY BEGINS FROM 1940, SHOW STATE HIGHWAY 88 TO BE A 60'
 RIGHT-OF-WAY. CLARIFICATION FROM THE GA. DEPARTMENT OF TRANSPORTATION
 WAS NOT RECEIVED DUE TO ARCHIVES BEING MOVED.

PLAT OF SURVEY FOR
BRASHEAR DEVELOPMENT CORPORATION

PROPERTY LOCATED IN THE 77th. & 81st. G.M.D.
JEFFERSON COUNTY, GEORGIA
 SCALE: 1" = 300'
 FIELD SURVEY COMPLETED: JULY 25, 2014

Prepared by
STEVE BARGERON & ASSOCIATES
 WAYNESBORO, GEORGIA (706)664-2888

03014
 0301480C.dwg
 MAP 100 PAR 39

LEGEND

1. IPF - IRON PIPE FOUND
2. IPS - IRON PIPE SET
3. AF - ANGLE IRON FOUND
4. AIS - ANGLE IRON SET
5. CTF - CRIMPED TOP PIPE FOUND
6. CMF - CONC. MONUMENT FOUND
7. CMS - CONC. MONUMENT SET
8. RFB - REBAR FOUND
9. RBS - REBAR SET
10. SIF - SQUARE IRON FOUND
11. SFS - SQUARE IRON SET
12. ORI - OPEN TOP PIPE FOUND
13. RRI - RAILROAD IRON
14. CSS - COTTON SPIKE SET
15. CSF - COTTON SPIKE FOUND
16. F - FENCE
17. FH - FLOOD HAZARD

GRID COORDINATES/EAST ZONE	
GA. DOT SURVEY CONTROL MONUMENT BY 081-217 1980 AZ MK	
N	1167916.540
E	802803.677
LATITUDE: 33°09'07.2804"	
LONGITUDE: 82°17'53.6851"	
ALL DISTANCES ARE GROUND	

REFERENCES:
 DB 511 PG 412
 PB 1 PG 483

NOTES

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 303 TOTAL STATION AND 100' TAPE.
2. ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT WAS PERFORMED RADIALY USING CONTROL FROM A PREVIOUS SURVEY WITH A CLOSURE PRECISION OF ONE FOOT IN 77,381 FEET AND AN ANGULAR ERROR OF 00'00" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 656,744 FEET (TRACT 1), ONE FOOT IN 1,220,410 FEET (TRACT 2), ONE FOOT IN 553,337 FEET (TRACT 3).
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Aerial

