

# 30.99 Acres Tract 16 St Clair Estates Jefferson County, GA

- \* **Hardwoods**
- \* **Pine Plantations**
- \* **Road frontage**
- \* **Electric and phone**
- \* **Owner Financed**
- \* **Excellent Homesite**
- \* **Great Hunting**
- \* **\$74,376.00**



**Located Southwest of Wrens,  
Georgia on St Clair Road in  
Jefferson County, Georgia**



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**Priced to sell!**

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**Description:** This is a really pretty tract with a good mix of mature pines and hardwood forests. There is a hardwood hilltop that would make the perfect homesite. The soil is excellent for tree farming or for planting crops. The property is a mix of mature hardwoods and planted pines. The property is located at the end of a private road which gives it seclusion. Hunting is excellent particularly for deer.

**Financing:** \$74,376.00 Cash or \$7,437.60 cash at closing, balance of \$66,938.40 payable in 180 equal monthly installments for 15 years at 9% interest rate with equal monthly payments of \$678.93. 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. No credit check or qualifying is necessary.

**Directions: From Augusta** take Hwy 1 to Hwy 88 through Keysville to the junction of Hwy 88 and 305. Take the left fork on Hwy 305. Continue on Hwy 305 to the outskirts of Gough. Turn right on Gay Rd. and follow it to Jefferson County line where you meet Middle Ground Rd. Then turn left on Middle Ground Rd. for about one mile to Lewis Rd. Turn left on Lewis Rd. go two to St. Clair Rd., turn right and look for the drive into the property on the right.

**From Wrens** take Hwy 80 to Burke County line. Turn right on Middle Ground Rd. Proceed about 4 miles to Lewis Rd. Turn left for a mile plus until you see our sign and property on the right. Continue on Lewis Rd. to St. Clair Rd. turn right and our property will continue over a half mile until you come to a perpendicular fence.





