

HUNTERS PARADISE

112.774 ACRES

HANCOCK COUNTY, GEORGIA



Description: This tract is move in ready with long frontage on St Paul Church Road. The property features a double wide Mobile Home and a cabin that could be used as a residence or a clubhouse. There are three sheds, two of which are wired with electricity. There are two wells on the property. This is a great hunting tract. There is an old pond that may be restorable. The timber on the tract is to be thinned leaving 10 trees per acre and nothing is to be cut within 60 feet of improvements.

PLEASE DO NOT ENTER ONTO THE PROPERTY WITHOUT PERMISSION.

Priced to sell at \$229,500.00 Owner financing is available with \$34,425.00 down and balance of \$195,075.00 payable over 240 months at 9% interest with equal monthly installments of \$1,755.14 each. The loan features no prepayment penalty. We will be happy to meet you at the property at your convenience to show you the property and the corners.



GeorgiaLandSales.com
Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901
706-722-4308



2002 Fleetwood Mobile Home
24 by 48 with 1152 Square feet
3 Bedrooms and 2 full baths
Central Heat and Air
Heat Pump system
Separately metered
Separate Well

Kitchen comes complete
Electric Stove
Refrigerator
Microwave
Griddle
Coffee pot



Washing machine included
Move in ready
Limited furniture included
Carpeted
Some window treatments
Ceiling fans





20 by 30 cabin
Separately metered
LP Gas furnaces
Some furniture included
Pecan trees

Ceiling Fans
Open areas
Large screened porch
Barbeque Pit
Full Bathroom with shower



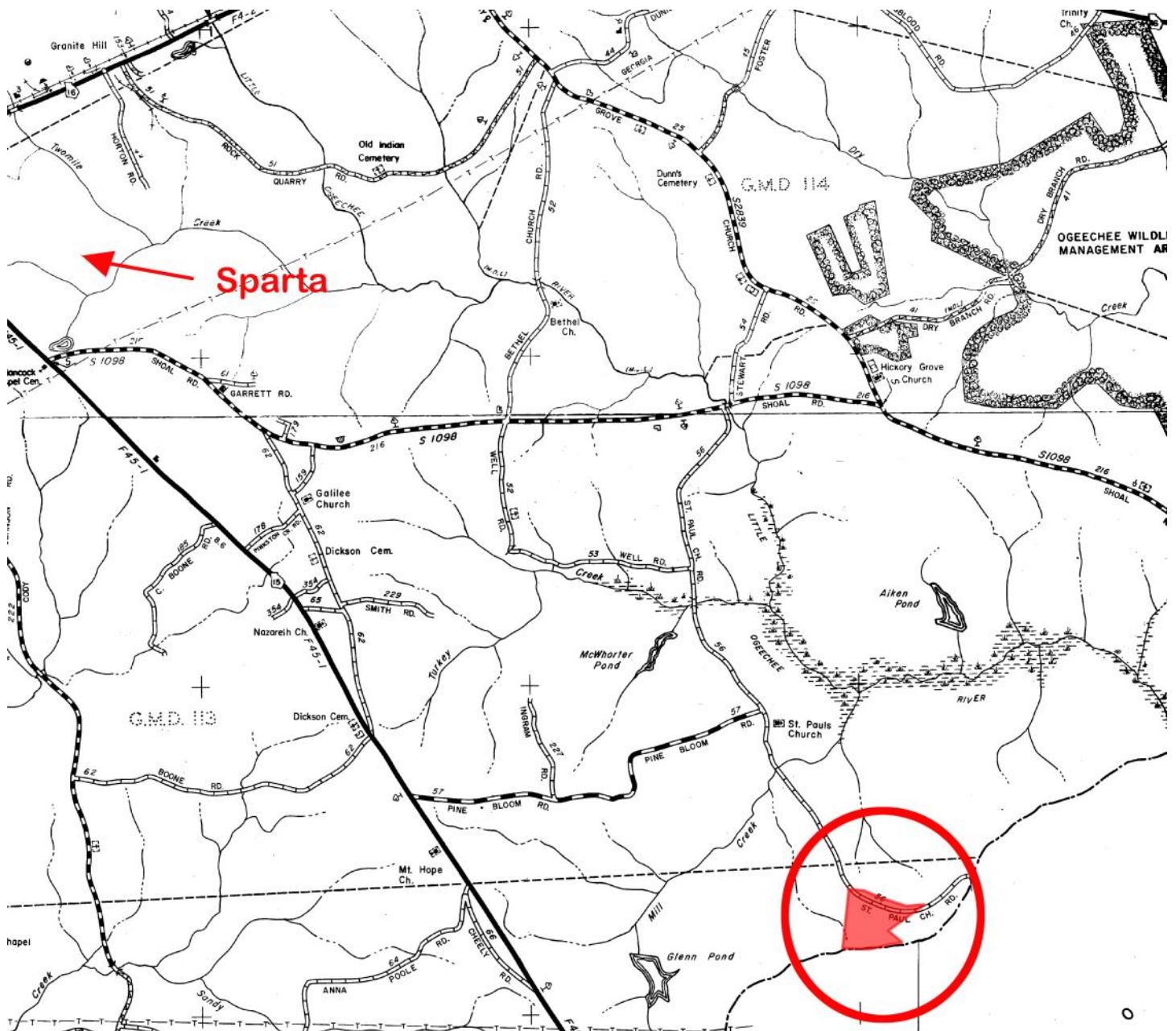
Full Kitchen
Refrigerator
LP Gas stove
Some dishes & utensils
Ample cabinets







Location Map:

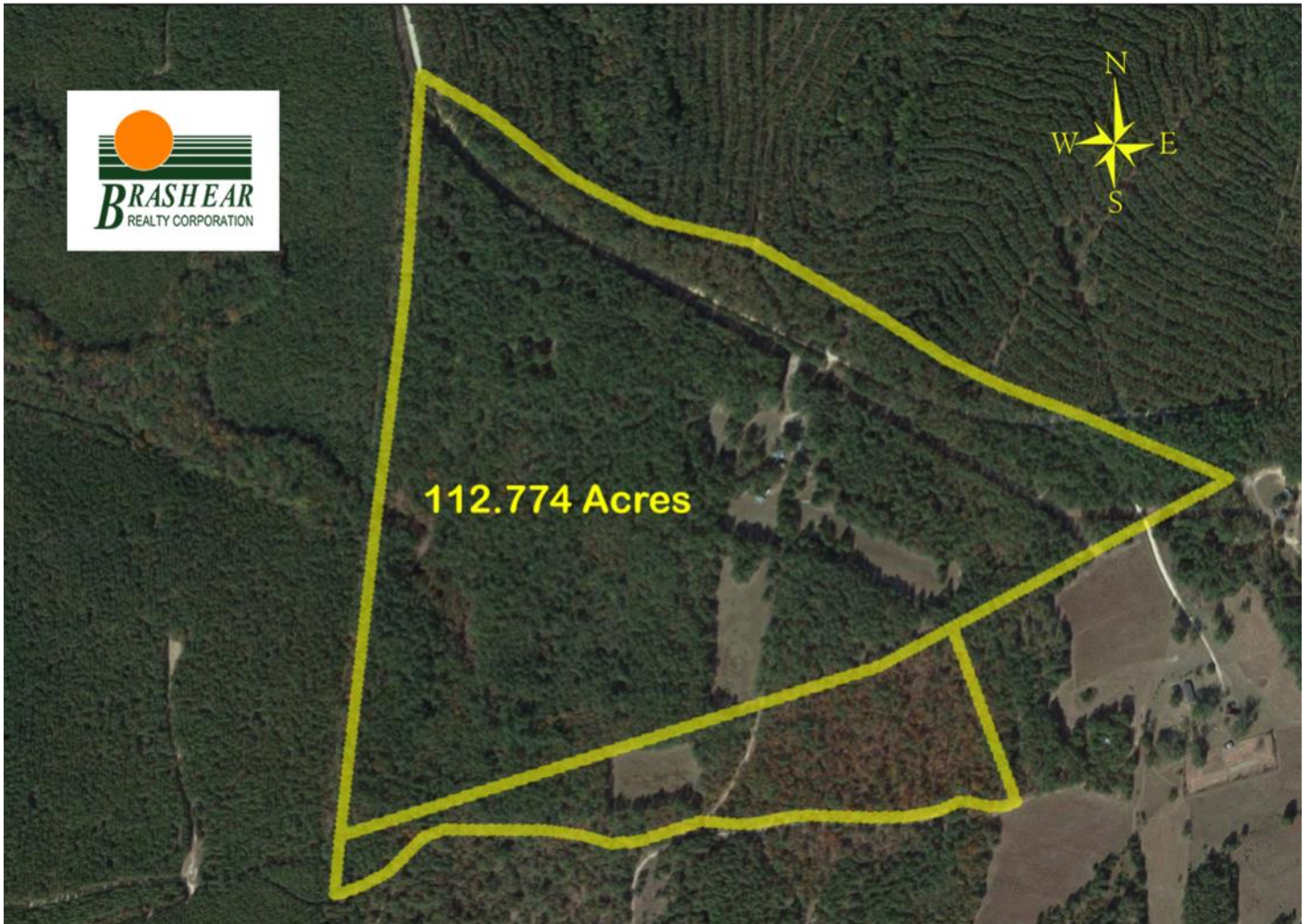


From Atlanta at I-20 and I-285: Take I-20 East for 70.1 miles to exit 138 for GA-77 toward GA-15 and Siloam. Follow GA-77 for 0.4 miles to GA-15 and merge onto GA-77 S. Follow GA-15 S into Sparta. Turn left onto East Broad Street (GA-15 S) for 0.4 miles to GA-15 S. Take the right fork to continue on GA-15 S. Follow GA-15 S for 6.1 miles to Pine Bloom Road. Turn left onto Pine Bloom Road for a distance of 2.8 miles to the intersection with St Paul Church Road. Turn right onto St Paul Church Road for 1.7 miles to the property on the right.

From Augusta at I-20 and I-520: Take I-20 West 45 miles to exit 165 towards Camak. Turn left onto GA-80 S to Warrenton for 7.2 miles. Continue straight on Legion Drive for one mile to GA -16 W. Turn left onto GA-16 W for 8.4 miles to Shoals Road. Follow Shoals Road for 10.0 miles to St Paul Church Road. Turn left onto St Paul Church Road for 4.3 miles to the property on the right.

Note: If coming from Augusta do not take the road by Hamburg State Park since some GPS devices will try to route you through roads that have been closed. If the weather is inclement, you might consider taking Shoals Road all the way to GA-15 S and turning left and follow Atlanta instructions from Sparta.

Aerial Photograph:



Address: 4214 St Paul Church Road

Sparta, GA 31807

Latitude: 33.2056

Longitude: -82.8386

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000. FIELD AND MEASUREMENT DATA WERE OBTAINED FROM THE FOLLOWING POINTS: 1. 59.56% PER ANGULAR POINT, AND WAS ADJUSTED USING COMBINED MEASUREMENTS TO BE ACCURATE WITHIN ONE FOOT IN 25,000. FIELD MEASUREMENTS WERE OBTAINED FROM ANGULAR AND LINEAR MEASUREMENTS.

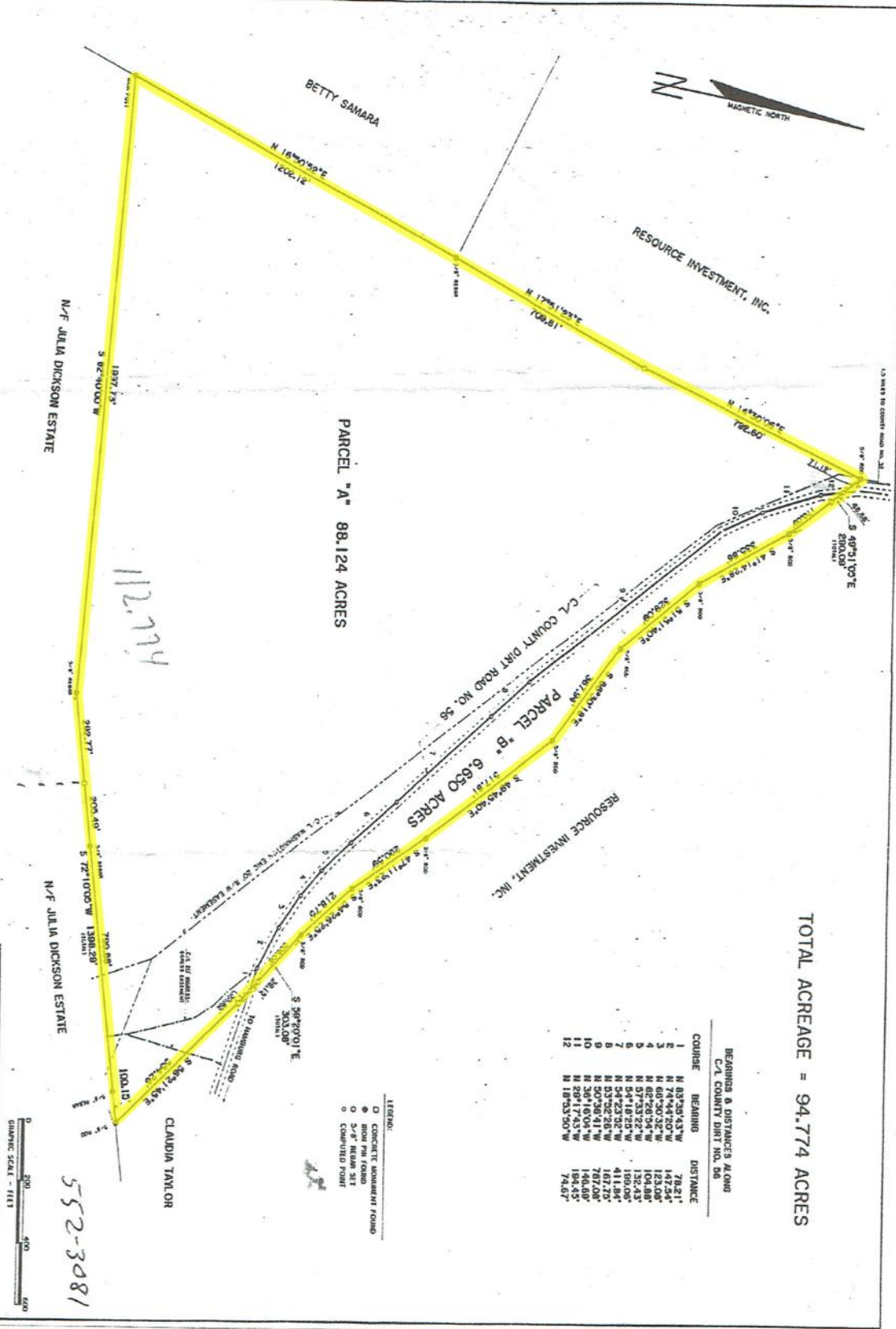
I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND DESCRIBED AND STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

Handwritten Signature
 ARNOLD O. BELLEW, C.A. REC. LAND SURVEYOR NO. 2255



PLAT OF SURVEY FOR
**FALL LINE PROPERTIES,
 INCORPORATED**
 (DICKSON TRACT)
 118th G.M.D.,
 HANCOCK COUNTY, GEORGIA

BELLEW SURVEYORS
 500 W. HARRIS STREET
 SANDERSVILLE, GEORGIA
 DATE: MARCH 29, 1994
 SCALE: 1" = 200'
 JOB NO. 9802-A MAP NO. 319



BEARINGS & DISTANCES ALONG
 C/L COUNTY DIRT ROAD NO. 56

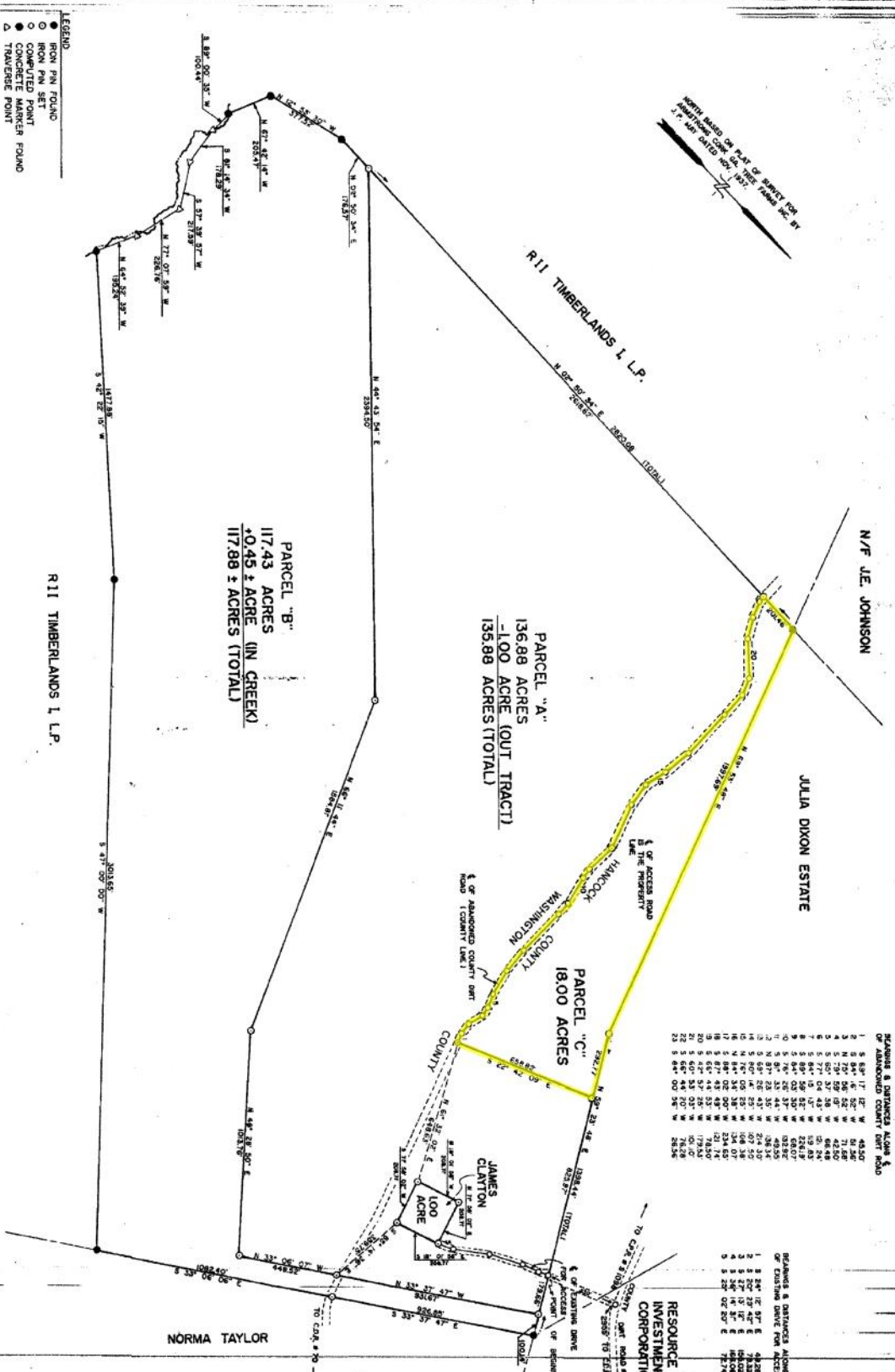
COURSE	BEARING	DISTANCE
1	N 83°20'43"W	78.21'
2	N 74°44'20"W	147.54'
3	N 62°28'32"W	123.08'
4	N 57°33'22"W	132.43'
5	N 54°18'23"W	189.05'
6	N 54°23'32"W	411.84'
7	N 50°23'21"W	787.75'
8	N 39°18'04"W	146.60'
9	N 29°17'43"W	194.45'
10	N 29°17'43"W	194.45'
11	N 19°33'50"W	74.67'
12	N 19°33'50"W	74.67'

LEGEND:
 ○ CONCRETE MONUMENT FOUND
 ● IRON NAIL FOUND
 ○ 5/8" IRON SET
 ○ COMPUTED POINT

GRAPHIC SCALE - FEET
 0 200 400 600

TOTAL ACREAGE = 94.774 ACRES

THIS MAP IS BASED ON PLAT OF SURVEY FOR
 JULIA DIXON ESTATE, WASHINGTON COUNTY, GEORGIA, FILED
 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF
 WASHINGTON COUNTY, GEORGIA, ON 11/15/2011.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- COMPUTED POINT
- CONCRETE MARKER FOUND
- △ TIMBER LINE FOUND

COMPUTED DISTANCE FOR MEASUREMENTS:

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK NO. 118 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WASHINGTON COUNTY, GEORGIA THIS DAY OF 19__ TIME.

CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OF PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 3,283 FEET, AND AN ANNUAL ERROR OF 1/1000 PER ANGLE POINT, AND HAS ADJUSTED USING LEAST SQUARES RULE.

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CORRECTION AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,283 FEET.

IN WITNESS WHEREOF, I, THE CLERK OF THE SUPERIOR COURT OF WASHINGTON COUNTY, GEORGIA, HAVE HEREUNTO SET MY HAND AND SEAL THIS 19__ DAY OF 19__.

[Signature]

CLERK OF THE SUPERIOR COURT



PLAT OF SURVEY FOR

JAMES CLANTON et al, PLAINTIFFS

AMANDA DIXON CLANTON et al, DEFENDANTS

CASE NO. 2010CV030

SUPERIOR COURT OF WASHINGTON COUNTY

118th G.M.D. - HANCOCK COUNTY, GEORGIA

96th G.M.D. - WASHINGTON COUNTY, GEORGIA

BARBER & ASSOCIATES

JAMES BARBER, SURVEYOR

DATE: 5-18-13

SCALE: 1" = 300'

BY: [Signature]

MAP NO. 118

BEARINGS & DISTANCES ALONG & ACROSS WASHINGTON COUNTY DEPT ROAD

1	S 89° 17' 42" W	44.50'
2	S 84° 46' 52" W	71.24'
3	S 79° 59' 07" W	44.25'
4	S 52° 01' 48" W	58.44'
5	S 84° 43' 17" W	59.20'
6	S 84° 03' 32" W	68.07'
7	S 79° 23' 37" W	92.82'
8	N 87° 23' 35" W	28.34'
9	S 89° 02' 47" W	20.41'
10	S 89° 02' 47" W	20.41'
11	N 12° 05' 53" W	104.18'
12	N 12° 05' 53" W	104.18'
13	S 89° 02' 47" W	20.41'
14	N 12° 05' 53" W	104.18'
15	S 89° 02' 47" W	20.41'
16	S 89° 02' 47" W	20.41'
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LEGAL DESCRIPTION

TRACT ONE: All that tract or parcel of land situate, lying and being in the 118th District G. M., Hancock County, Georgia, shown and designated as Parcel "A" containing 88.124 acres, more or less, on that plat of survey for Fall Line Properties, Inc. (Dickson Tract) made by Bellew Surveyors under date of March 29, 1994, revised June 14, 1994, of record in Plat Book 11, page 154, Hancock County Superior Court Records, which plat and the record thereof are by this reference made a part hereof in aid of this description.

Subject to easements as shown on said plat.

TRACT TWO: All that tract or parcel of land situate, lying and being in the 118th District G.M., Hancock County, Georgia, shown and designated as Parcel "B" containing 6.650 acres, more or less, on that plat of survey for Fall Line Properties, Inc. (Dickson Tract) made by Bellew Surveyors under date of March 29, 1994, of record in Plat Book 11, page 138, Hancock County Superior Court records, which plat and the record thereof are by this reference made a part hereof in aid of this description.

TRACT THREE: All that tract or parcel of land situate, lying and being in the 118th District, G.M., Hancock County, Georgia, shown, and designated as Parcel "C" containing 18.00 acres, more or less, on that plat of survey made by Barker & Associates under date of May 18, 1993, of record in Plat Book 11, page 193, Hancock County Superior Court records, which plat and the record thereof are by this reference made a part hereof in aid of this description.

Said property contains 112.774 acres, more or less, and includes all improvements and fixtures located thereon. Said improvements include a 2002 Fleetwood Mobile Home Serial Number GAFL134AB74688-OK12. Said property is known according to the records of Hancock County, Georgia as 4214 St Paul Church Road.

PRIOR DEED REFERENCE:

Warranty Deed dated July 8, 1994, from Fall Line Properties, Inc. to H. R. Thweatt recorded in Deed Book 82, page 49, Hancock County Records.

Assent to Devise dated December 13, 2018 from Harvey Raymond Thweatt, Sr. (a/k/a H. R. Thweatt), deceased, to Raye Anne Spinks recorded in Deed Book 526, pages 440-442, Hancock County Records.

Said property is further identified as Map and Parcel Number 231 003 in the Hancock County Tax Assessor's Office.

Disclaimer: This property is being offered where is and as is. Information contained herein has been collected from reliable resources however it is not guaranteed. Information should be verified from independent resources.

Timber on the subject property has been sold with the following provisions: The timber buyer is to leave 10 mature trees per acre. Timber is not to be harvested within 60 feet of existing improvements. Timber buyer shall have until May 18, 2020 to harvest said timber. Any timber remaining on the property at that time shall remain with property. Timber buyer agrees to notify and release said property from the agreement in the event that he completes the harvest prior to May 18, 2020.