

55.92 Acres Tract 11 Willow Oak Subdivision Burke County, GA

- * **Beautiful Hardwoods**
- * **Springs**
- * **Paved road frontage**
- * **Electric and phone**
- * **Owner Financed**
- * **Huge Oaks**
- * **Ready to be cleared**
- * **\$117,432.00**



**Located 25 miles south of
Downtown Augusta on St Clair
Road in Burke County, Georgia**

Priced to sell!



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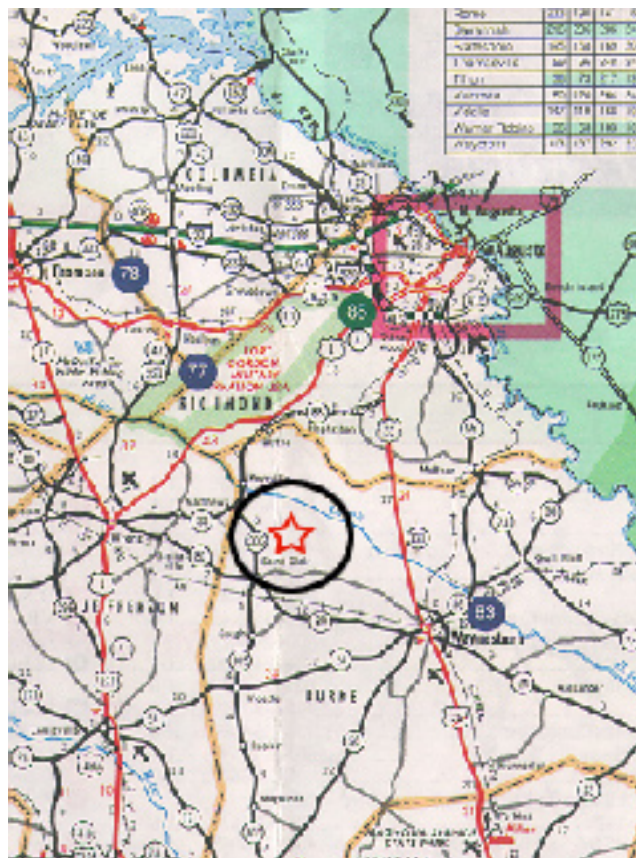
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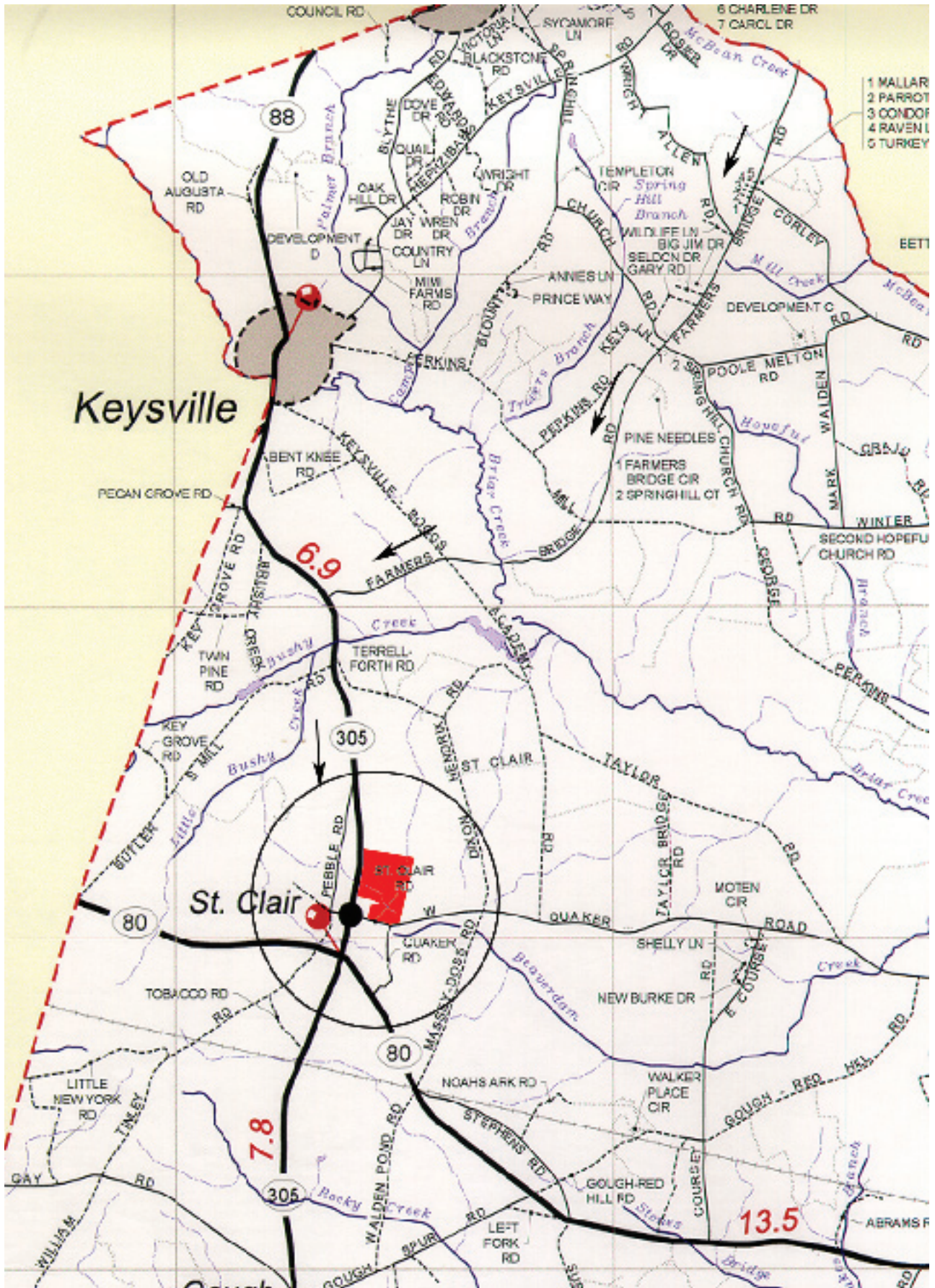
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Description: If you want a property that is ready to be cleared, this is a property that will fill your needs. This tract has been timbered for pine but is left with some huge Willow Oaks that provide a great place for a home. These monster trees can provide shade and a character to the property. You can also find abundant other hardwoods including Hickory, Oak, Water Oak, Holly, Dogwood, and others. There is a spring with a stream that runs through the property. There may be pond sites as well.

Financing: \$117,432 Cash or \$11,744 cash at closing, balance of \$105,688.00 payable in 180 equal monthly installments for 15 years at 9% interest rate with equal monthly payments of \$1,071.96. 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.

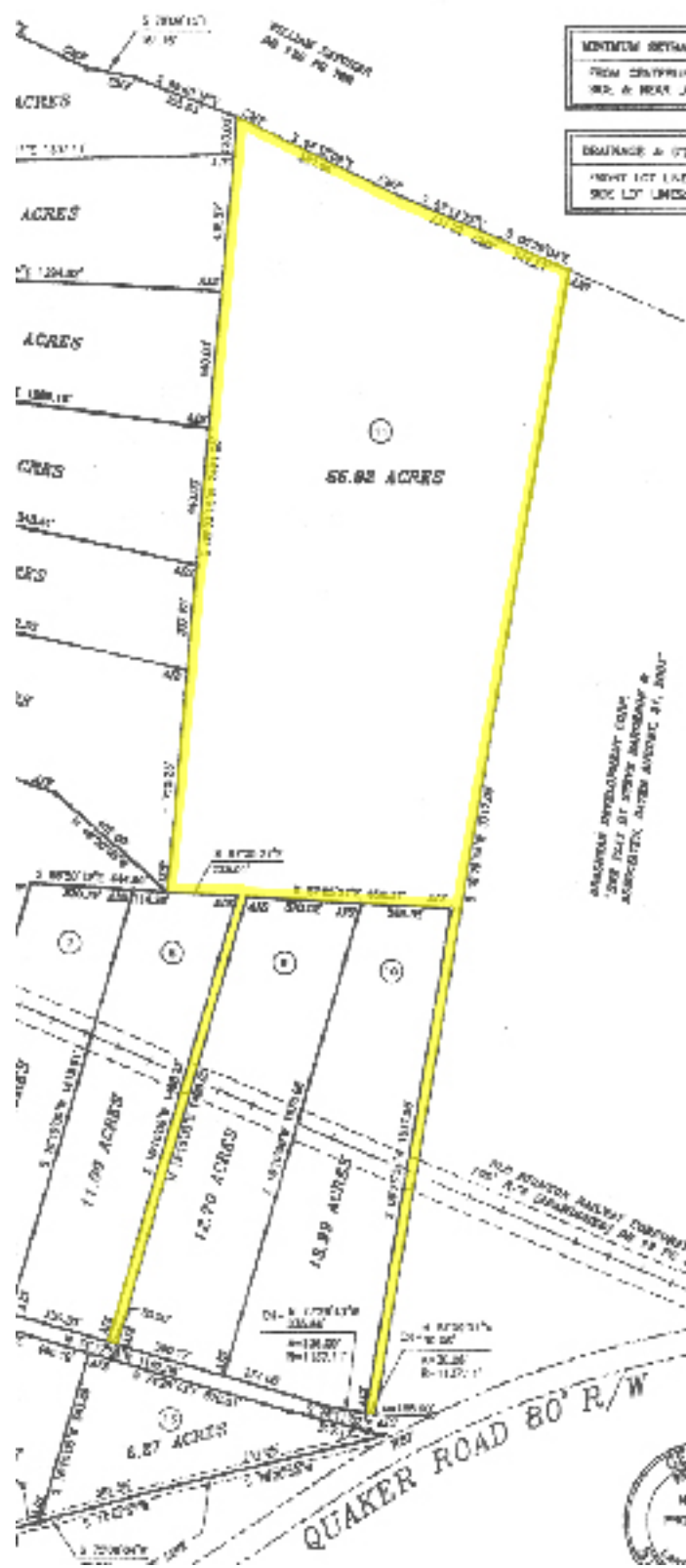
Directions: From Augusta take US Highway 1 to Blythe. Turn left onto Highway 88 south by turning hard right. Continue on Highway 88 as it turns into Highway 305 near Keysville. Turn right onto St Clair Road. Property is on the left near the intersection with St Clair Road and Quaker Road.







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MONITOR BEYOND
 FROM CENTER
 100.00 FEET
 DRAINAGE 4 FT
 FROM LOT LINE
 900.00 FT LINES

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 THE SURVEYOR AND IS NOT TO BE
 REPRODUCED WITHOUT HIS WRITTEN
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QUAKER ROAD 80' R/W

