

FARMER'S BRIDGE TRACTS

12 TRACTS—5.1 TO 15.31 ACRES

BURKE COUNTY, GA



Description: These tracts present excellent home sites convenient to Augusta, Fort Gordon, and Waynesboro. These tracts are fairly level, making construction a snap. Tracts 1 through 7 front on paved county Farmer's Bridge Road while Tracts 8 through 12 front on county maintained Perkins Mill Road. If you are tired of living where your neighbors are too close for comfort, these properties might be for you. All of these tracts are offered with owner financing available. Electric and phone are available at the right of way.

Owner financing is available with 10 % down and balance payable over 180 months at 10% interest and features no qualifying and no prepayment penalty. We will be happy to meet you at the property to show you the corners.



GeorgiaLandSales.com

Georgia Land Sales, LLC

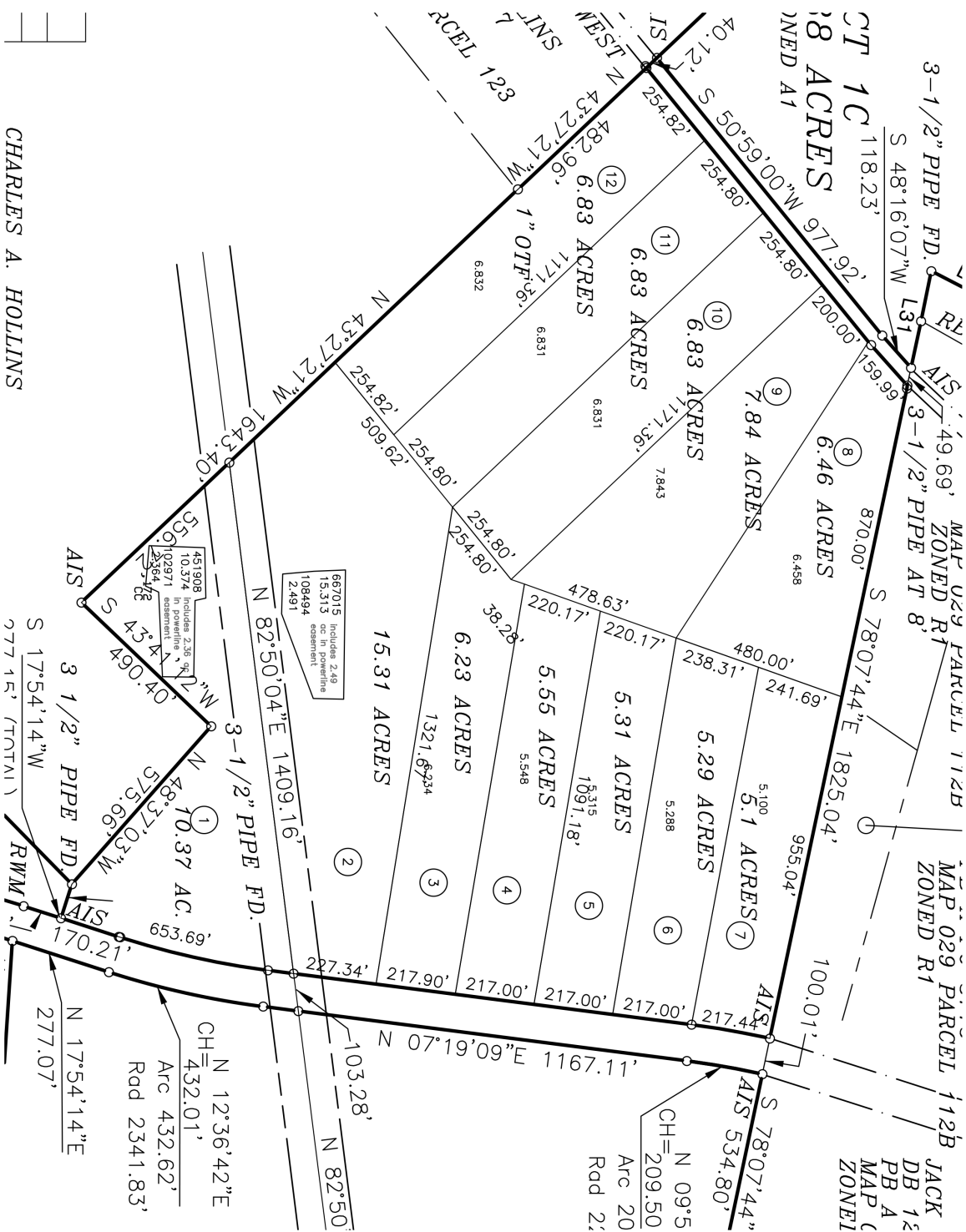
513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Toll free: 1-800-488-0510

Plat



CHARLES A. HOLLINS

Price and Terms Available:

Farmers Bridge Tracts

<u>Tract</u>	<u>Acres</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	10.37	\$5,000.00	\$51,850.00	\$5,185.00	\$46,665.00	\$501.46
Tract 2	15.31	\$6,000.00	\$91,860.00	\$9,186.00	\$82,674.00	\$888.42
Tract 3	6.23	\$8,200.00	\$51,086.00	\$5,109.00	\$45,977.00	\$494.07
Tract 4	5.55	\$9,200.00	\$51,060.00	\$5,106.00	\$45,954.00	\$493.82
Tract 5	5.31	\$9,200.00	\$48,852.00	\$4,886.00	\$43,966.00	\$472.46
Tract 6	5.29	\$9,200.00	\$48,668.00	\$4,867.00	\$43,801.00	\$470.69
Tract 7	5.1	\$9,200.00	\$46,920.00	\$4,692.00	\$42,228.00	\$453.78
Tract 8	6.46	\$7,200.00	\$46,512.00	\$4,652.00	\$41,860.00	\$449.83
Tract 9	7.84	\$7,200.00	\$56,448.00	\$5,645.00	\$50,803.00	\$545.93
Tract 10	6.83	\$7,200.00	\$49,176.00	\$4,918.00	\$44,258.00	\$475.60
Tract 11	6.83	\$7,200.00	\$49,176.00	\$4,918.00	\$44,258.00	\$475.60
Tract 12	6.83	\$7,200.00	\$49,176.00	\$4,918.00	\$44,258.00	\$475.60
	87.95		\$640,784.00		\$576,702.00	\$6,197.27

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

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.

Restrictions:

SAID property is to be conveyed subject to the following restrictive covenants which shall run with the land for a period of ten (10) years from the date hereof, to wit:

1. Residences shall be limited to no more than two homes per tract.
2. All residences will require proper permits from Burke County.
3. Any mobile home placed upon the property must be 980 square feet or larger.
4. Mobile homes must be 2015 models or newer and must be underpinned, and no campers shall be used as permanent residences on the property.
5. The property will not be used for business, the storage of inoperable vehicles, industrial equipment or supplies.
6. No swine may be raised or kept thereon. Other agriculture is permitted.
7. All residences must be set back 100 feet from the center of the road and at least 15 feet from any property line.
8. No standing timber shall be sold without the consent of the lender until any security deed is paid in full except that a reasonable space can be cleared for the construction of a home.
9. Any residence constructed or placed thereon shall only be done with full permitting by Burke County, shall have its own utility systems including water supply and septic system, shall have an inspected electrical system, and shall be properly ventilated.

Seller reserves an easement for drainage and utilities over 15 feet from any side line and 25 feet from any frontage on Farmer's Bridge Road and Perkins Road

Longitude: -82.1708

Latitude: 33.2240

Burke County, Georgia

Directions: From Augusta: From the intersection of US Hwy 25 (Peach Orchard Road and I-520) travel south on US Hwy 25 for 6.4 miles to the intersection with Georgia Highway 88. Turn right onto Georgia Highway 88 for a distance of 3.2 Miles to the intersection with Keysville Road. Turn left onto Keysville Road for a distance of 0.4 miles to the intersection with Farmer's Bridge Road. Turn left onto Farmer's Bridge Road for a distance of 6.5 miles to the property on the right which is marked with Georgia Land Sales signs.

