

GIRARD TRACTS

13 TRACTS—8.66 TO 65.76 ACRES

BURKE COUNTY, GA



Description: All of these tracts are in planted in pines of various ages. This is an excellent investment with inherent timber value. All tracts have frontage on Highway 23. 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. These tracts are mostly flat to slightly rolling. Tract 10 features a nice concrete block shed. Electric and phone are available at the highway.

Owner financing is available with 10 % down and balance payable over 180 months at 9.5% 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

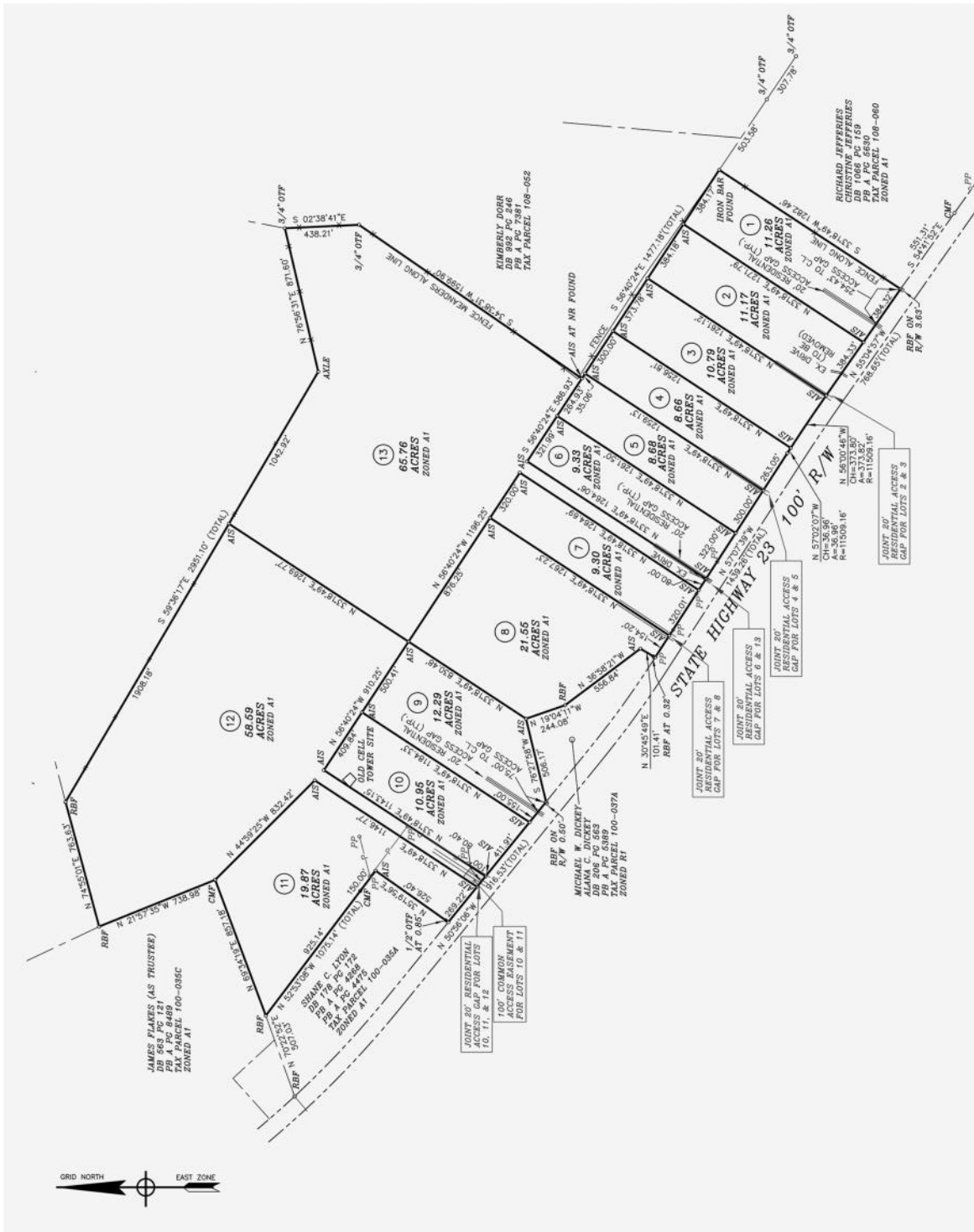
tel: 706-722-4308

Toll free: 1-800-488-0510

Aerial Photograph



Plat



Price and Terms Available:

Girard 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	11.26	\$7,000.00	\$78,820.00	\$7,882.00	\$70,938.00	\$740.75
Tract 2	11.17	\$7,000.00	\$78,190.00	\$7,819.00	\$70,371.00	\$734.83
Tract 3	10.79	\$7,000.00	\$75,530.00	\$7,553.00	\$67,977.00	\$709.83
Tract 4	8.66	\$7,500.00	\$64,950.00	\$6,495.00	\$58,455.00	\$610.40
Tract 5	8.68	\$7,500.00	\$65,100.00	\$6,510.00	\$58,590.00	\$611.81
Tract 6	9.33	\$7,500.00	\$69,975.00	\$6,998.00	\$62,977.00	\$657.62
Tract 7	9.3	\$7,500.00	\$69,750.00	\$6,975.00	\$62,775.00	\$655.51
Tract 8	21.55	\$6,000.00	\$129,300.00	\$12,930.00	\$116,370.00	\$1,215.16
Tract 9	12.29	\$6,000.00	\$73,740.00	\$7,374.00	\$66,366.00	\$693.01
Tract 10	10.95	\$7,500.00	\$82,125.00	\$8,213.00	\$73,912.00	\$771.81
Tract 11	19.87	\$6,500.00	\$129,155.00	\$12,916.00	\$116,239.00	\$1,213.80
Tract 12	58.59	\$5,000.00	\$292,950.00	\$29,295.00	\$263,655.00	\$2,753.15
Tract 13	65.76	\$4,500.00	\$295,920.00	\$29,592.00	\$266,328.00	\$2,781.06
	258.2		\$1,505,505.00			\$14,148.75

Financing is for 180 months with 9.5% 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 20 feet from any frontage on Georgia Highway 23

Buyer acknowledges that any access to Highway 23 shall be with permits from the Georgia Department of Transportation and shall be according to the Access agreement in effect or such other access agreement that has been permitted by the Georgia Department of Transportation.

Longitude: -81.840999

Latitude: 33.104056

Burke County, Georgia

Directions: From Augusta: Follow US Highway 56 South from the intersection of I-520 and US Highway 56 for a distance of 13.5 miles to the intersection with Georgia Highway 23. Turn left onto Highway 23 for a distance of 10.6 miles to the property on your left and marked with Georgia Land Sales signs.

