

# Tract 1 Boulders Estates

Great 22.45 Acre Hunting Tract with Creek  
Warren County, Georgia



**Description:** This tract would be great for hunting, home sites, farming and gardening, or just a place to get away from the hustle and bustle of city life. Sit by the creek and hear the water tumble through the rocks. This tract has ample frontage on a county maintained road. You will have to construct your own well and septic system if you decide to construct a residence.

**Price:** 49,390.00 cash or \$4,939.00 down and the balance of \$44,451.00 payable over 180 months at 9% interest with equal monthly payments of \$450.85 each.

Brashear Realty Corp.  
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Augusta, Georgia 30901

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**Location of Boulders Estates:**

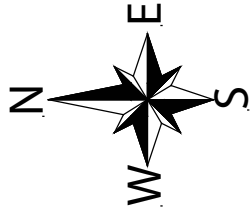
**From Augusta:** Take I-20 to the Camak Exit of I-20 at mile marker 160. Turn left towards Camak and Warrenton on Highway 80. Follow Highway 80 for a distance of 6.9 miles through the city of Camak and into the city of Warrenton. At the intersection with Highway 278 continue straight ahead onto the Highway 278 Warrenton Bypass for a distance of 0.9 miles to Highway 17. Turn left onto Highway 171 towards Gibson for a distance of 4.2 miles to the intersection with Landrum Road at Johnson Church. Turn right onto Landrum Road for a distance of 0.6 miles to the property on the right.

**From Atlanta:** Take I-20 to the Norwood Exit of I-20 at mile marker 150. Turn right towards Norwood and Warrenton on Highway 278. Follow Highway 278 for a distance of 10.6 miles through the city of Norwood and into the city of Warrenton. At the intersection with Highway 16 and Highway 278 continue straight ahead on the Highway 278 Bypass for a distance of 1 mile to the intersection with Highway 171. Turn right onto Highway 171 towards Gibson for a distance of 4.2 miles to the intersection with Landrum Road at Johnson Church. Turn right onto Lanrum Road for a distance of 0.6 miles to the property on the right.

**From Warrenton:** From the Bypass take Highway 171 towards Gibson for a distance of 4.2 miles to the intersection with Landrum Road at Johnson Church. Turn right onto Landrum Road for a distance of 0.6 miles to the property on the right.



	FEDERAL HIGHWAY
	STATE HIGHWAY
	STATE ROAD
	COUNTY MAINTAINED PAVED ROAD
	COUNTY MAINTAINED DIRT ROAD
	COUNTY BOUNDARY



ROUTE FROM AUGUSTA  
AND THE I-20 CAMAK EXIT

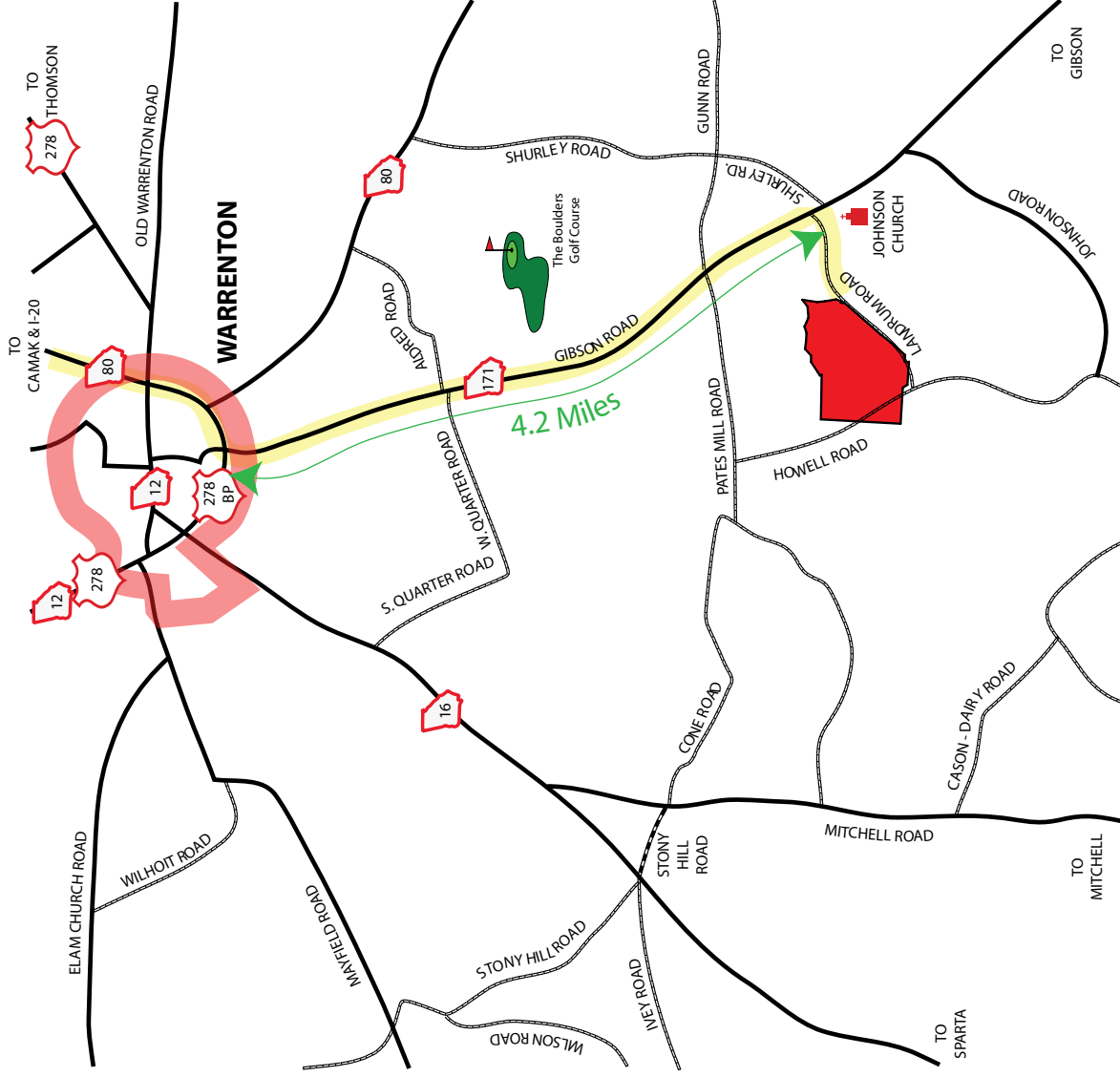
Location of:

Boulders  
Estates

Warren County,  
Georgia



FOR MORE INFORMATION CALL:  
706-722-4308



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### **Restrictions for Boulders Estates:**

The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Warren Boulders:

1. Lots less than 10 acres are limited to one residence per lot. Lots of more than 10 acres may add one additional home upon approval of the Warren County authorities.
2. All residences may be either home or mobile home. Any mobile home placed thereon shall be double wides and shall be not more than 10 years old since date of manufacture. Any residence constructed or placed thereon shall have a minimum of 980 square feet or heated floor space of living area.
3. The property shall not be used for the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.
- 5 Setback lines for the construction of any buildings shall be 75 feet from the right of way of any roadway; and 15 feet from all side and rear lines.

