

DAVISBORO FARMS

12 TRACTS—9.85 TO 38.47 ACRES

WASHINGTON COUNTY, GA



Description: All of these tracts were planted in pines (2019). This is an excellent investment that could be harvested in as little as 14 years. These tracts feature ideal homesites with both open and wooded tracts close to Bartow, Riddleville, and Davisboro, Georgia. 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. Tracts 1, 2, and three feature a large creek. There are other tracts that have smaller sources of natural water. Electric and phone are available.

Owner financing is available with 10 % down and balance payable over 180 months at 9% 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

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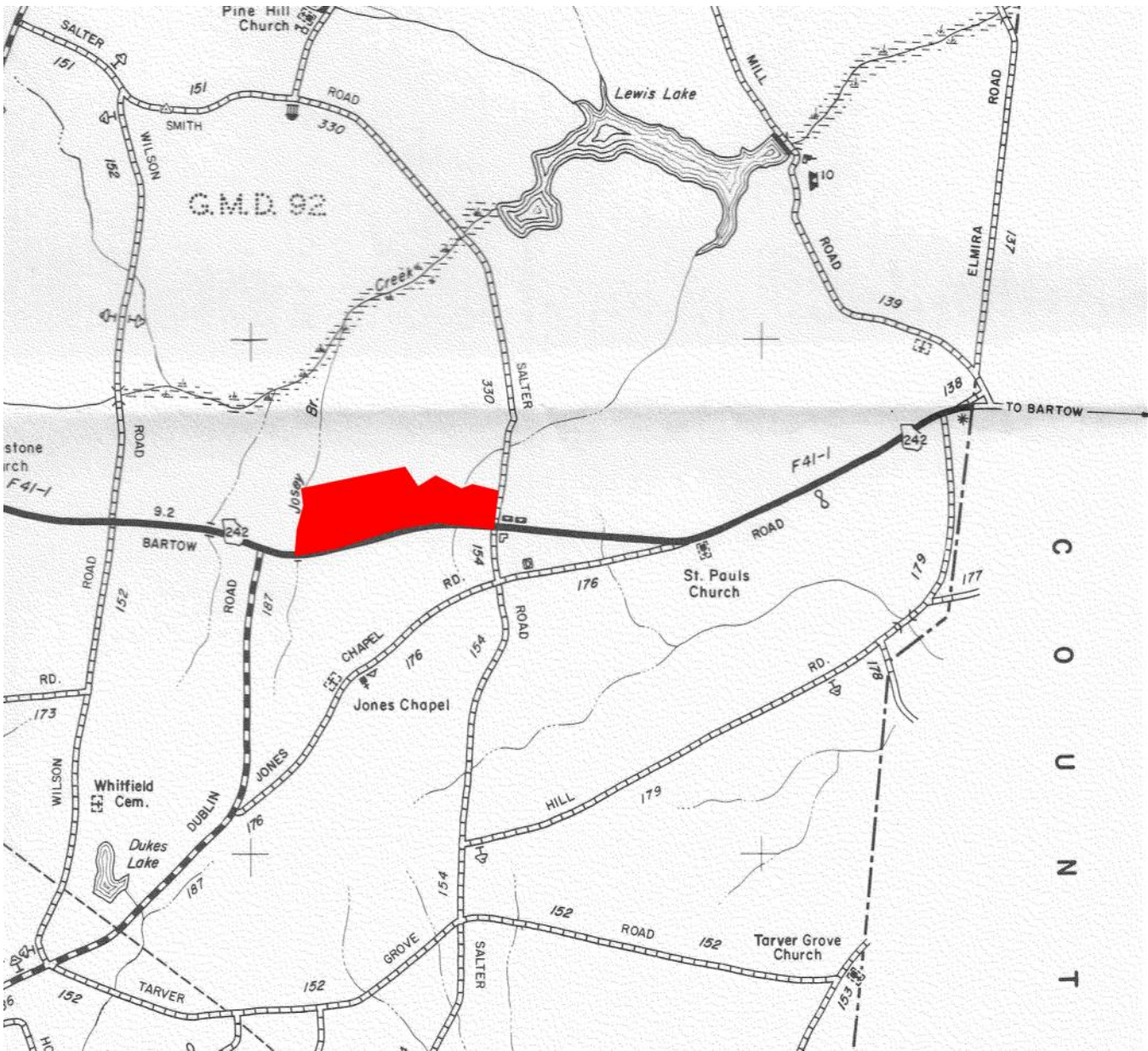
Aerial Photograph



Plat



Location



Price and Terms Available:

Davisboro Farms

<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	20.37	3200	\$65,184.00	\$6,519.00	\$58,665.00	\$595.02
Tract 2	25.76	3200	\$82,432.00	\$8,244.00	\$74,188.00	\$752.46
Tract 3	38.47	3000	\$115,410.00	\$11,541.00	\$103,869.00	\$1,053.51
Tract 4	19.98	3200	\$63,936.00	\$6,394.00	\$57,542.00	\$583.63
Tract 5	20.7	3200	\$66,240.00	\$6,624.00	\$59,616.00	\$604.67
Tract 6	23.66	3200	\$75,712.00	\$7,572.00	\$68,140.00	\$691.12
Tract 7	26.36	3200	\$84,352.00	\$8,436.00	\$75,916.00	\$769.99
Tract 8	18.74	3200	\$59,968.00	\$5,997.00	\$53,971.00	\$547.41
Tract 9	18.74	3500	\$65,590.00	\$6,559.00	\$59,031.00	\$598.73
Tract 10	10.15	3500	\$35,525.00	\$3,553.00	\$31,972.00	\$324.28
Tract 11	9.85	3500	\$34,475.00	\$3,448.00	\$31,027.00	\$314.70
Tract 12	9.92	3500	\$34,720.00	\$3,472.00	\$31,248.00	\$316.94

Longitude: -82.5629

Latitude: 32.8736

Washington County, Georgia

Directions: From Augusta: Follow US Highway 1 (Deans Bridge Road) south to Louisville, Georgia. In Louisville turn right onto US Highway 221 through downtown Louisville. Continue straight for a distance of 4.9 miles to the intersection where US Highway 221 turns left. Turn left towards Bartow for a distance of 7.3 miles to the intersection with Georgia Highway 242 West. Turn right on Georgia Highway 242 West towards Riddleville for a distance of 4.8 miles. The property is on the right.

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 Jefferson County.
3. Any mobile home placed upon the property must be 980 square feet or larger.
4. Mobile homes must be 2010 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 of, 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.

Seller reserves an easement for drainage and utilities over 15 feet from any side line and 20 feet from any frontage on Georgia Highway 242 (Bartow Road) and Salter Road.

Buyer acknowledges that access to Highway 242 must be at the location and to the specifications of the driveway plan approved by the Georgia Department of Transportation.

CAUTION! The deer stands present on some of the tracts are included in their respective tracts. Please be aware that no warranty is made as to their safety. Paper Wasps are in almost all deer stands so be sure to use appropriate sprays to prevent being injury.