

Tract 2 Edgehill Lakes

56.67 Acres with 8 Acre Lake

Glascock County, Georgia



Description: This tract has something for everyone. The main feature is an 8 acre stocked lake. This lake was created as part of a reclamation project from where it was mined for Kaolin. The lake was stocked with catfish, bream, and bass. The cost of such a lake would be huge and almost impossible to build. The rear of the tract is hardwood forest with another possible pond site and a large creek on its boundary. On the front is grassland for grazing, farming, or a homesite. Glascock county schools are highly respected and makes this a great choice for families wanting to live the ideal country lifestyle.

Price: \$174,674.00 Cash or buy with owner financing. No credit check or qualifying. Terms available are 10% cash at closing (\$17,468. down), balance of (\$157,206.00 payable in equal monthly installments for terms up to 15 years at 10% interest rate with equal monthly payments of \$1,689.34. 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.

Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

Tel: (706)-722-4308
Fax: (706)-722-4374

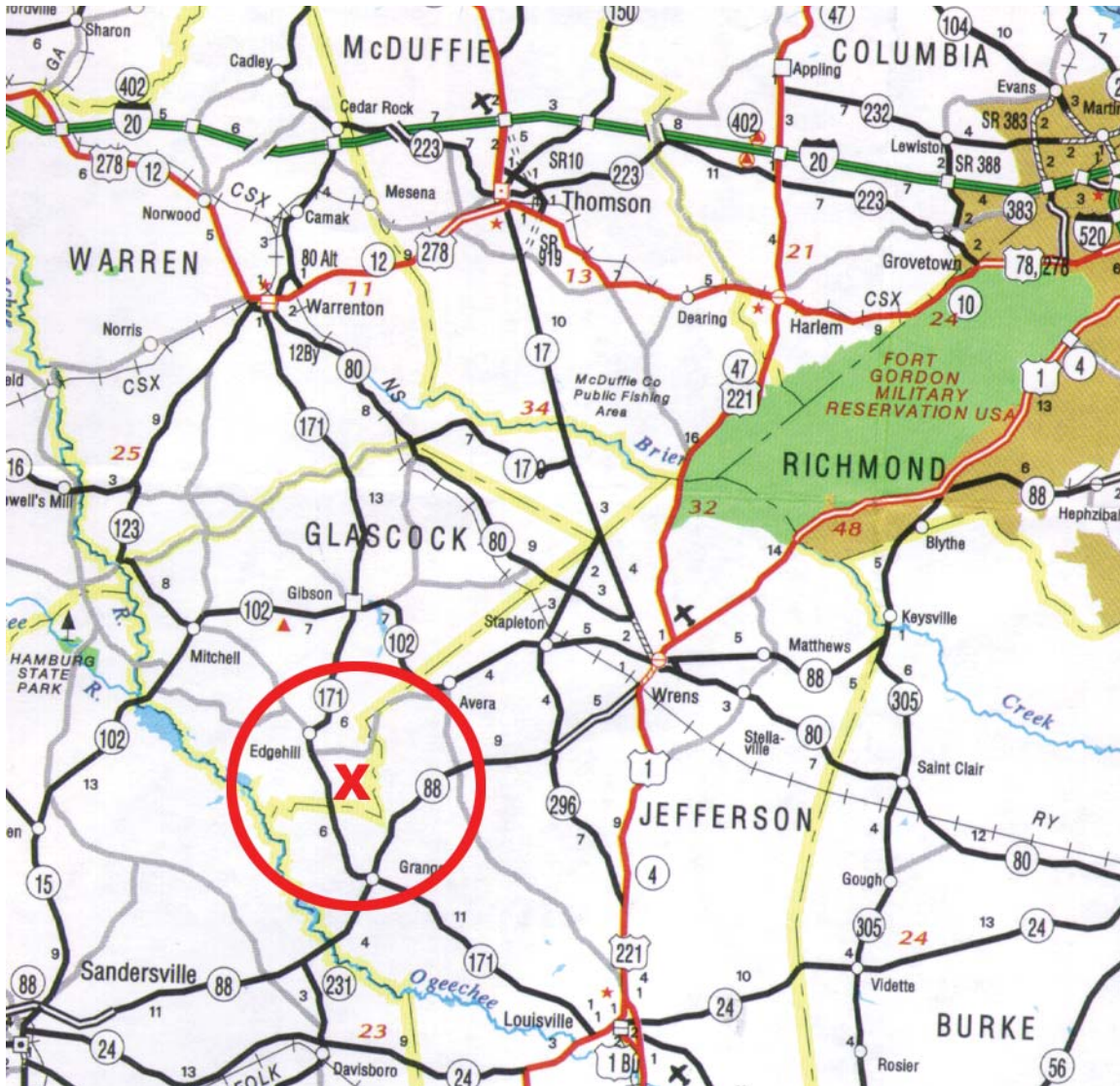
<http://www.georgiacountry.com>
e-mail: tice@brashearrealty.com

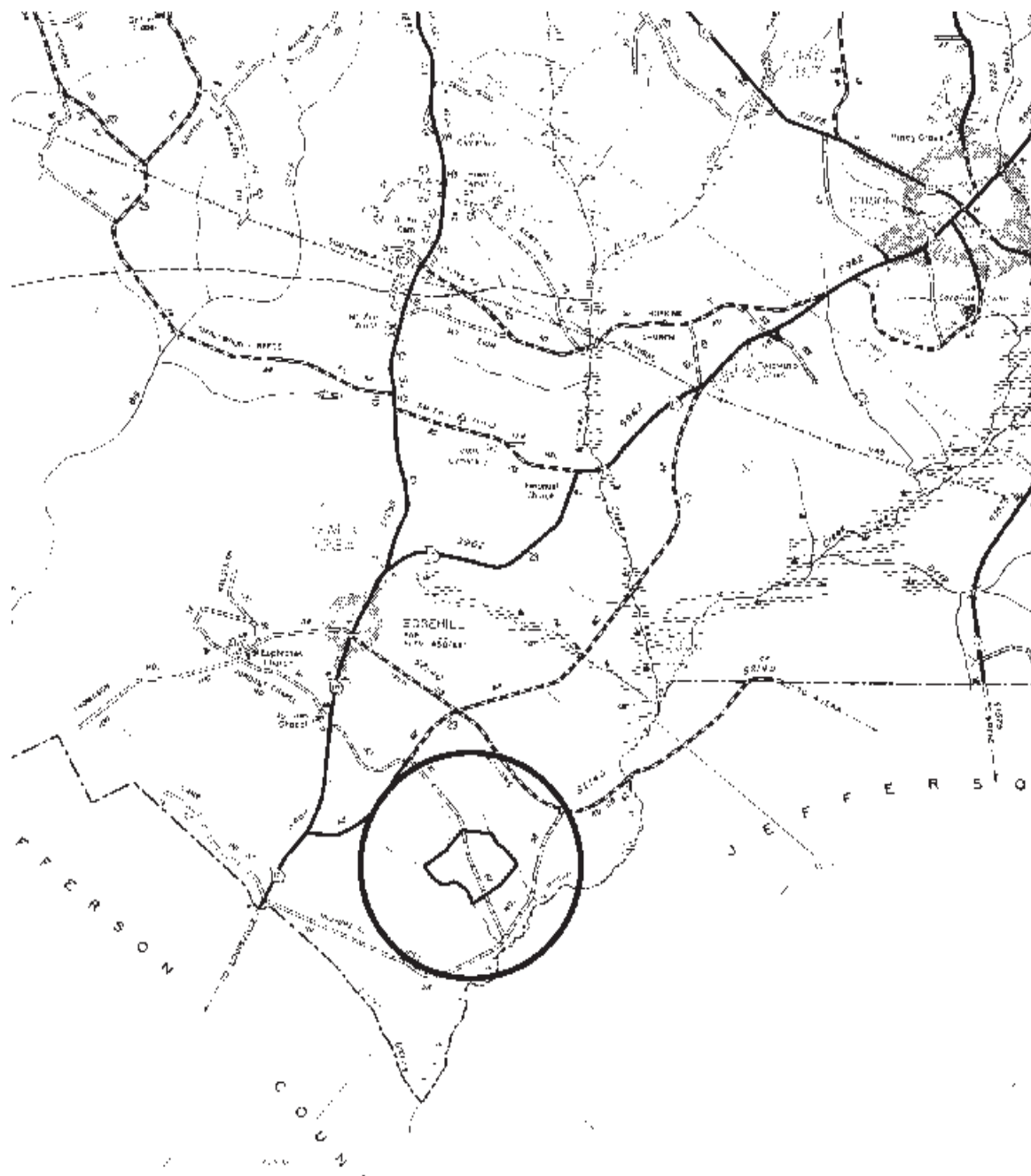


Location of Edgehill Lakes:

From Augusta: Take US Highway 1 South (Deans Bridge Road) to the city of Wrens. In Wrens at the downtown intersection turn right onto State Highway 102 towards Stapleton and Avera. Follow Hwy 102 for 9 miles through Stapleton and into Avera. In Avera turn left at the caution light in front of the Avera Shopping Center. Travel 0.1 miles to the next intersection. Turn right onto the Edgehill Avera Road. Travel a distance of 5.8 miles to Barford Road. Turn left onto Barford Road for a distance of 0.8 miles to ECC Mine Road. Turn left and follow ECC Mine Road approximately one mile to the property on both

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 into Gibson. From Gibson continue on Highway 171 for a distance of 2.4 miles. Bear left onto Barford Road. Follow Barford Road for a distance of 4.1 miles to the intersection with ECC Mine road. Turn left and follow ECC Mine Road approximately one mile to the property on

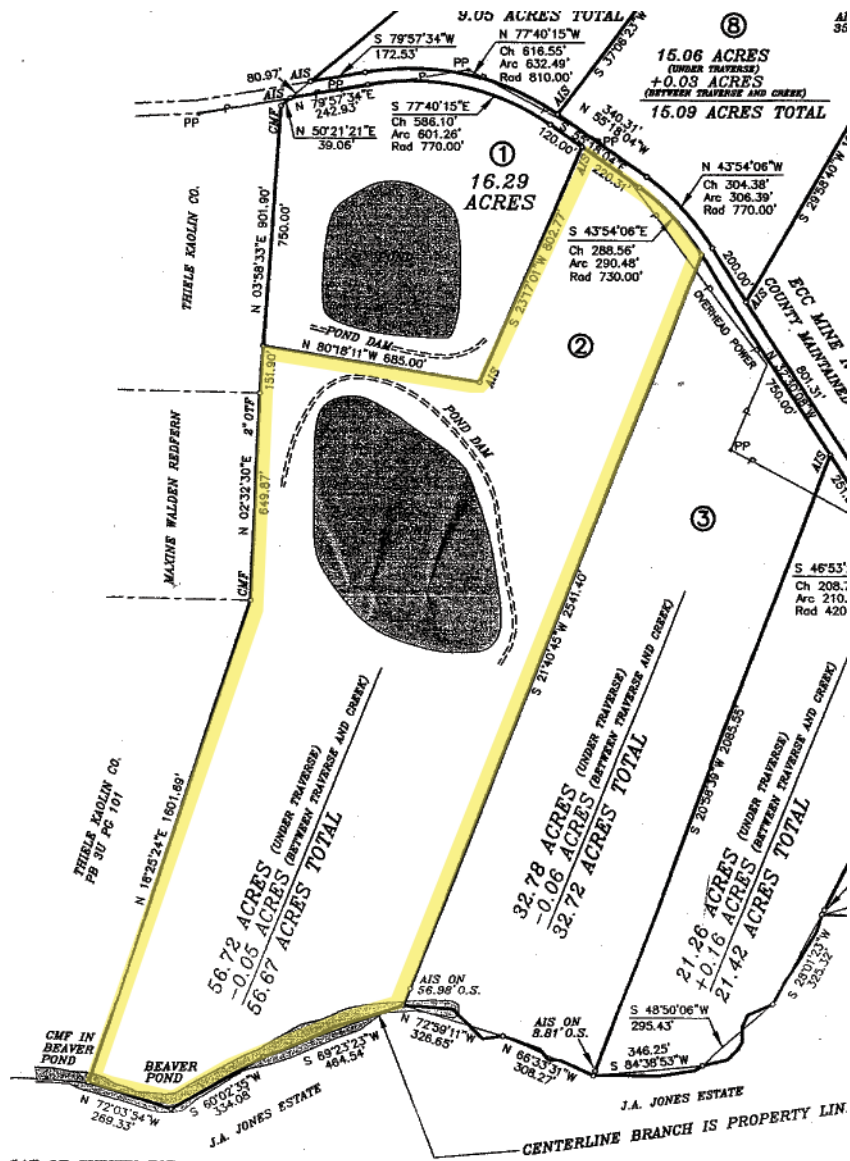




Restrictions for Edgehill Lakes:

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

1. Lots are limited to one residence per lot but may add one additional home upon approval of the Glascock 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.



LAT OF SURVEY FOR
BRASHEAR &
SHEAR DEVELOPMENT CORP.