

# 29.94 Acres in North Burke County, Georgia



## Tract 1 29.94 Acres:

This property is conveniently located just inside the Burke County Line. It provides large Hardwood trees as well as long frontage on McBean Creek. The property has 80 feet of paved road frontage on Farmer's Bridge Road and follows an 80 foot wide access way to the larger portion of the property. This property would be great for hunting or a combination home site with hunting right outside your back door. The open land would provide a great space for gardening or an imposing lawn.

## Price and Terms:

\$71,856.00 Cash or terms. Terms are offered without qualification with \$7,186.00 down, the balance of \$64,670.00 bearing interest at the rate of 9% per annum and payable in 180 equal monthly installments of \$655.93 each. Any payment more than 15 days late shall incur a late fee in the amount of 5% of the amount of the overdue installment. There is no prepayment penalty and buyer may prepay principal with full abatement of interest thereon.



GeorgiaLandSales.com

Brashear Realty Corp.

513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Toll free: 1-800-488-0510

**NOTES:**

- THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION, A 100' TAPE, AND PROMARK 500 GNSS SURVEYING SYSTEM.
- ACCURACY OF FIELD WORK ACQUIRED TO PREPARE THIS SURVEY:
  - PROMARK GTS-303 TOTAL STATION CLOSURE PRECISION ONE FOOT IN 24,810 FEET AND AN ANGULAR ERROR OF 0.00003" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
  - PROMARK GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08'.
- THIS PLAT HAS A CLOSURE PRECISION OF:
  - ONE FOOT IN 519,071 FEET (TRACT 1)
  - ONE FOOT IN 449,877 FEET (TRACT 2)
  - ONE FOOT IN 1,105,927 FEET (TRACT 3)
  - ONE FOOT IN 1,192,391 FEET (TRACT 4)
  - ONE FOOT IN 1,007,285 FEET (TRACT 5)
  - ONE FOOT IN 837,457 FEET (TRACT 6)
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAN ACT O.C.G.A. 19-6-67.

**LEGEND**

- IRON PIPE FOUND
- IPS
- ANGLE IRON SET
- ANGLE IRON SET
- CITF
- CRIMPED TOP PIPE FOUND
- CMF
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET
- RBE
- BEAR SET
- SOIF
- SQUARE IRON FOUND
- OIF
- OPEN TOP PIPE FOUND
- RR
- RAILROAD IRON
- COITON SPIKE SET
- CSS
- CSF
- COTTON SPIKE FOUND
- \*\*\*
- FENCE



**REFERENCES:**

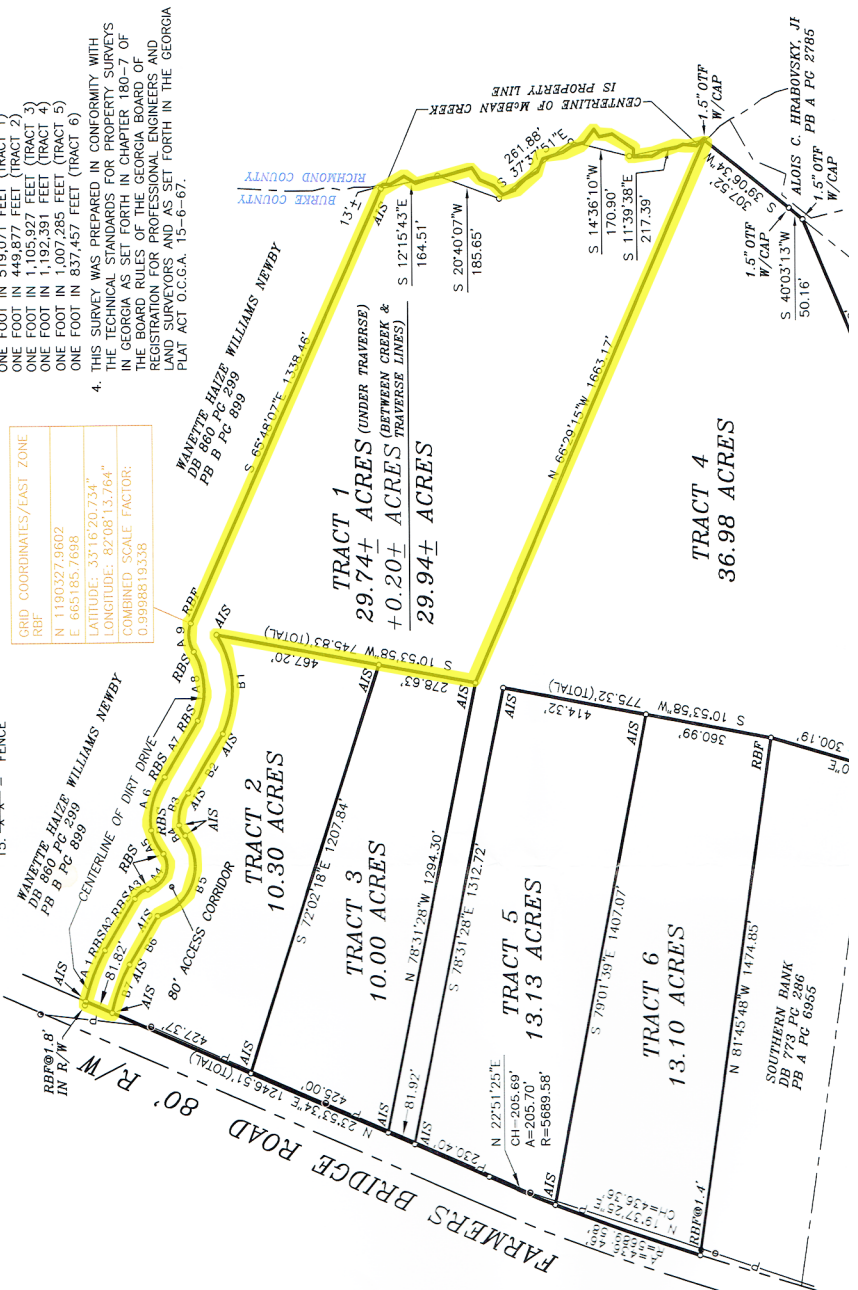
DB 922 PG 214
PB 2 PG 181
PB A PG 6955

**GRID COORDINATES/EAST ZONE**

N 1190.327,9602	
E 665185.7698	
N 1190.327,9602	
E 665185.7698	
LATITUDE: 33°16'20.734"	
LONGITUDE: 82°08'13.764"	
COMBINED SCALE FACTOR:	
0.9998819338	



Course	Bearing	Distance
A1	R= 513.75' Tan: 77.73° CA: 17°12'23"	A= 154.28' CA: 17°12'23"
A2	Chd: S 69°36'59" E R= 59.20'43" E A= 167.84'	A= 153.71'
A3	Chd: R= 67°29'14" E Tan: 85.8935° E CA: 67.71'41"	A= 167.84'
A4	Chd: R= 67°29'14" E Tan: 85.8935° E CA: 67.71'41"	A= 167.84'
A5	Chd: S 66°01'22" E R= 141.63' Tan: 97.80° CA: 110°56'19"	A= 130.29' CA: 110°56'19"
A6	Chd: N 62°57'40" E R= 200.36' Tan: 84.06° CA: 45°31'15"	A= 159.18' CA: 45°31'15"
A7	Chd: S 75°24'12" E R= 210.47' Tan: 109.35° CA: 185.17°	A= 206.02' CA: 185.17°
A8	Chd: N 84°24'07" E R= 194.30' Tan: 104.29° CA: 83.46°	A= 194.30' CA: 83.46°
A9	Chd: N 84°24'07" E R= 194.30' Tan: 104.29° CA: 83.46°	A= 194.30' CA: 83.46°
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A99	Chd: N 84°24'07" E R= 194.30' Tan: 104.29° CA: 83.46°	A= 194.30' CA: 83.46°
A100	Chd: N 84°24'07" E R= 194.30' Tan: 104.29° CA: 83.46°	A= 194.30' CA: 83.46°



Location:

From I-520 and Peach Orchard Road (Highway 25) take Peach Orchard Road (Highway 25) south to the intersection with Highway 88 near Hephzibah. Turn right and follow Highway 88 through Hephzibah for 3.2 miles to the intersection with Keysville Road. Turn right onto Keysville Road for a distance of 0.4 miles to the intersection with Farmers Bridge Road. Turn left onto Farmers Bridge Road for a distance of 2.7 acres to the property on the left.

