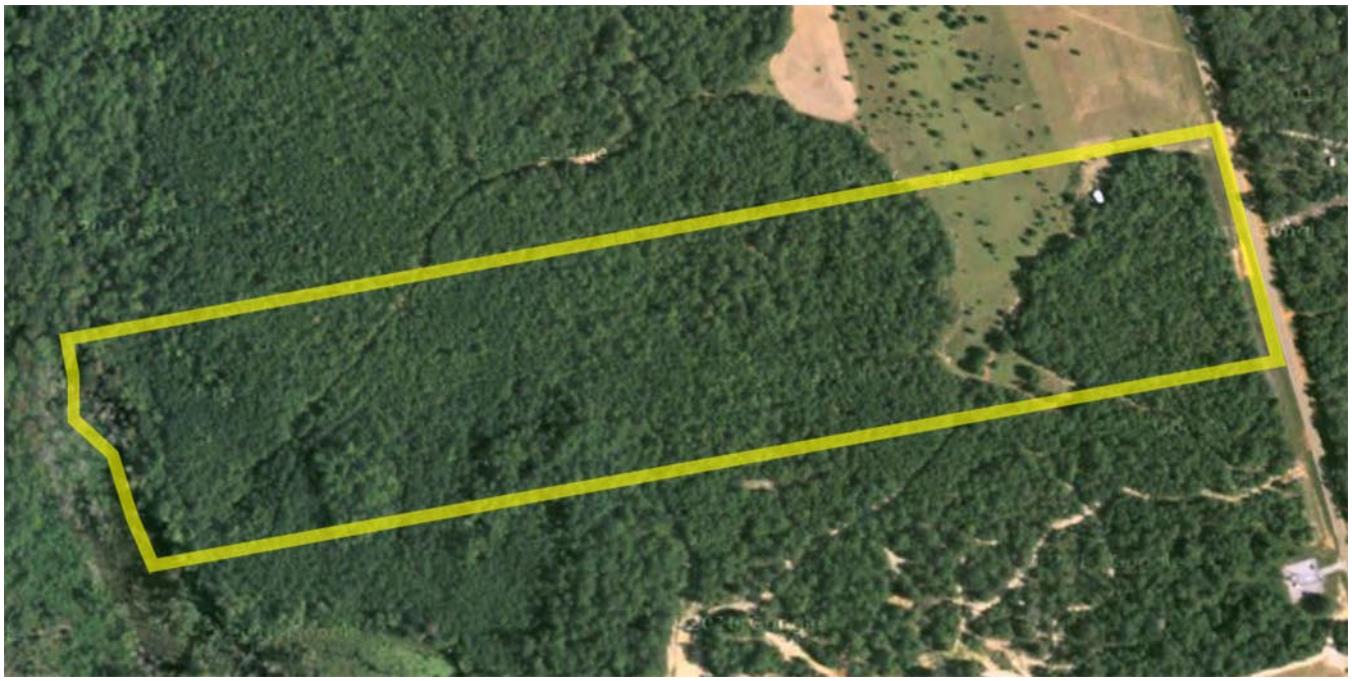
Tract 5A Gamble Mill Farms

33.38 Acres

Jefferson County, Georgia



Description: This tract is just the place for your home or a place to get away from it all. Located just off the Fall Line Freeway, the location gives you easy travelling from Wrens, Sandersville, Thompson, or Augusta. This tract has ample frontage on a paved county maintained road. The property is mostly wooded with scattered hardwoods and pines, and even some pecan trees. There is approximately 3 acres of open land. The creek provides you with year round water. You will have to construct your own well and septic system if you decide to construct a residence.

Price: $83,450.00 cash or $8,345.00 down and the balance of $75105.00 payable over 180 months at 9% interest with equal monthly payments of $761.76 each. Note shall provide for a late penalty of 5% of the amount of the overdue installment for any payment more than 15 days late. Note may be prepaid at any time with full abatement of interest thereon.

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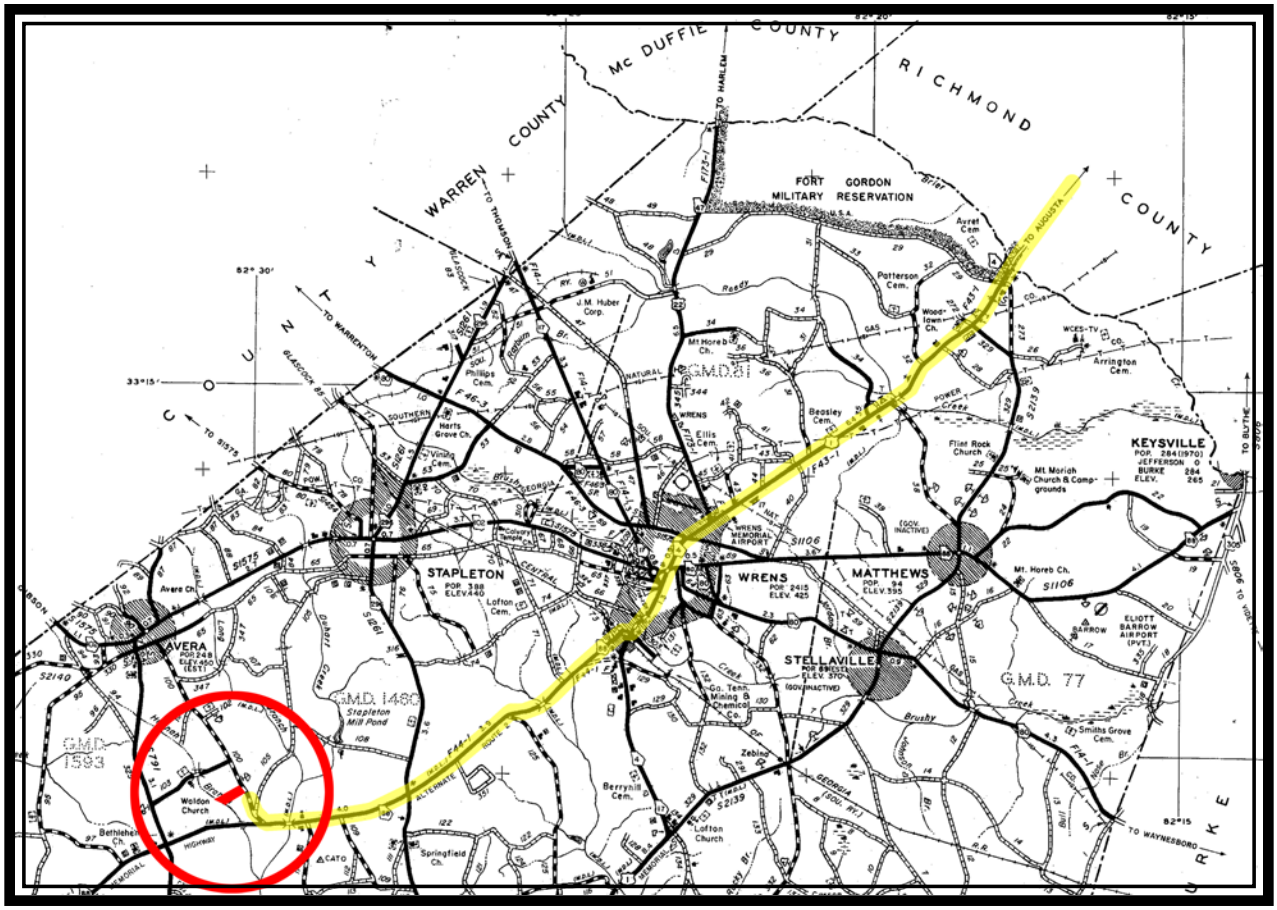
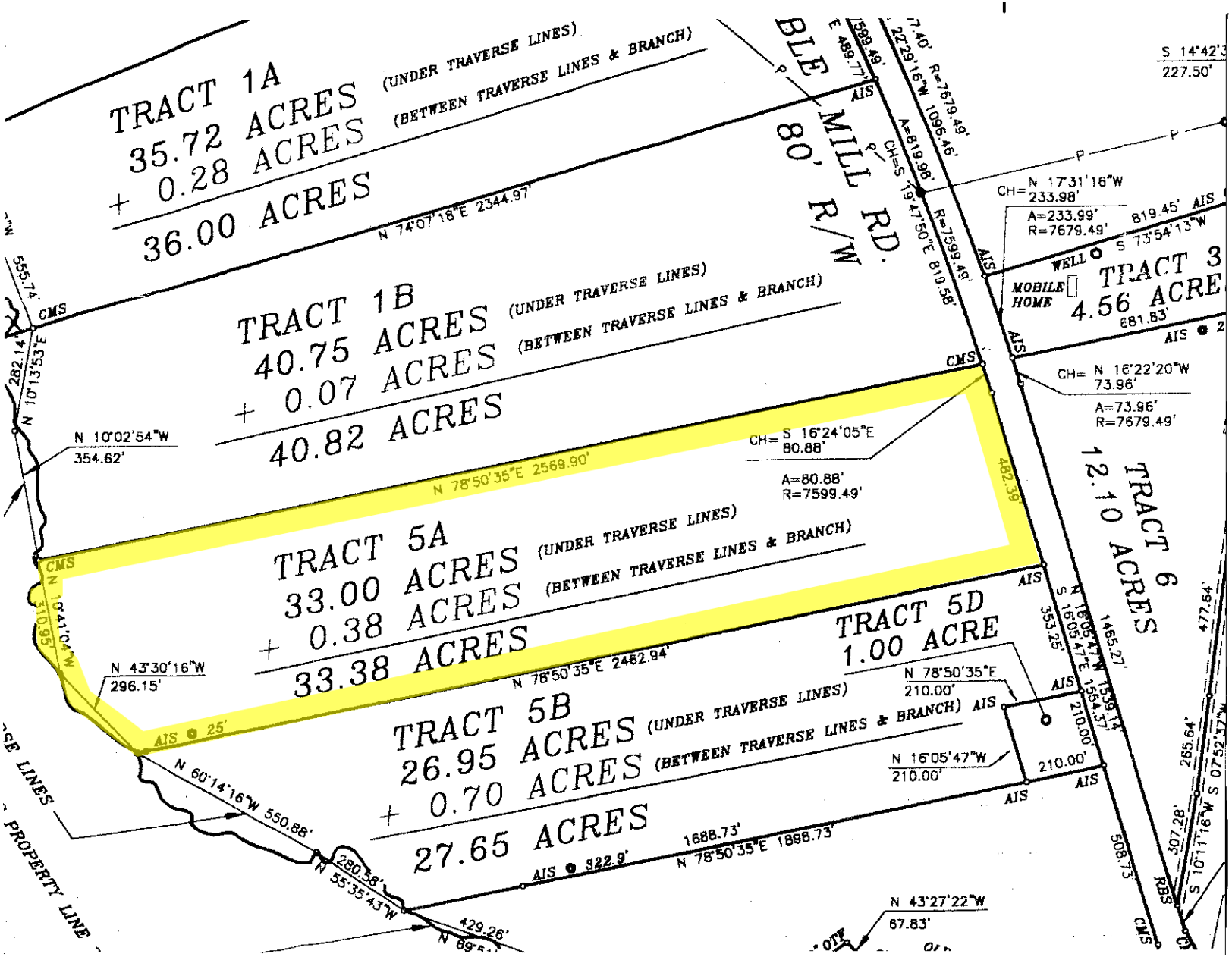
BRASHEAR
REALTY CORPORATION

Location of Tract 5A of Gamble Mill Farms:

From Augusta take US Highway 1 South through Wrens to Highway 88 in the direction of Sandersville. Follow Highway 88 for 5 miles. Turn right onto Gamble Mill Road. The property will be on the left about 400 feet past the cell phone tower.





TRACT 1A
35.72 ACRES (UNDER TRAVERSE LINES)
+ 0.28 ACRES (BETWEEN TRAVERSE LINES & BRANCH)
36.00 ACRES
TRACT 1B
40.75 ACRES (UNDER TRAVERSE LINES)
+ 0.07 ACRES (BETWEEN TRAVERSE LINES & BRANCH)
40.82 ACRES
TRACT 5A
33.00 ACRES (UNDER TRAVERSE LINES)
+ 0.38 ACRES (BETWEEN TRAVERSE LINES & BRANCH)
33.38 ACRES
TRACT 5B
26.95 ACRES (UNDER TRAVERSE LINES)
+ 0.70 ACRES (BETWEEN TRAVERSE LINES & BRANCH)
27.65 ACRES
TRACT 5D
1.00 ACRE
TRACT 6
12.10 ACRES
TRACT 3
4.56 ACRE
BLE MILL RD.
80' R/W
N 74°07'18"E 2344.97'
N 78°50'35"E 2569.90'
N 78°50'35"E 2462.94'
N 78°50'35"E 1898.73'
N 10°02'54"W
354.62'
N 43°30'16"W
296.15'
N 60°14'16"W 550.88'
N 55°35'43"W
N 43°27'22"W
67.83'
N 16°05'47"W
210.00'
N 78°50'35"E
210.00'
CH= S 16°24'05"E
80.88'
A=80.88'
R=7599.49'
CH= N 17°31'16"W
233.98'
A=233.99'
R=7679.49'
CH= N 16°22'20"W
73.96'
A=73.96'
R=7679.49'
CH= S 19°47'50"E 819.58'
A=819.98'
R=7599.49'
S 14°42'3
227.50'
S 73°54'13"W
819.45'
681.83'
WELL
MOBILE HOME
AIS
CMS
RBS
PROPERTY LINE

Restrictions for Gamble Mill Estates

The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Gamble Mill Estates, except for those two tracts closest to the Fall Line Freeway (Highway 88):

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 Jefferson 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.

6. Drainage and utility easements are reserved for 20’ from any existing roadway and 15’ from any side and rear lines.