

230.87 Acres - Divided Georgia Highway 80 Burke County, GA



Description: This 230.87 acre tract is divided into 7 tracts ranging from 17.2 acres to 42.6 acres. All of these tracts have good state maintained road frontage on Georgia Highway 80. Regardless of whether you want a place to live, hunt or just a recreational tract, this may be the place for you. It is nicely timbered with a good road system for easy access. Tract 1 has a gate as well as a roadway that travels the length of the property. Tracts 3 and 4 have Little Brushy Creek through the property. Tract 5 has a gate on Highway 80. Tracts 1 through 6 are traversed by an underground gas line easement which provides excellent fields of fire for hunting.

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

Brashear Realty Corp.

513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Photographs:



Photographs:





Price and Terms Available:

Highway 80 Tracts, Burke County, GA

<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	17.20	\$2,700.00	\$46,440.00	\$4,644.00	\$41,796.00	\$423.92
Tract 2	42.60	\$2,300.00	\$97,980.00	\$9,798.00	\$88,182.00	\$894.40
Tract 3	39.90	\$2,400.00	\$95,760.00	\$9,576.00	\$86,184.00	\$874.14
Tract 4	36.30	\$2,500.00	\$90,750.00	\$9,075.00	\$81,675.00	\$828.40
Tract 5	37.60	\$2,500.00	\$94,000.00	\$9,400.00	\$84,600.00	\$858.07
Tract 6	29.30	\$2,500.00	\$73,250.00	\$7,325.00	\$65,925.00	\$668.66
Tract 7	27.97	\$2,600.00	\$72,722.00	\$7,272.20	\$65,449.80	\$663.84
	230.87					

Financing is for 180 months with 9% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.

Longitude: -82.2520

Latitude: 33.1483

Address: Georgia Highway 80, Keysville, GA 30816

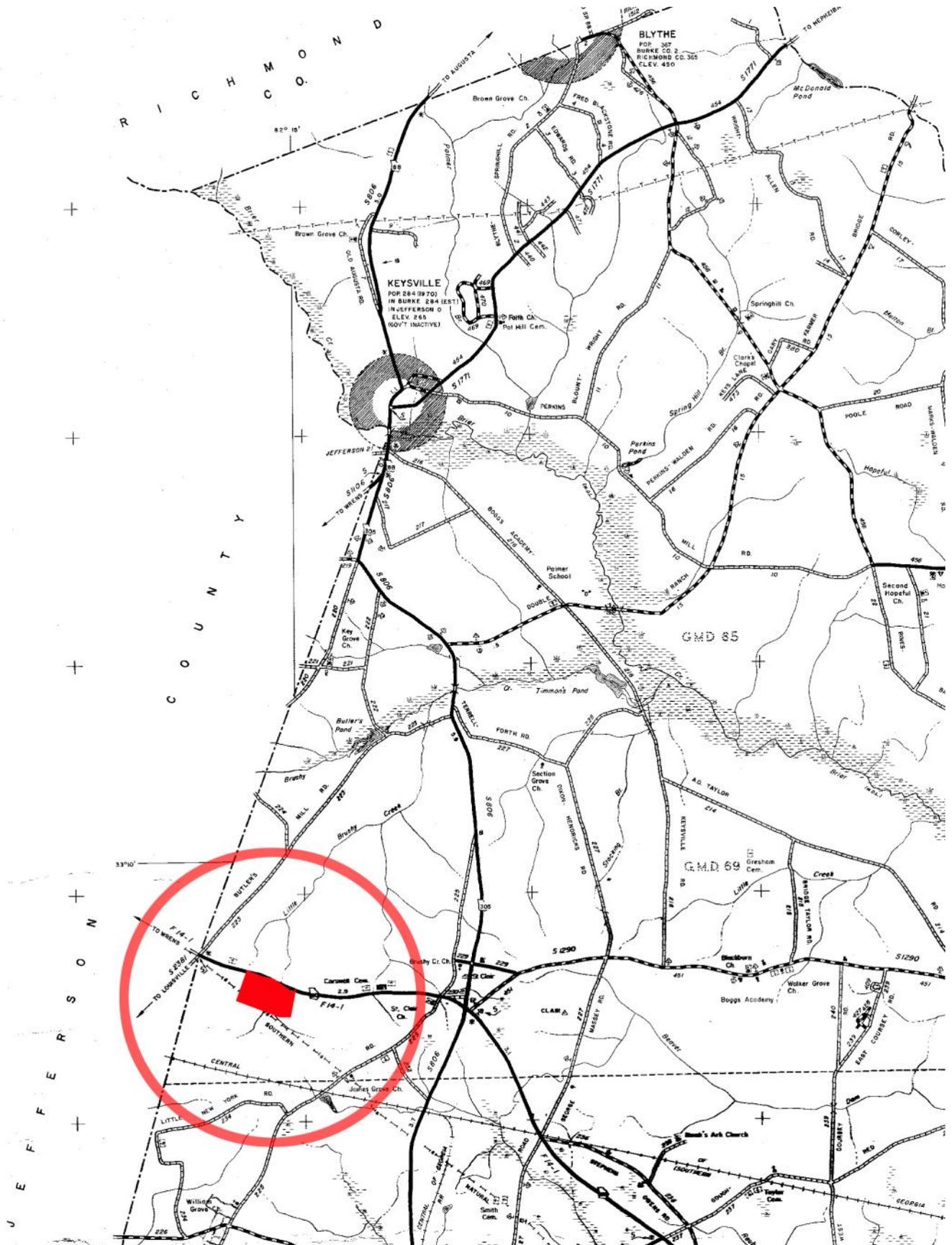
Burke County, Georgia Parcel Number: 006 002

Directions: From Augusta: Follow US 25 (Peach Orchard Road) south from Bobby Jones Expressway (I-520) for 6.4 miles to Georgia Highway 88 and turn right onto Highway 88 towards Keysville. Follow Highway 88 W for 3.2 miles. Turn left onto Keysville Road for 0.4 miles to Farmers Bridge Road. Turn left onto Farmers Bridge Road for 10.4 miles to the dead end. Turn left onto Georgia Highway 305 S for 3.8 miles to GA Highway 80. Turn right onto GA Highway 80 for 1.9 miles to the property on the left. Property is marked with Brashear Realty Corp. Tract Markers.

Restrictions for 15 years from date of conveyance:

1. Any residence placed or built thereon may be either home or mobile home. Any mobile home placed thereon shall be doublewides, shall be not more than 10 years old since date of manufacture, and shall have no less than 980 square feet of heated living area.
2. Property shall not be used for commercial or industrial uses as defined by Burke County zoning ordinances. Property shall not be used for the storage of inoperable vehicles. Property may be used for residential or agricultural purposes. Property shall be used for no more than three permanent residences.
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. Seller herein reserves 15 feet from any side line and 30 feet from the public roadway as easement for drainage and utilities.

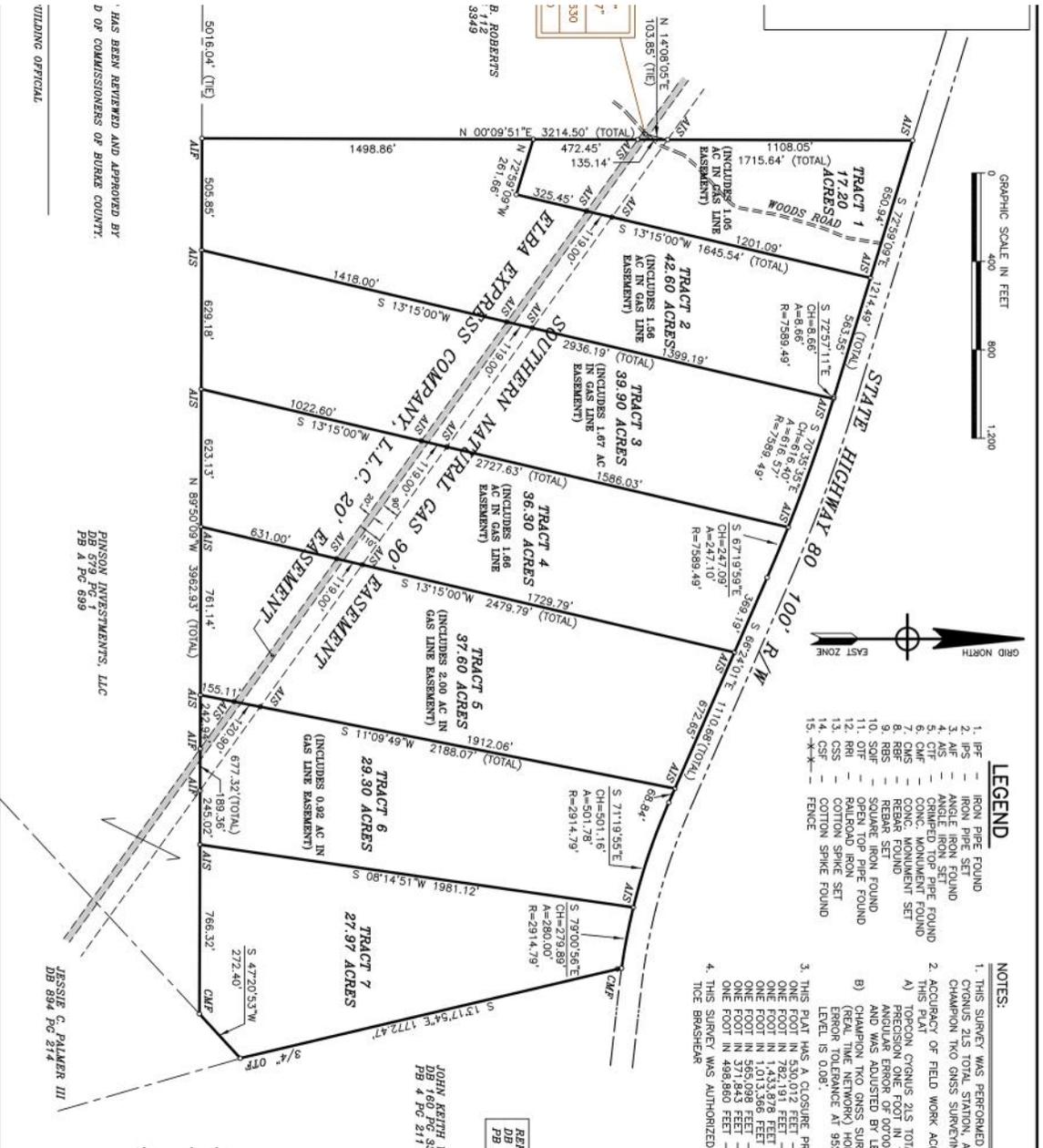
Location Map:





- LEGEND**
- 1. I.P.F. — IRON PIPE FOUND
 - 2. I.P.S. — IRON PIPE SET
 - 3. A.I.S. — ANGLE IRON SET
 - 4. A.I.S. — CRIMPED TOP PIPE FOUND
 - 5. C.T.F. — CONC. MONUMENT FOUND
 - 6. C.M.F. — CONC. FOUNDMENT SET
 - 7. C.M.F. — CONC. FOUNDMENT SET
 - 8. R.B.S. — REBAR SET
 - 9. R.B.S. — SQUARE IRON FOUND
 - 10. S.O.F. — OPEN TOP PIPE FOUND
 - 11. O.T.F. — RAILROAD IRON SET
 - 12. C.S.S. — COTTON SPIKE FOUND
 - 13. C.S.S. — COTTON SPIKE FOUND
 - 14. C.S.S. — FENCE
 - 15. C.S.S. — FENCE

- NOTES:**
1. THIS SURVEY WAS PERFORMED CHORDS 215 TOTAL STATION, A CHAMPION TWO GNSS SURVEIN
 2. ACCURACY OF FIELD WORK ACC TO THIS PLAT CONFORMS AS TO PRECISION ONE FOOT IN AN ANGULAR ERROR OF 0'00" AND WAS ADJUSTED BY LE (REAL TIME NETWORK) HOY ERROR TOLERANCE AT 95% LEVEL IS 0.08'
 3. THIS PLAT HAS A CLOSURE PR ONE FOOT IN 780,191 FEET — ONE FOOT IN 1,433,878 FEET — ONE FOOT IN 1,013,366 FEET — ONE FOOT IN 350,049 FEET — ONE FOOT IN 498,860 FEET — ONE FOOT IN 498,860 FEET —
 4. THIS SURVEY WAS AUTHORIZED TICE BRASHEAR



HAS BEEN REVIEWED AND APPROVED BY
D OF COMMISSIONERS OF BURKE COUNTY.

PINSON INVESTMENTS, LLC
DB 579 Pg 1
PB 1 Pg 699

JESSIE C. PALMER III
DB 694 Pg 214

JOHN KEITH I
DB 160 Pg 31
PB 1 Pg 211

REF
DB
PB

PLANNING OFFICIAL