

Jefferson Forest

5 Tracts 11 to 113 Acres
Jefferson County, Georgia



Description: These tracts are great for home sites, farming and gardening, or just a place to get away from the hustle and bustle of city life. Some of these tracts have natural water. The timber on these tracts is predominantly planted pines approximately 12 years old. These tracts are just a short drive from Augusta and Waynesboro near the town of Wrens. The soil characteristics are favorable for forests, farming, or gardening. These tracts all have ample frontage on a paved State Highway. You will have to construct your own well and septic system if you decide to construct a residence. Tracts 2, 4, and 5 have a large creek.

Price: See attached list. Financing is available. No credit check or qualifying. Terms available are 10% cash at closing, balance payable in equal monthly installments for terms up to 15 years at 10% interest rate. 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.

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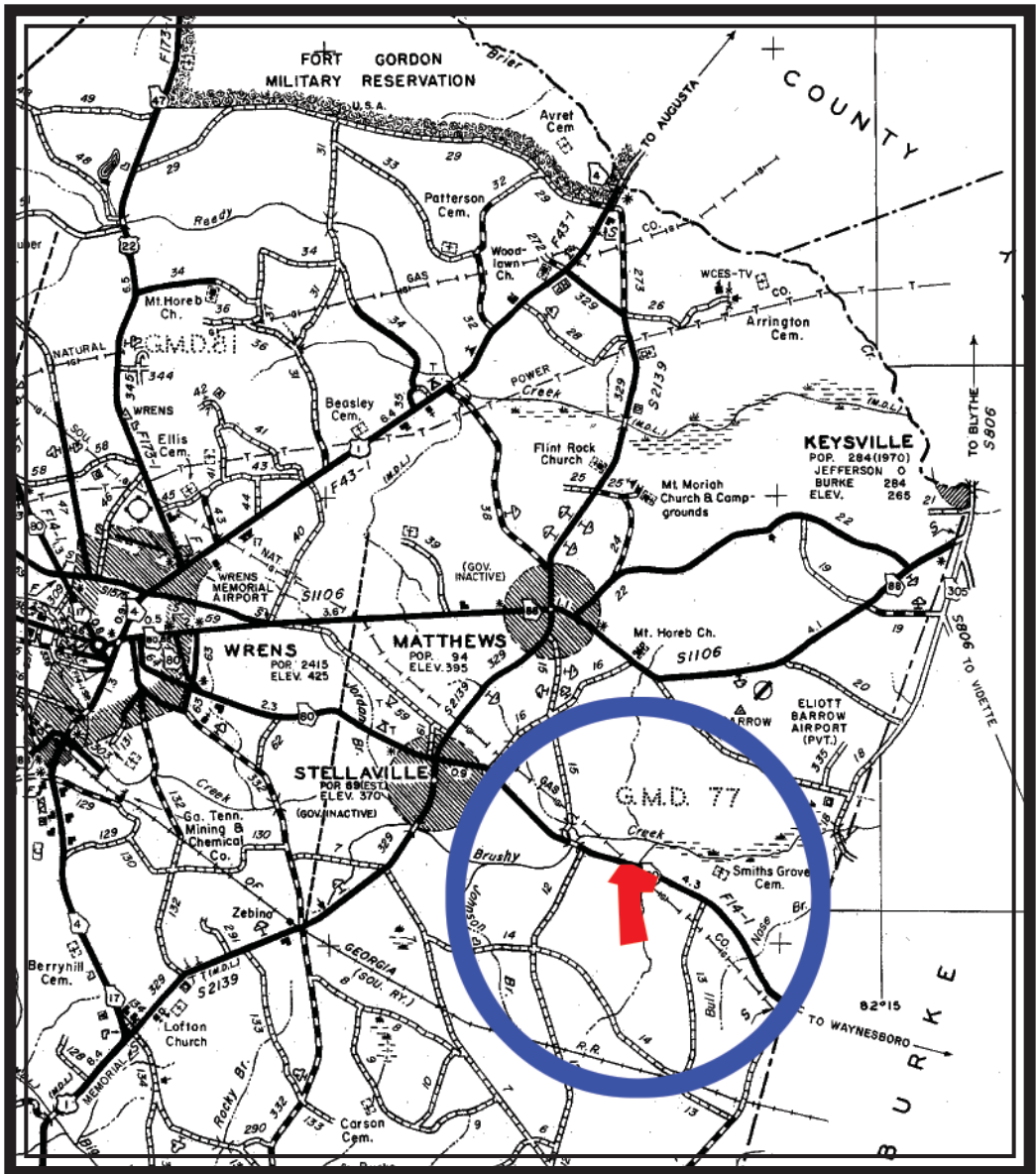


Location of Jefferson Forest:

From Augusta: Take Hwy 1 (Dean’s Bridge Road) south from Augusta to Wrens. In downtown Wrens turn left onto Highway 80. Continue on Highway 80 as it takes a right hand turn at the outskirts of Wrens. Follow Highway 80 a distance of 6 miles to the property on the right.

From Waynesboro: Take Hwy 80 west towards Wrens for a distance of 10 miles to the property on the left.





Restrictions for Jefferson Forest:

The following covenants will run with the land for a period of 10 years from transfer title for all Lots except Tract 2 which shall remain unrestricted:

1. 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.
2. Property shall not be used for commercial uses as defined by Burke County zoning ordinances. Property shall be used for no more than one permanent residence.
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 25' from any existing public roadway and 15' from any side and rear lines.
7. Each tract may be used for up to two residences subject to the approval of Jefferson County ordinances.

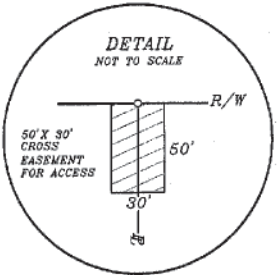
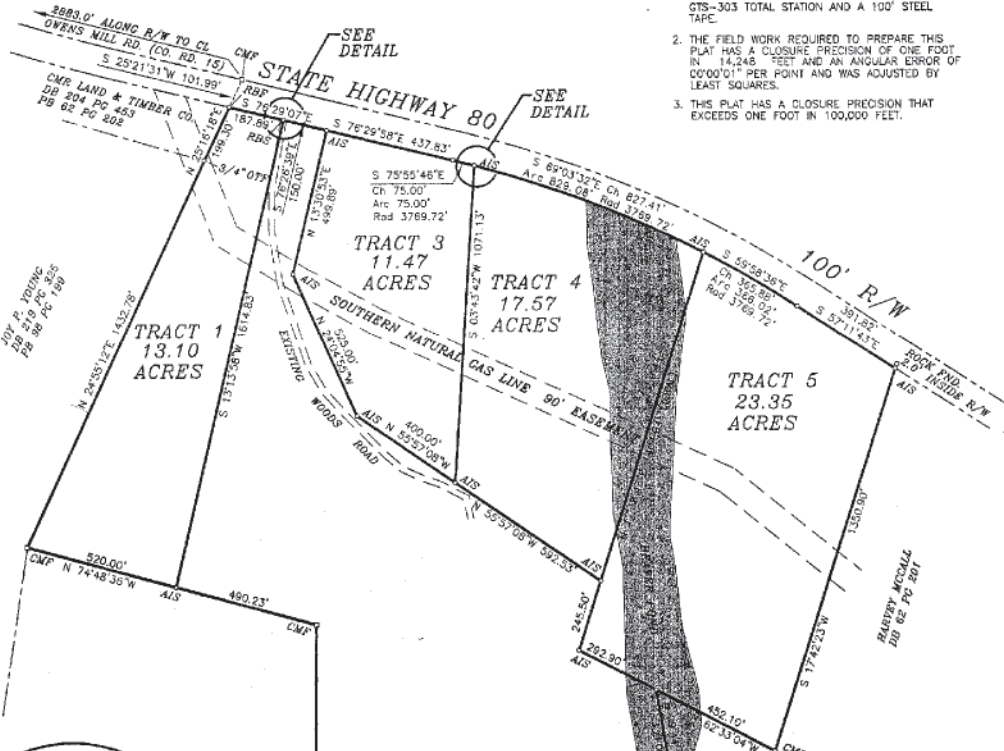
Jefferson Forest

<u>Tract</u>	<u>Acres</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	13.10	\$3,500.00	\$45,850.00	\$4,585.00	\$41,265.00	\$443.44
Tract 2	113.41	\$2,500.00	\$283,525.00	\$28,353.00	\$255,172.00	\$2,742.09
Tract 3	11.47	\$3,500.00	\$40,145.00	\$4,015.00	\$36,130.00	\$388.25
Tract 4	17.57	\$3,200.00	\$56,224.00	\$5,623.00	\$50,601.00	\$543.76
Tract 5	23.35	\$3,200.00	\$74,720.00	\$7,472.00	\$67,248.00	\$722.65

Financing is for 180 months with 10% interest with 10% cash down payment.
 No qualification necessary. No prepayment penalty for early payoff.
 Shorter terms are available on request.



- NOTES:**
1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION AND A 100' STEEL TAPE.
 2. THE FIELD WORK REQUIRED TO PREPARE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 14,248 FEET AND AN ANGULAR ERROR OF 00'00"01" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
 3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.



JOHN A. CAGLE ET AL.
DB 284 PG 29

ROCK FOUND

PROPERTY LINE

BRANCH

T-POST

BOBBY B. JACKSON
MARY E. JACKSON
DB 288 PG 199
PB 1 PG 280

BOBBY B. JACKSON
MARY E. JACKSON
DB 288 PG 199
PB 1 PG 280

BLAKE STY. TIMBER PROPERTIES, LLC
DB 368 PG 34

- LEGEND**
1. IPF - IRON PIPE FOUND
 2. IPS - IRON PIPE SET
 3. AIF - ANGLE IRON FOUND
 4. AIS - ANGLE IRON SET
 5. CTF - CRIMPED TOP PIPE FOUND
 6. CMP - CONC. MONUMENT FOUND
 7. CMS - CONC. MONUMENT SET
 8. RPF - REBAR FOUND
 9. RBS - REBAR SET
 10. SQIF - SQUARE IRON FOUND
 11. OTIF - OPEN TOP PIPE FOUND
 12. RRI - RAILROAD IRON
 13. CSS - COTTON SPIKE SET
 14. CSF - COTTON SPIKE FOUND
 15. F - FENCE
 16. F-H - FLOOD HAZARD

**PLAT OF SURVEY FOR
I.N. ANTOPOLSKY**

PROPERTY LOCATED IN THE 77th. G.M.D.



File No. _____

