

Jefferson Forest

Tracts 3, 11.47 Acres
Jefferson County, Georgia



Description: Fronting on State Highway 80, this tract has a great location and a great place for a home site. It is mostly level and in planted pines.

Price: \$45,880.00 cash, or at the option of the buyer \$4,588.00 down and the balance of \$41,292.00 payable over a period of 15 years at 10% interest with 180 equal monthly payments of \$443.73. No credit check or qualifying. 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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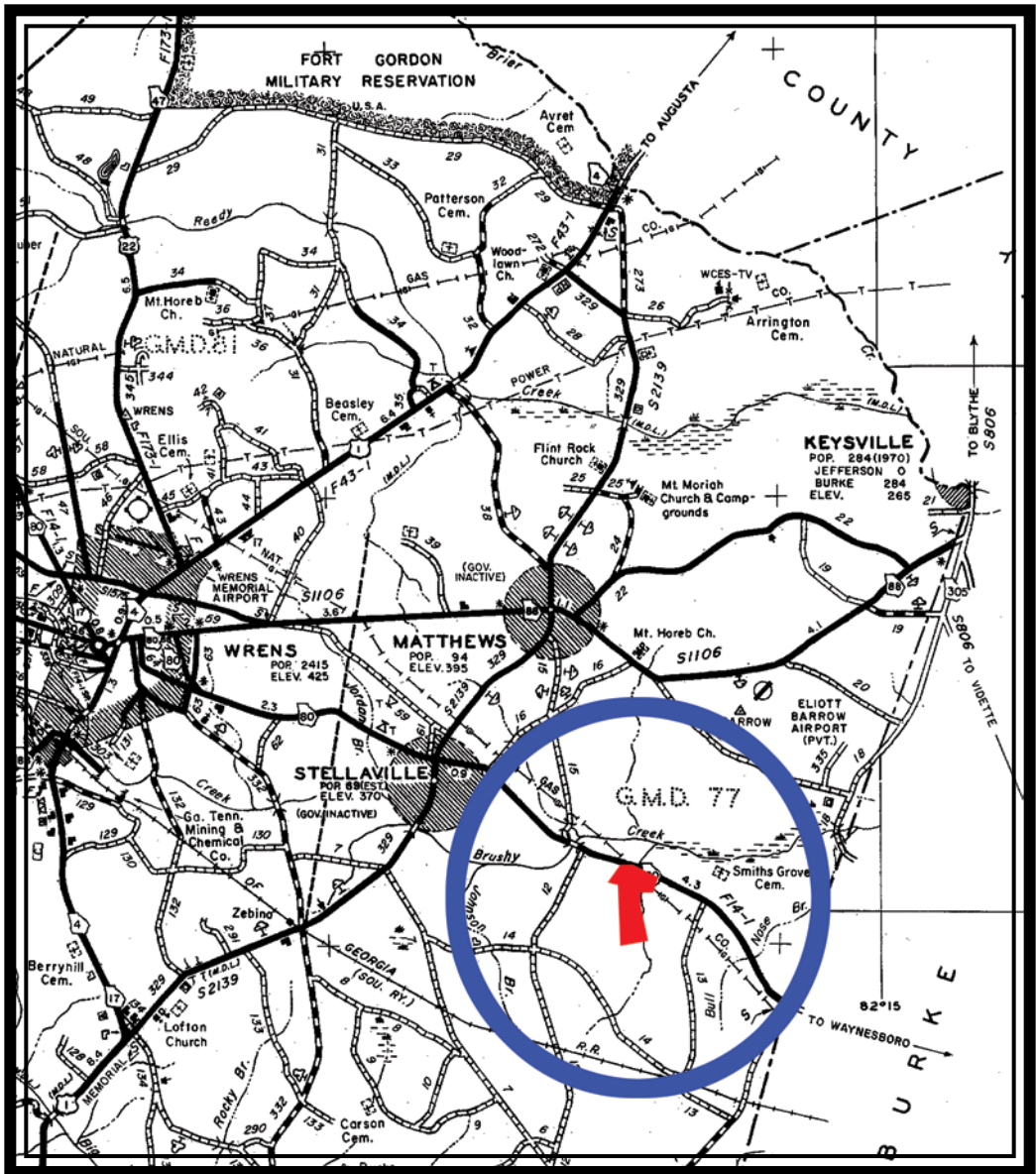


Location of Jefferson Forest:

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.



