

JEFFERSON PINES
TRACT 3 OF 7.80 ACRES
JEFFERSON COUNTY, GEORGIA NEAR AVERA
FEATURING PAVED ROAD, PUBLIC WATER, AND NATURAL GAS



Description: Are you looking for the peace and quiet of the countryside? Look no further. This tract has great paved frontage with public water and natural gas available for connection. This tract has great homesites amid large stately pines. This quiet neighborhood, convenient to Wrens, Louisville, Avera, Stapleton and Washington, offers country living at its best. The tract is level and covered in planted pines about 18 years old.

Price: \$27,300.00 Cash or \$2,730.00 cash on closing and the balance of \$24,570.00 over a period of 15 years at 9% interest with 180 equal monthly payments of \$249.21 each.

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RESTRICTIONS:

The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Jefferson Pines:

1. Lots less than 10 acres are limited to one residence per lot. Lots of 10 acres or more 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.

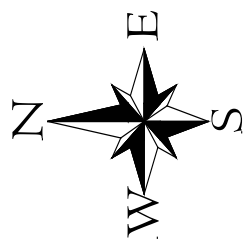
DIRECTIONS:

Location of Jefferson Pines: From Augusta take Hwy 1 (Deans Bridge Rd.) south towards Wrens. As you enter downtown proceed to the redlight in the center of town. Turn right onto Highway 102 towards Stapleton and Avera. Proceed through Stapleton and into Avera. In Avera go past the red light to the second road on the left. Turn left onto Clark's Mill Road (Look for the sign to Gethesmane Church.) Travel two miles to the property on the left.

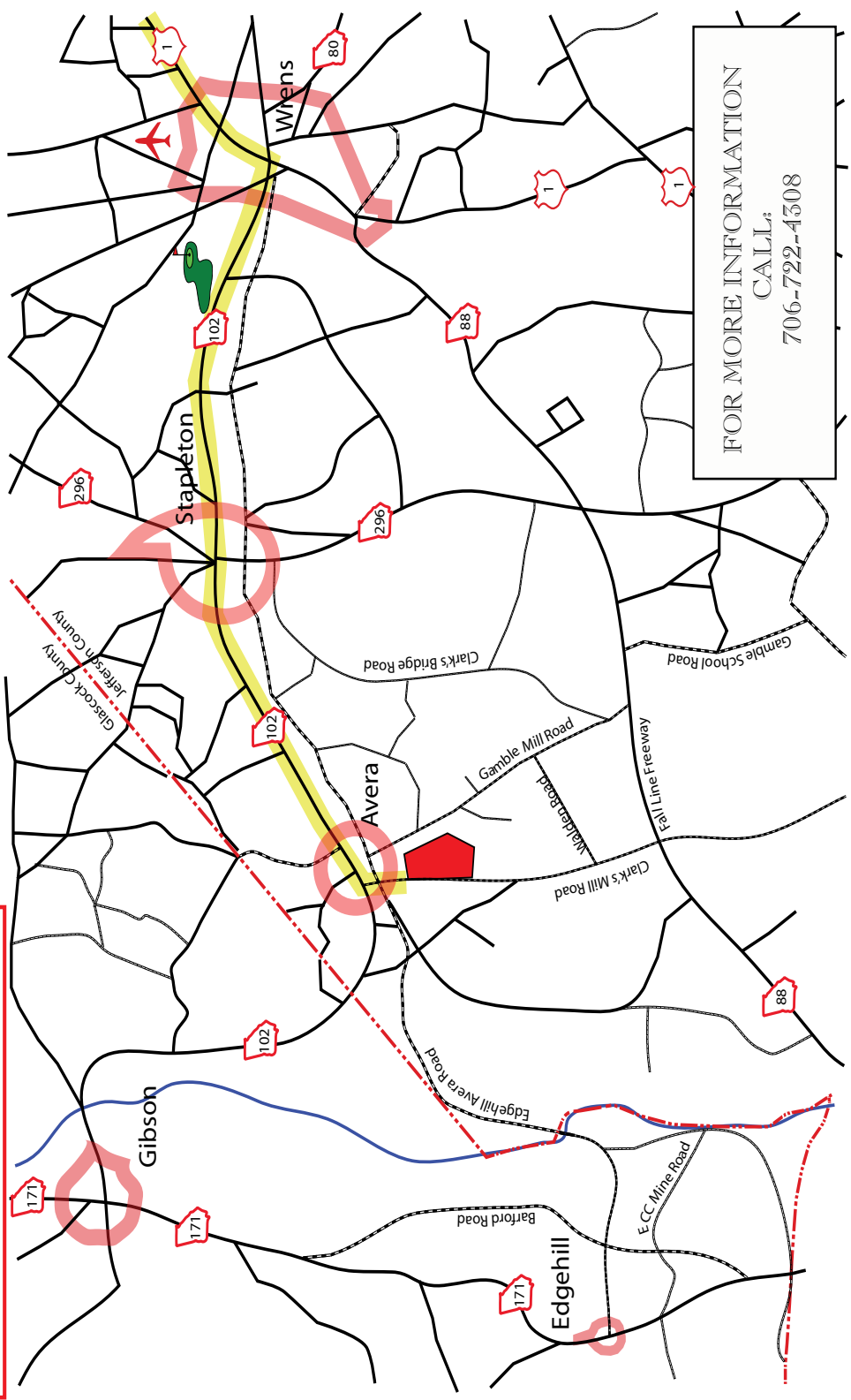


Location of:
 Jefferson
 Pines
 Jefferson County,
 Georgia

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	FEDERAL HIGHWAY
	STATE HIGHWAY
	STATE ROAD
	COUNTY MAINTAINED PAVED ROAD
	COUNTY MAINTAINED DIRT ROAD
	COUNTY BOUNDARY



FOR MORE INFORMATION
 CALL:
 706-722-4308

