

# 53.18 Acres Pasture Land and Wooded Lincoln County, GA

- \* Pasture land
- \* Wooded land
- \* Paved road frontage
- \* Electric and phone
- \* Just North of Lincolnton
- \* Close to Augusta
- \* \$220,000.00

**Description:** This tract is really pretty rolling terrain. It is a nice combination of pasture land and hardwoods forests. There are several excellent pond sites. This is one of the nicest areas of Lincoln County.



Great Location!



Brashear Realty Corp.  
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Pasture Land



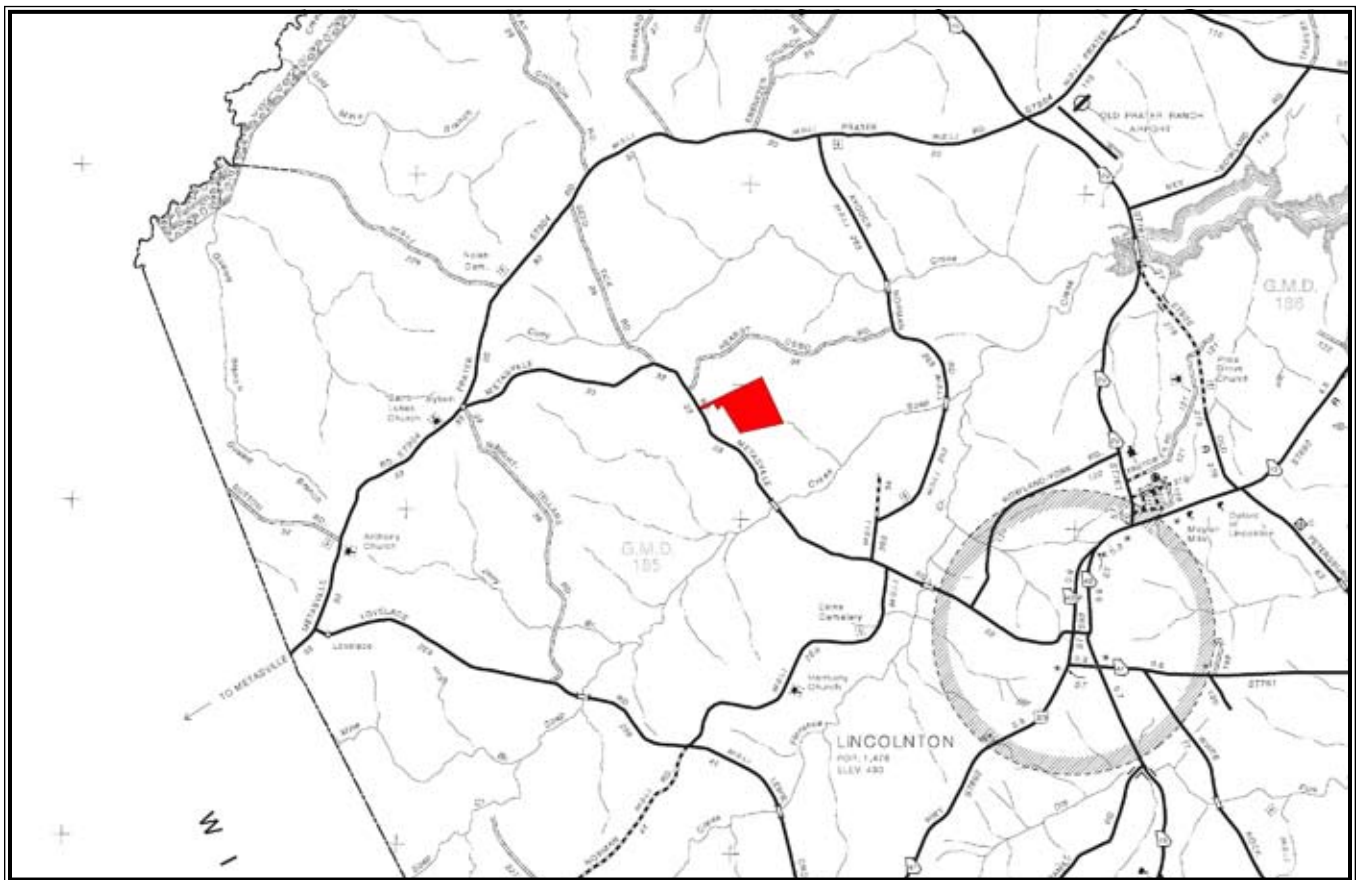
Storage Building



Entry way

Description: This property is ideally located in Lincoln County, Georgia just north of the city of Lincolnton. It features a great mix of pasture land and rolling hardwood forests. There is some fencing. There is a small outbuilding that might be used as storage. There are several excellent pond sites. The property is described as two separate tracts of 27.84 and 25.34 acres respectively. The 25.34 acre tract can be purchased separately for the price of \$110,000.00. See the plats at the end of this flier.

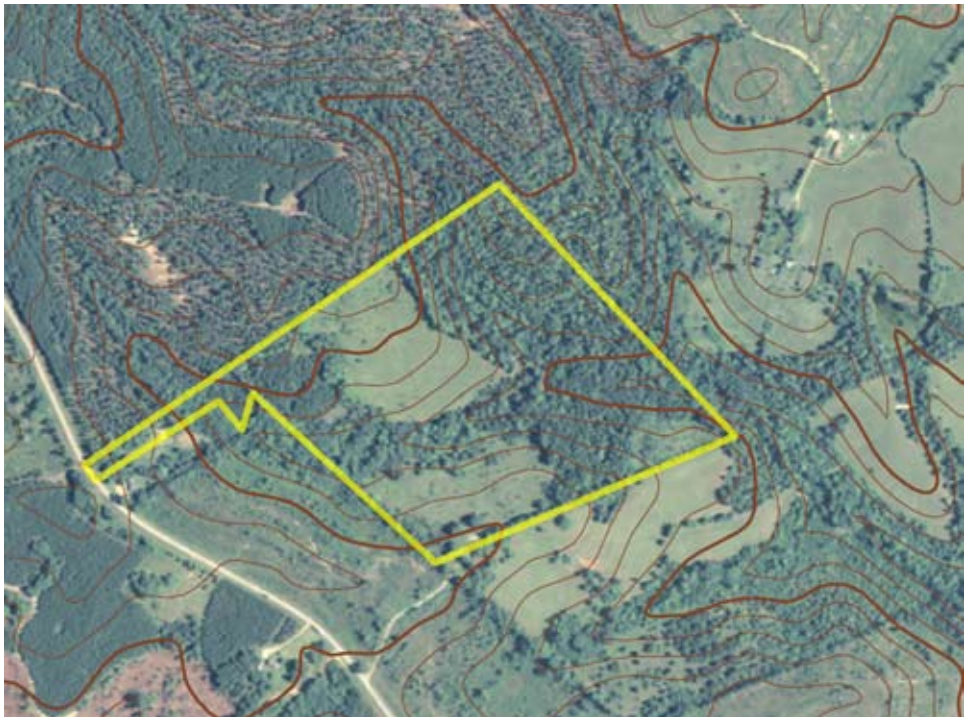
Directions: From Augusta follow Washington Road towards Lincolnton. At Pollard's Corner continue on Washington Road ( Highway 47 ) for a distance of 18 miles into Lincolnton. In Lincolnton continue across Highway 378 onto Elam Street for 0.3 miles. Turn left onto Metasville Road for a distance of 2.6 miles. Turn right at the Brashear Realty Corp. Sign and follow the road to the gate for the property.



Aerial Photograph



Topography Map







N/F ROBERT CRITE ESTATE

S 33°56'03"E  
772.56'

N/F EDDIE FAIRCLOTH

PLAT FOR

# PARCEL "A" - MARTHA CRITE PARCEL "B" - EDDIE FAIRCLOTH

185th. G.M.D., 27.84 TOTAL ACRES

LINCOLN COUNTY, GEORGIA

SCALE: 1"=200' AUGUST 14, 2008

TOPCON GTS-3  
TRAVERSE CLOSURE-1/16355  
ANGLE ERROR 2" PER POINT  
LEAST SQUARES ADJUSTMENT

FILED  
LINCOLN COUNTY GEORGIA

- - 1/2" REBAR SET
- - 5/8" REBAR FOUND
- - 2" PIPE FOUND
- - 1/2" REBAR FOUND

SEP 03 2008  
12:55pm  
SUPERIOR-JUVENILE COURTS  
BRUCE C. BEGGS, CLERK

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY  
AND PROTECTIVE COVENANTS OF RECORD.

N/F KATHRYN P. ROBINSON

2499.63'  
N 55°10'21"E

Ⓑ  
25.34 Ac.  
MAP CLOSURE  
1/915,507

236.42'  
N 48°20'40"W

197.27'  
S 29°14'08"W

S 45°19'00"E  
214.68'

Ⓐ  
2.50 Ac.  
MAP CLOSURE  
1/464,154

N/F PEGGY GUILLEBEAU

N 55°10'21"E  
584.24'

S 60°06'22"W  
597.78'

0.7 MILES TO  
SOAP CREEK

METASVILLE ROAD-80' R/W

APPROVED  
LINCOLN COUNTY PLANNING COMMISSION  
BY *[Signature]*  
DATE 8-27-08



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