

4 Wooded Tracts 18.578 Acres Each Lincoln County, GA



- Long Paved Road
- Public water nearby
- Wooded
- Pond sites
- Creek
- Owner Financed

Description: These tracts all have long frontage on a paved county road. All of the tracts are wooded and feature excellent home sites. Your choice of tracts is available for \$74,312.00 for cash or owner financing is available at 9 % interest with \$7,432.00 down and the balance of \$66,880.00 payable over a period of 180 months with 180 equal monthly payments of \$678.34. There is no qualifying and no pre-payment penalty.



GeorgiaLandSales.com

Brashear Realty Corp.

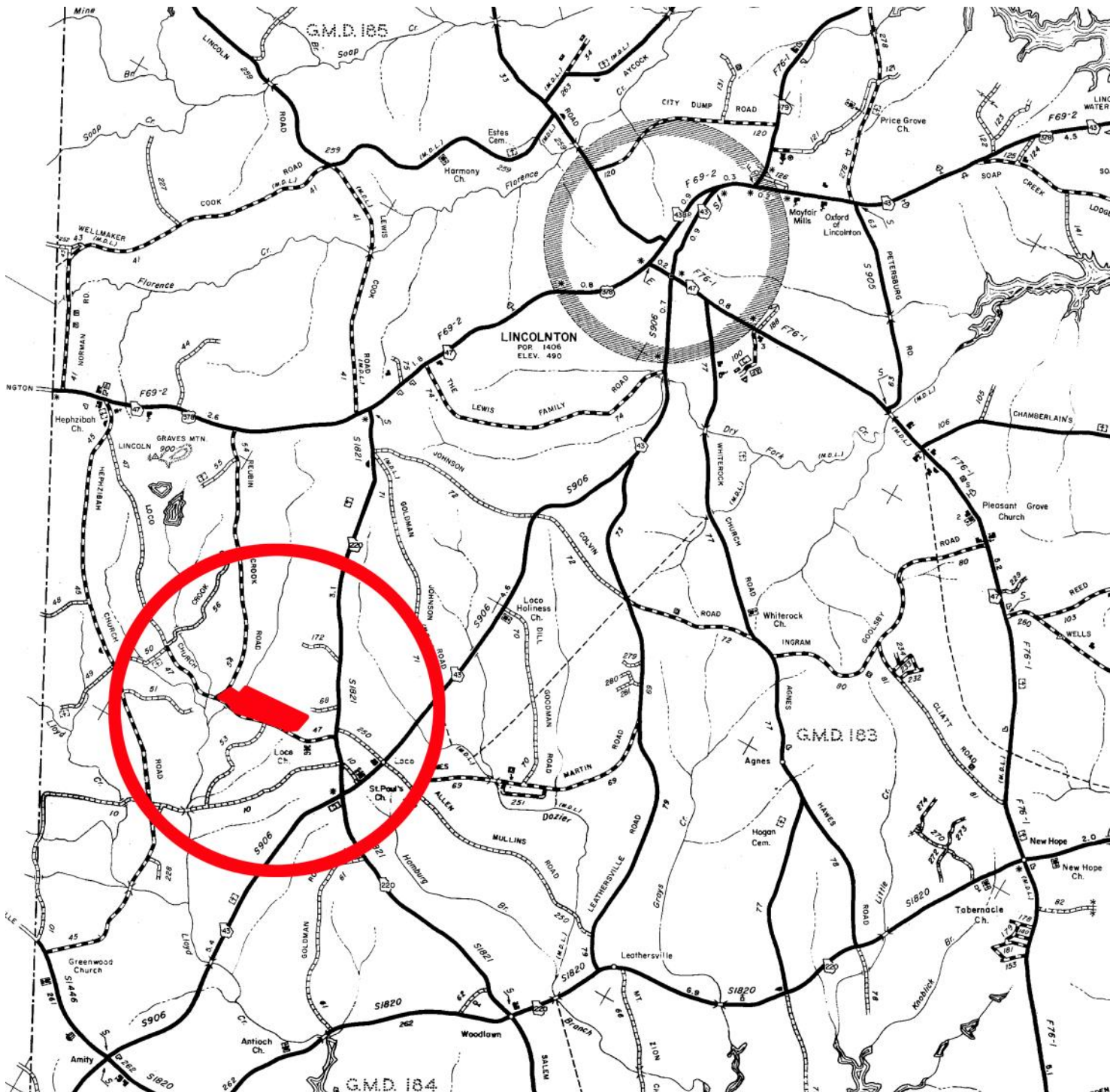
513 Broad Street

Augusta, Georgia 30901

tel: 706-722-4308

Toll free: 1-800-488-0510

Location Map:

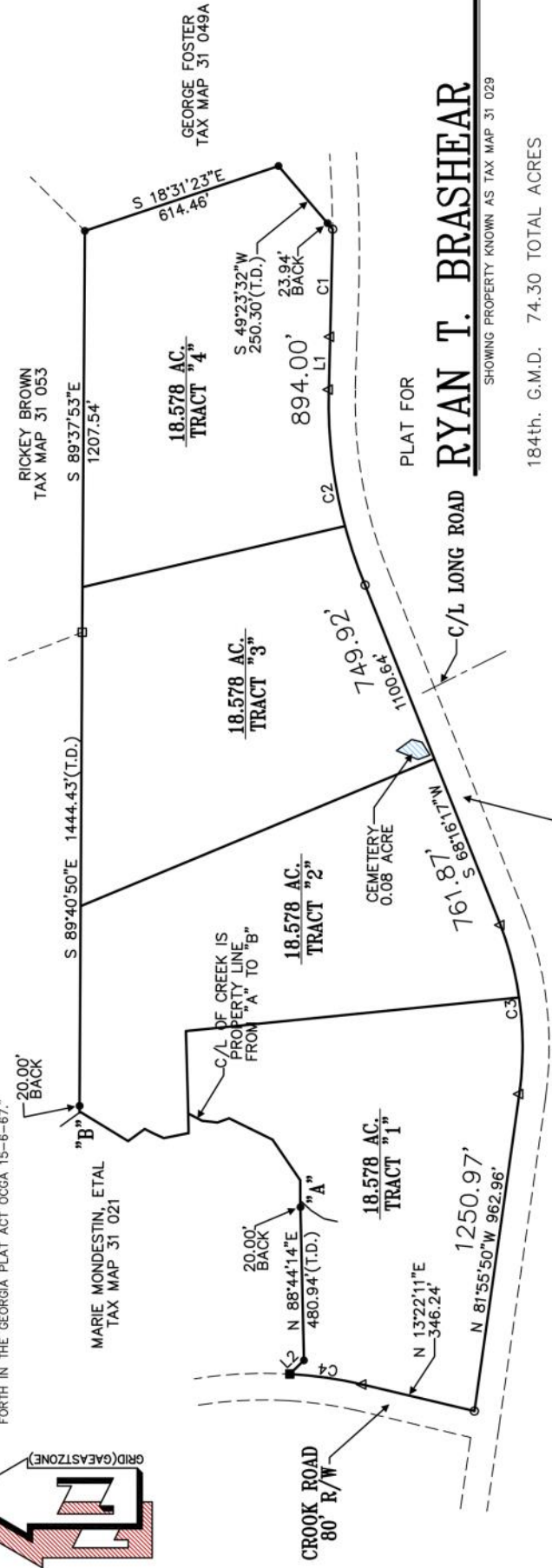


Directions: From Augusta follow Washington Road North to Little River Bridge. Continue on Washington Road (Augusta Highway) for 5.2 miles to the intersection with Highway 220. Turn left onto Highway 220 for 8.0 miles to Woodlawn. Turn right to continue on Highway 220 for 5.8 miles to the intersection with Loco Church Road. Turn left onto Loco Church Road for 1.2 miles to the property on the right.



184th. C.V.D. 74.30 TOTAL ACRES
 LINCOLN COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.



PLAT FOR
RYAN T. BRASHEAR
SHOWING PROPERTY KNOWN AS TAX MAP 31 029

184th. G.M.D. 74.30 TOTAL ACRES

LINCOLN COUNTY, GEORGIA

SCALE: 1"=300' NOVEMBER 10-18, 2016(FIELD WORK)
NOVEMBER 26, 2016(PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/15472
ANGULAR ERROR 2.0 PER POINT
LEAS SQUARES ADJUSTMENT
MAP CHECK 1/817,912



JAMES F. MATTISON, IV, R.L.S. #2701
MATTISON & ASSOCIATES, INC.
P.O. BOX 714
LINCOLNTON, GEORGIA 30817
(706) 359-5853

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



JOS#16114L

C/L OF CREEK FROM "A" TO "B"

Bearing	Distance
N 89°41'47" E	60.61'
N 55°48'46" E	148.37'
N 26°07'16" E	145.39'
N 19°47'44" W	37.30'
N 05°55'18" E	46.17'
N 25°20'18" E	46.62'
S 81°49'14" E	2.30'
S 89°24'30" W	59.06'
N 11°22'55" W	75.94'
N 24°14'57" E	35.97'
N 27°01'34" E	27.84'
N 36°09'10" W	61.80'
N 31°29'05" E	165.89'
N 09°18'48" W	4.39'

Course	Bearing	Distance
L1	N 88°31'57" W	159.07'
L2	S 44°08'14" E	59.31'

Curve	Radius	Length	Chord	Chord Bear.
C1	4397.62'	323.73'	323.66'	N 88°41'34" W
C2	1428.22'	602.57'	598.11'	S 79°30'25" W
C3	1036.50'	516.83'	511.50'	S 83°38'44" W
C4	1334.10'	221.12'	220.87'	N 08°05'09" E