

Midway Farms

10 Tracts - 1.77 to 7.48 Acres

Burke County, Georgia



Description: These tracts are ideal home sites. Some of the tracts are open and ready for development. Other tracts are nicely wooded with stately pines. Tract 5 has a nice fenced pasture.

Terms: Owner financing is available on all tracts with 10% down and the balance of the purchase price can be financed over 15 years at 9% interest. (See payment schedule attached.) 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.

Location: From Augusta take US Highway 25 to the intersection with Highway 88 near Hephzibah. Turn right onto Highway 88 and travel through Hephzibah. When the road narrows to 2 lanes, take the first left onto the Keysville Road. Follow the Keysville Road for 0.25 miles to Farmer's Bridge Road and take a left onto Farmer's Bridge Road. Follow Farmers Road for a distance of 10 miles until it dead ends into Highway 305. Turn left onto Highway 305 through Gough and through Vidette for a distance 6miles past Vidette to Doan Road onyour right. Turn right onto Doan Road and the property is immediately on your left.

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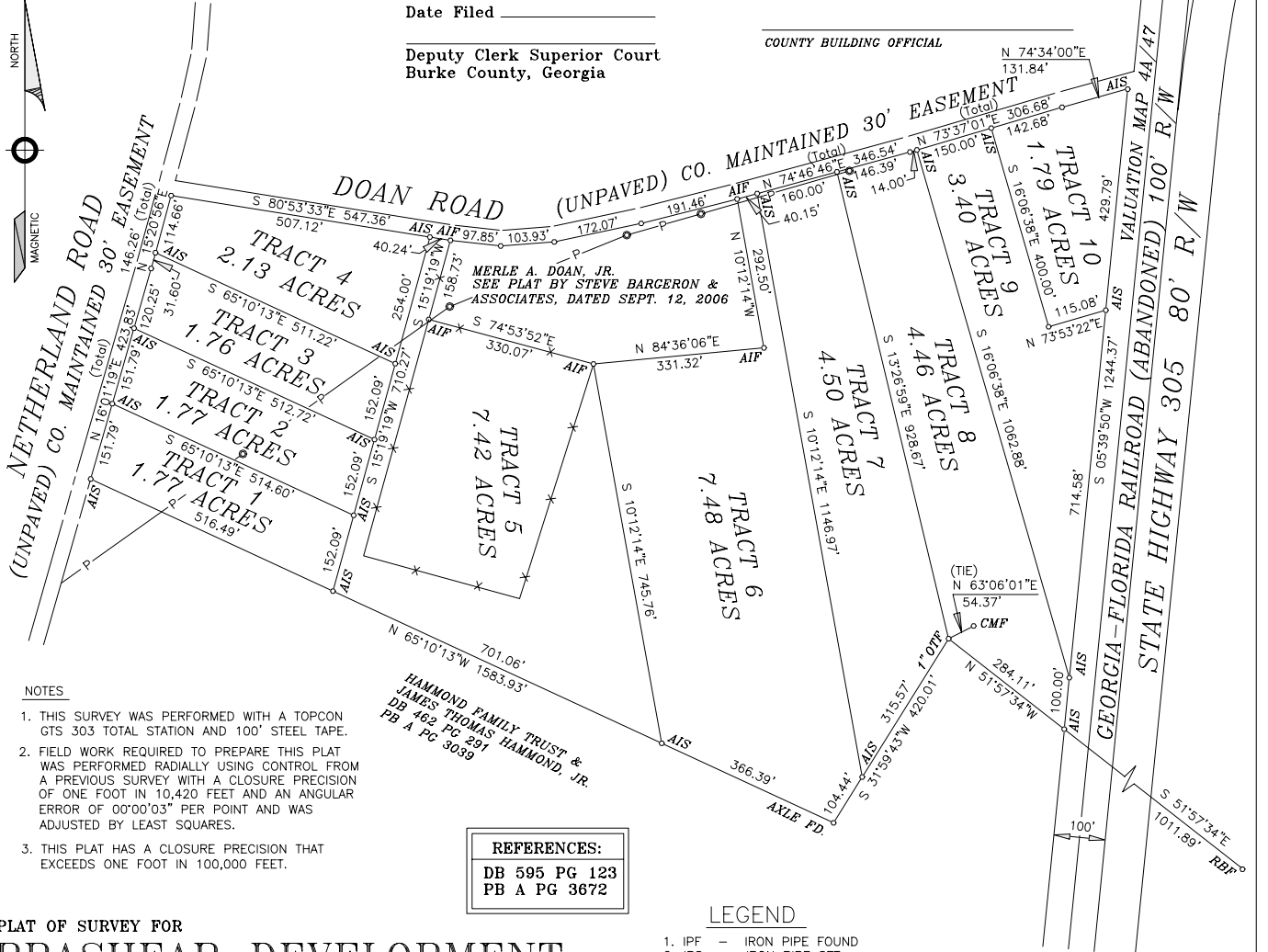


File No. _____
 Hour Filed _____
 Date Filed _____

NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY
 THE BOARD OF COMMISSIONERS OF BURKE COUNTY.

Deputy Clerk Superior Court
 Burke County, Georgia

COUNTY BUILDING OFFICIAL



NOTES

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 303 TOTAL STATION AND 100' STEEL TAPE.
2. FIELD WORK REQUIRED TO PREPARE THIS PLAT WAS PERFORMED RADIALLY USING CONTROL FROM A PREVIOUS SURVEY WITH A CLOSURE PRECISION OF ONE FOOT IN 10,420 FEET AND AN ANGULAR ERROR OF 00°00'03" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.

HAMMOND FAMILY TRUST &
 JAMES THOMAS HAMMOND, JR.
 DB 462 PG 291
 PB A PG 3039

REFERENCES:

DB 595 PG 123
 PB A PG 3672

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. CMF - CONC. MONUMENT FOUND
7. CMS - CONC. MONUMENT SET
8. RBF - REBAR FOUND
9. RBS - REBAR SET
10. SQIF - SQUARE IRON FOUND
11. OTF - OPEN TOP PIPE FOUND
12. RRI - RAILROAD IRON
13. CSS - COTTON SPIKE SET
14. CSF - COTTON SPIKE FOUND
15. *-* - FENCE
16. -F- - FLOOD HAZARD







PLAT OF SURVEY FOR
BRASHEAR DEVELOPMENT CORPORATION

PROPERTY LOCATED IN THE 73rd. G.M.D.
BURKE COUNTY, GEORGIA

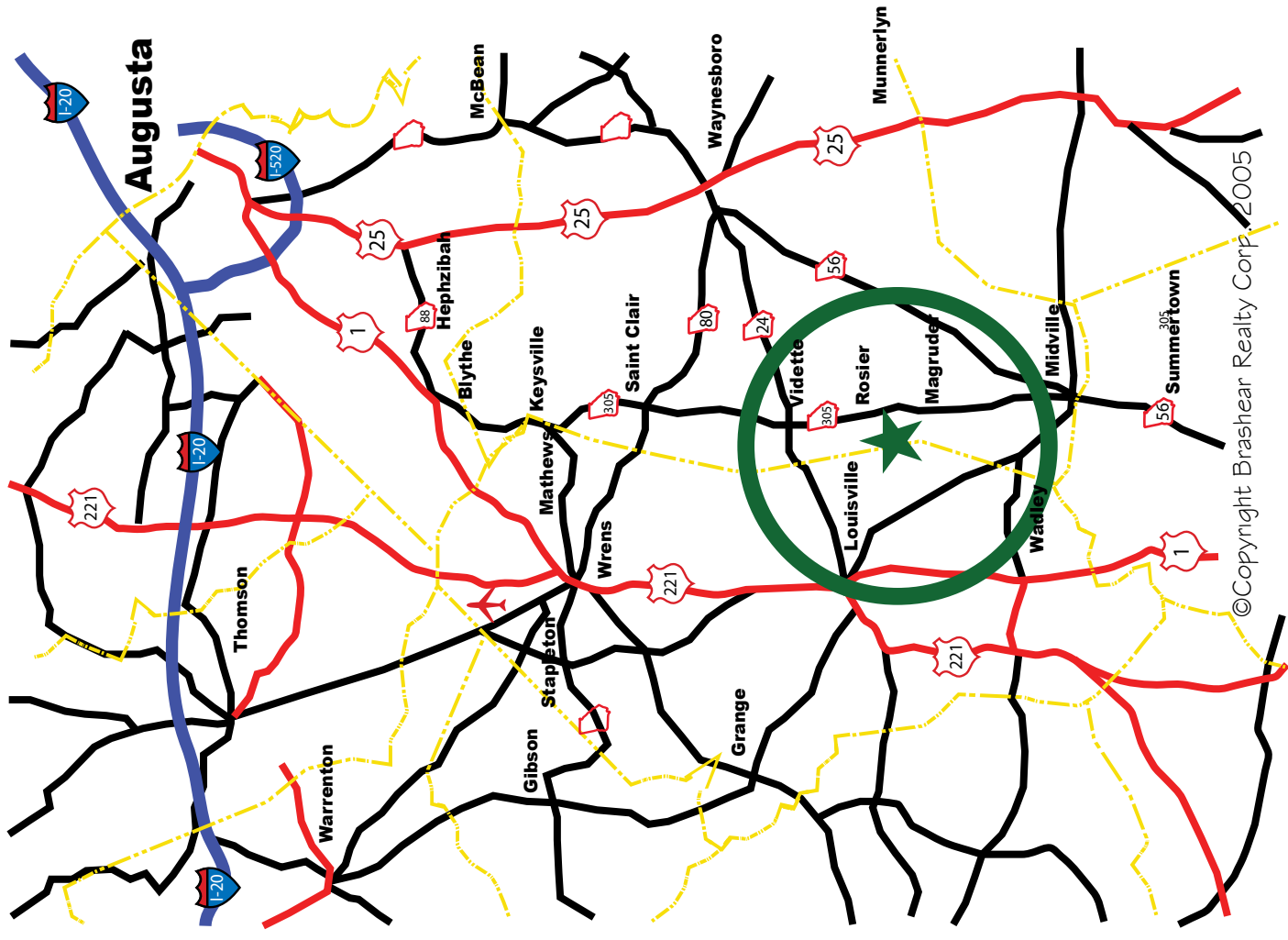
SCALE: 1" = 200' JULY 5, 2007
 Prepared by
STEVE BARGERON & ASSOCIATES

WAYNESBORO, GEORGIA (706)554-2582

06045
 06045BDDiv.dwg
 MAP 23 PAR 20A & 23B

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

Location Map for Midway Farms Burke County Georgia



Midway Farms

<u>Tract</u>	<u>Acreage</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	1.77	\$8,900.00	\$890.00	\$8,010.00	\$81.24
Tract 2	1.77	\$8,900.00	\$890.00	\$8,010.00	\$81.24
Tract 3	1.77	\$8,900.00	\$890.00	\$8,010.00	\$81.24
Tract 4	2.13	\$8,900.00	\$890.00	\$8,010.00	\$81.24
Tract 5	7.42	\$23,002.00	\$2,300.20	\$20,701.80	\$209.97
Tract 6	7.48	\$23,188.00	\$2,318.80	\$20,869.20	\$211.67
Tract 7	4.5	\$13,950.00	\$1,395.00	\$12,555.00	\$127.34
Tract 8	4.46	\$13,826.00	\$1,382.60	\$12,443.40	\$126.21
Tract 9	3.4	\$10,540.00	\$1,054.00	\$9,486.00	\$96.21
Tract 10	1.79	\$8,900.00	\$890.00	\$8,010.00	\$81.24

Financing is for 180 months with 9% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.

Restrictions for Midway Farms

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

1. Tracts are limited to one residence per lot.
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 business, or the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.