

# 68 ACRES – DIVIDED NOAH STATION DIVISION JEFFERSON COUNTY, GA



**Description:** These 13 tracts feature ideal wooded homesites close to Augusta, Wrens and Fort Gordon. If you are tired of living where your neighbors are too close for comfort, these properties might be for you. All the properties are offered with owner financing available. These tracts are mostly flat. The timber is a mixture of hardwoods and pine. Electric and phone are available.

Owner financing is available with 10 % down and balance payable over 180 months at 9% interest and features no qualifying and no prepayment penalty. We will be happy to meet you at the property to show you the corners.



**GeorgiaLandSales.com**

**Brashear Realty Corp.**

**513 Broad Street**

**Augusta, Georgia 30901**

**tel: 706-722-4308**

# Tracts South of Noah Station Road





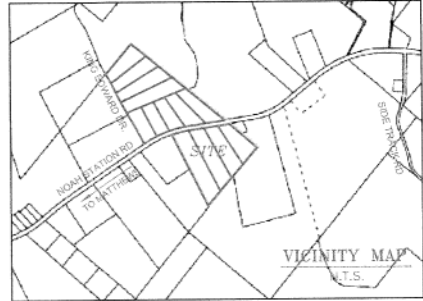
# Tracts North of Noah Station Road



eFiled & eRecorded  
 DATE: 11/30/2017  
 TIME: 9:33 AM  
 PLAT BOOK: 00004  
 PAGE: 00121  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 6305058570  
 CLERK: Anne Durden  
 Jefferson County, GA

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

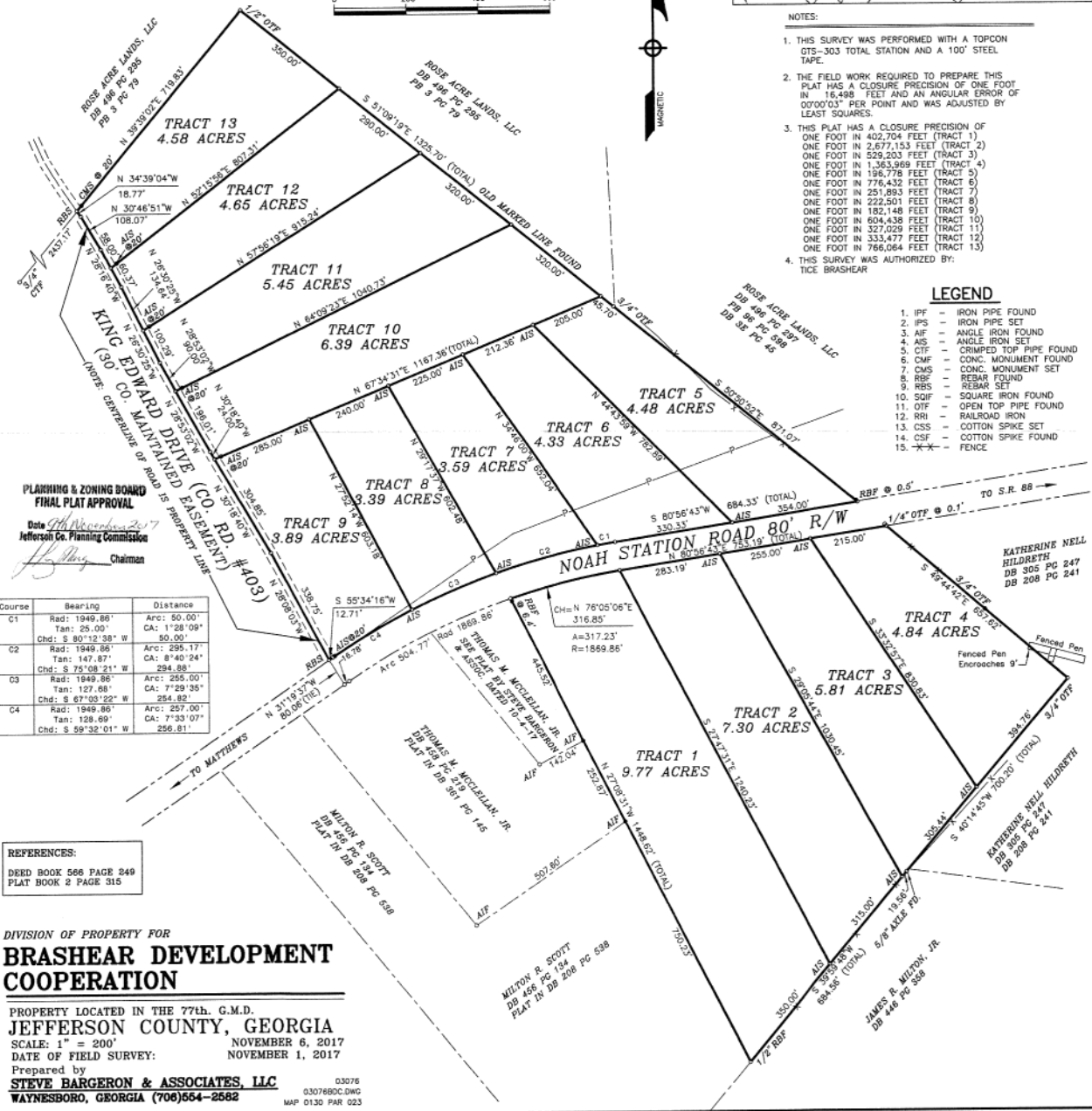
*Steve Bargeron* 11-6-17  
 STEVE BARGERON, GEORGIA R.L.S. 1871



- NOTES:
1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION AND A 100' STEEL TAPE.
  2. THE FIELD WORK REQUIRED TO PREPARE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 16,498 FEET AND AN ANGULAR ERROR OF 00'00"03" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
  3. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 402,704 FEET (TRACT 1) ONE FOOT IN 2,677,153 FEET (TRACT 2) ONE FOOT IN 529,203 FEET (TRACT 3) ONE FOOT IN 1,363,869 FEET (TRACT 4) ONE FOOT IN 196,778 FEET (TRACT 5) ONE FOOT IN 776,432 FEET (TRACT 6) ONE FOOT IN 251,893 FEET (TRACT 7) ONE FOOT IN 222,501 FEET (TRACT 8) ONE FOOT IN 182,148 FEET (TRACT 9) ONE FOOT IN 604,438 FEET (TRACT 10) ONE FOOT IN 327,029 FEET (TRACT 11) ONE FOOT IN 333,477 FEET (TRACT 12) ONE FOOT IN 766,064 FEET (TRACT 13)
  4. THIS SURVEY WAS AUTHORIZED BY: TICE BRASHEAR

**LEGEND**

1. IPF - IRON PIPE FOUND
2. IPS - IRON PIPE SET
3. AIF - ANGLE IRON FOUND
4. AIS - ANGLE IRON SET
5. CIF - CRUMPED 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. OIF - OPEN TOP PIPE FOUND
12. RRI - RAILROAD IRON
13. CSS - COTTON SPIKE SET
14. CSF - COTTON SPIKE FOUND
15. F - FENCE



PLANNING & ZONING BOARD  
 FINAL PLAT APPROVAL  
 Date: 11/16/2017  
 Jefferson Co. Planning Commission  
 Chairman

Course	Bearing	Distance
C1	Rad: 1949.86° Tan: 25.00° Chd: S 80°12'38" W 50.00'	Arc: 50.00' CA: 1'28"09" 50.00'
C2	Rad: 1949.86° Tan: 147.87° Chd: S 75°08'21" W 294.88'	Arc: 295.17' CA: 8°40'24" 294.88'
C3	Rad: 1949.86° Tan: 127.68° Chd: S 67°03'22" W 294.82'	Arc: 255.00' CA: 7°29'35" 294.82'
C4	Rad: 1949.86° Tan: 128.89° Chd: S 59°32'01" W 256.81'	Arc: 257.00' CA: 7°33'07" 256.81'

REFERENCES:  
 DEED BOOK 566 PAGE 249  
 PLAT BOOK 2 PAGE 315

**DIVISION OF PROPERTY FOR  
 BRASHEAR DEVELOPMENT  
 COOPERATION**

PROPERTY LOCATED IN THE 77th. G.M.D.  
 JEFFERSON COUNTY, GEORGIA  
 SCALE: 1" = 200'  
 DATE OF FIELD SURVEY: NOVEMBER 6, 2017  
 NOVEMBER 1, 2017  
 Prepared by  
**STEVE BARGERON & ASSOCIATES, LLC**  
 WAYNESBORO, GEORGIA (706)554-2582

03076  
 03076BDC.DWG  
 MAP 0130 PWS 023

# Price and Terms Available:

Noah Station Tracts, Jefferson County, GA						
<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	9.77	\$3,200.00	\$31,264.00	\$3,126.40	\$28,137.60	\$285.39
Tract 2	7.30	\$3,200.00	\$23,360.00	\$2,336.00	\$21,024.00	\$213.24
Tract 3	5.81	\$3,500.00	\$20,335.00	\$2,033.50	\$18,301.50	\$185.63
Tract 4	4.84	\$3,500.00	\$16,940.00	\$1,694.00	\$15,246.00	\$154.64
Tract 5	4.48	\$3,500.00	\$15,680.00	\$1,568.00	\$14,112.00	\$143.13
Tract 6	4.33	\$3,500.00	\$15,155.00	\$1,515.50	\$13,639.50	\$138.34
Tract 7	3.59	\$3,500.00	\$12,565.00	\$1,256.50	\$11,308.50	\$114.70
Tract 8	3.39	\$3,500.00	\$11,865.00	\$1,186.50	\$10,678.50	\$108.31
Tract 9	3.89	\$3,500.00	\$13,615.00	\$1,361.50	\$12,253.50	\$124.28
Tract 10	6.39	\$3,200.00	\$20,448.00	\$2,044.80	\$18,403.20	\$186.66
Tract 11	5.45	\$3,200.00	\$17,440.00	\$1,744.00	\$15,696.00	\$159.20
Tract 12	4.65	\$3,200.00	\$14,880.00	\$1,488.00	\$13,392.00	\$135.83
Tract 13	4.58	\$3,200.00	\$14,656.00	\$1,465.60	\$13,190.40	\$133.79
	<b>68.47</b>					

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.

Longitude: -82.2757

Latitude: 33.2202

Address: 3085 Noah Station Road, Keysville, GA 30816

Jefferson County, Georgia

Directions: From Augusta: Follow US 25 ( Peach Orchard Road ) south from Bobby Jones Expressway ( I-520 ) for 6.4 miles to Georgia Highway 88 and turn right onto Highway 88 towards Keysville. Follow Highway 88 W for 3.2 miles. Turn left onto Keysville Road for 7 miles to the intersection with Highway 88,.

SAID property is to be conveyed subject to the following restrictive covenants which shall run with the land for a period of ten (10) years from the date hereof, to wit:

1. Residences shall be limited to no more than two homes per tract.
2. All residences will require proper permits from Jefferson County.
3. Any mobile home placed upon the property must be 980 square feet or larger.
4. Mobile homes must be 2007 models or newer and must be underpinned, and no campers shall be used as permanent residences on the property.
5. The property will not be used for business, the storage of inoperable vehicles, industrial equipment or supplies.
6. No swine may be raised of, kept thereon. Other agriculture is permitted.
7. All residences must be set back 100 feet from the center of the road and at least 15 feet from any property line.

Seller reserves an easement for drainage and utilities over 15 feet from any side line and 20 feet from any frontage on Noah Station Road or King Edward Drive.



# Location Map:

