**52.45 Acres**

**Perkins Mill Road**

**Burke County, Georgia**

- Terrific views from the property
- Long Road Frontage
- Gently Rolling Terrain
- Some natural springs
- Just off Farmer’s Bridge Road
- Close to Hephzibah
- Incredible Price --- $102,250
- Price is only $1,950 per acre
- Easy Owner Financing!

* North Burke County
  Just minutes to Hephzibah

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Description: This tract is wooded in recovering Hardwood forests. It features over 2,000 feet of county road frontage on Perkins Mill Road. The views from this property are spectacular and offer vistas of many miles. There are numerous good home sites throughout the property. Several spring heads might make good pond sites or water holes for livestock. With its proximity to Briar Creek and an abundance of food sources, the hunting should be terrific. Animal signs are abundant. The property is served by electric and telephone. Residences would require a well and septic system.

Directions: From Peach Orchard Road (US Highway 25) and Bobby Jones Expressway (i-520) take Peach Orchard Road (US Highway 25) South for a distance of 6.2 miles to the Intersection with Georgia Highway 88. At the red light turn right and travel on Georgia Highway 88 through Hephzibah for a distance of 3.2 miles. Turn left onto the Keysville Road for a distance of 0.4 miles. Turn left onto Farmer’s Bridge Road. Follow Farmer’s Bridge Road for a distance of 7.4 miles. Turn right onto Perkins Mill Road. Travel 0.7 miles on Perkins Mill Road to the property on the left.

Financing: Cash at closing, or, at the option of the buyer, the buyer shall pay the seller $10,225.00 in cash at closing and the balance of $92,025.00 shall be in the form of a purchase money note from buyer to seller, secured by a first deed to secure debt covering the above-described property, bearing interest at the rate of 9% per annum on the unpaid balance, payable in successive equal monthly payments of $933.38 each, including principal and interest, for a period of 180 months, and beginning one year from the date of closing. Buyer agrees that said note shall provide for a late charge on any installment more than 15 days overdue in an amount equal to five percent (5%) of the amount of the overdue installment. Said loan may be prepaid at any time, in whole or in part, with full abatement of interest thereon.