

FOUR SARDIS TRACTS 20.78 TO 25.45 ACRES



Burke County, Georgia

Description: These four tracts are ideal hunting tracts. Tracts one, two, and three all have significant open land. All of the tracts have some cutover wooded land. There is water on each of the properties. Each of the tracts has paved road frontage. These tracts are all fairly level. Tracts 3 and 4 have a large creek that runs through the property.

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.

Let us know if we can show you the property lines at your convenience.



Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

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Fax: (706)-722-4374
GeorgiaLandSales.com
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Information contained herein has been collected from reliable resources however it is not guaranteed. Information should be verified from independent resources.

Pricing and Terms

Sardis Tracts

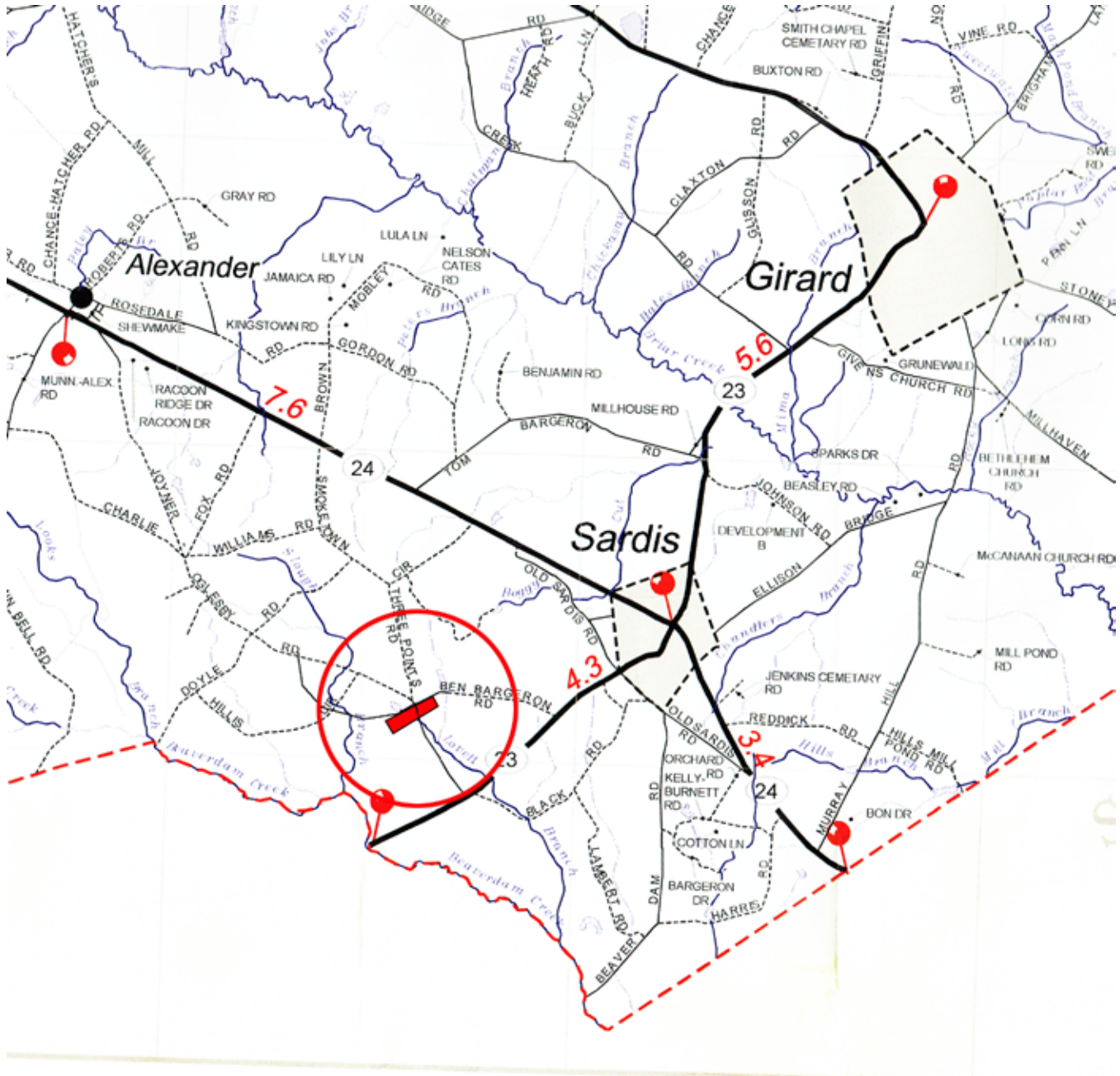
<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	20.78	2400	\$49,872.00	\$4,988.00	\$44,884.00	\$455.24
Tract 2	23.62	2400	\$56,688.00	\$5,669.00	\$51,019.00	\$517.47
Tract 3	25.45	2400	\$61,080.00	\$6,108.00	\$54,972.00	\$557.56
Tract 4	25.45	2200	\$55,990.00	\$5,599.00	\$50,391.00	\$511.10

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.

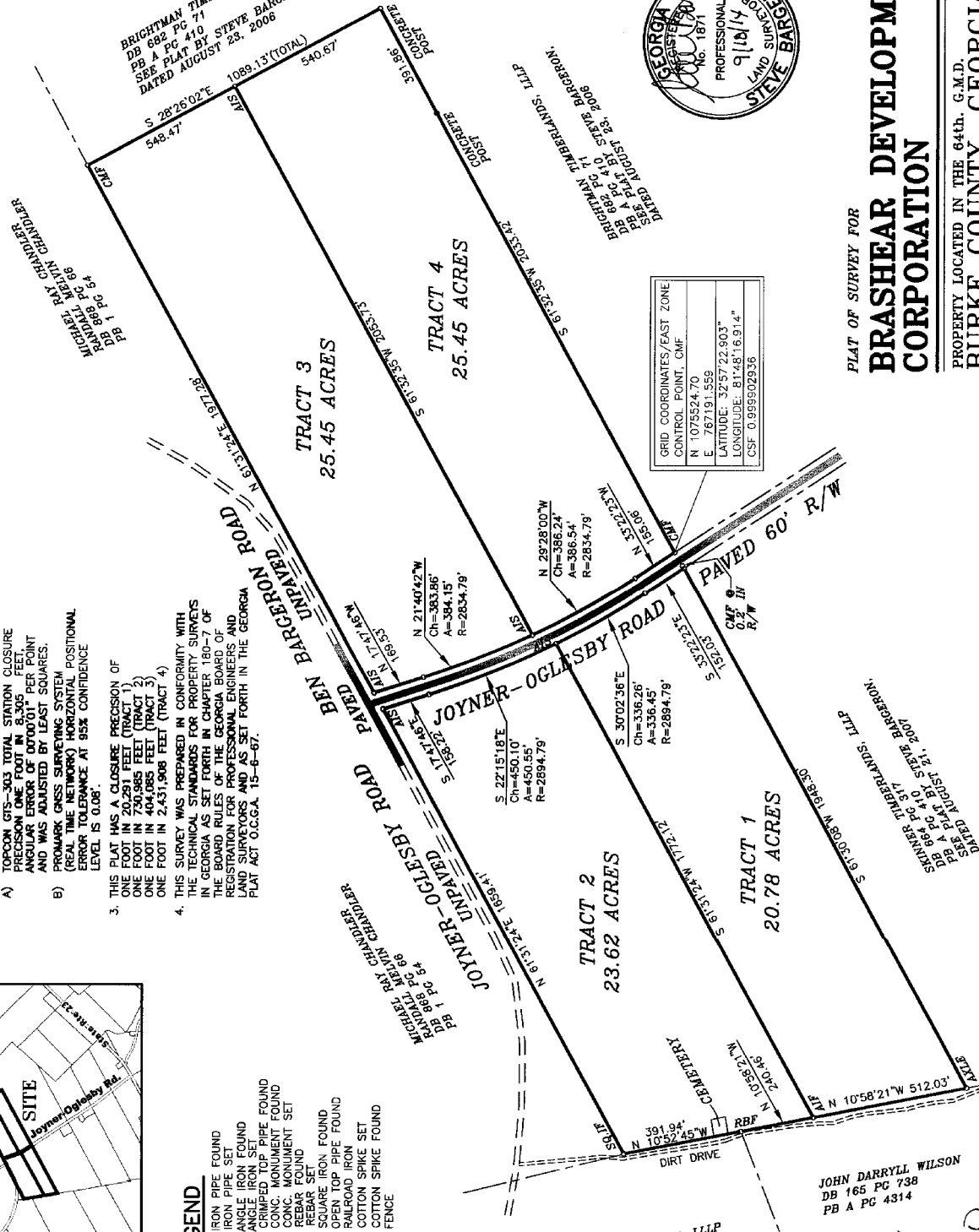
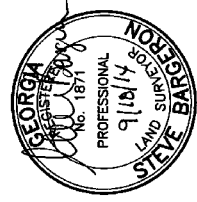
Location of Sardis Tracts



DIRECTIONS: From Augusta follow Highway 25 to Waynesboro. Continue on Highway 25 through Waynesboro. Turn left onto Highway 24 for a distance of 15.5 miles to downtown Sardis. At the red-light turn right onto Highway 23. Follow Highway 23 for a distance of 3.1 miles to the intersection with Joyner Oglesby Road. Turn right onto Joyner Oglesby Road for a distance of 1.0 miles to the property.

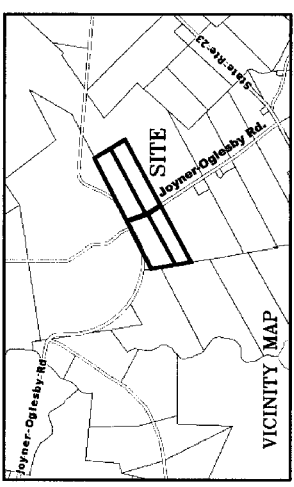


BRIGHTMAN TIMBERLANDS, LLLP
 DB 682 PG 71
 PB A PG 410
 SEE PLAT BY STEVE BARBERON,
 DATED AUGUST 28, 2006



GRID COORDINATES/EAST ZONE
CONTROL POINT, CMF
N 1075524.70
E 767191.559
LONGITUDE: 81°48'16.914"
CSF 0.999502936

- NOTES:**
- THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION, A 100' TAPE, AND PROMARK 500 GNSS SURVEYING SYSTEM.
 - ACQUIRACY OF FIELD WORK ACQUIRED TO PREPARE THIS PLAT
 - TOPCON GTS-303 TOTAL STATION CLOSURE PRECISION ONE FOOT IN 8.305 FEET. ANGULAR ERROR OF 0700"01" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
 - PROMARK GNSS SURVEYING SYSTEM (REAL TIME NETWORK) HORIZONTAL POSITIONAL ERROR TOLERANCE AT 95% CONFIDENCE LEVEL IS 0.08".
 - THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 20,291 FEET (TRACT 1), ONE FOOT IN 730,985 FEET (TRACT 2), ONE FOOT IN 404,085 FEET (TRACT 3), ONE FOOT IN 2,431,908 FEET (TRACT 4).
 - THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



- LEGEND**
- IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - ASL - ANGLE IRON SET
 - ASL - ANGLE IRON SET
 - CIF - CRIMPED TOP PIPE FOUND
 - CMF - CONC. MONUMENT SET
 - CMS - CONC. MONUMENT SET
 - RBF - REBAR FOUND
 - RBS - REBAR SET
 - SCIF - SQUARE IRON FOUND
 - SIIF - SQUARE IRON FOUND
 - SIF - SHOWN TOP PIPE FOUND
 - SS - STEEL SPIKE SET
 - CSS - COTTON SPIKE SET
 - CS* - COTTON SPIKE FOUND
 - ** - FENCE

JOHN DARRYLL WILSON
 DB 165 PG 738
 PB A PG 4314



File No. B1160
 Hour Filed 11:45 AM
 Date Filed 9-19-2014
 Deputy Clerk Superior Court
 Burke County, Georgia

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

COUNTY BUILDING OFFICIAL

PLAT OF SURVEY FOR
BRASHEAR DEVELOPMENT CORPORATION

PROPERTY LOCATED IN THE 64th. G.M.D.
BURKE COUNTY, GEORGIA
 SCALE: 1" = 300'
 FIELD SURVEY COMPLETED: SEPTEMBER 18, 2014
 Prepared by
STEVE BARBERON & ASSOCIATES, LLC
 WAYNESBORO, GEORGIA (706)654-8692

14024500.DWG
 MAP 112 PAR 021

Aerial

