

# 68.5 Acres Savannah River Front Aiken County, SC

- \* **Over 3,000' on the River**
- \* **High Bluff**
- \* **County Road Access**
- \* **Electric and phone**
- \* **Owner Financed**
- \* **Open and Wooded**
- \* **Great for Development**
- \* **\$8,000.00 per acre**



**Located 14 miles from Downtown Augusta near Beech Island.**

**Chance of a Lifetime!**



Brashear Realty Corp.  
513 Broad Street  
Augusta, Georgia 30901

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Warning! This property has some high bluffs overlooking the Savannah River. The river is swift and deep on some parts of the property. Please do not go onto the property without permission. The gate is locked. Call for further information.

**Description:** This is truly a unique piece of property with over 3,000 feet on the Savannah River. The Savannah River is accessible on the entire tract. The bluff comes right to the river which makes home sites possible within very short distances of the water. The location on the river is below the New Lock and Dam, which means that the Savannah River is navigable by boat all the way to the Atlantic Ocean at the city of Savannah.

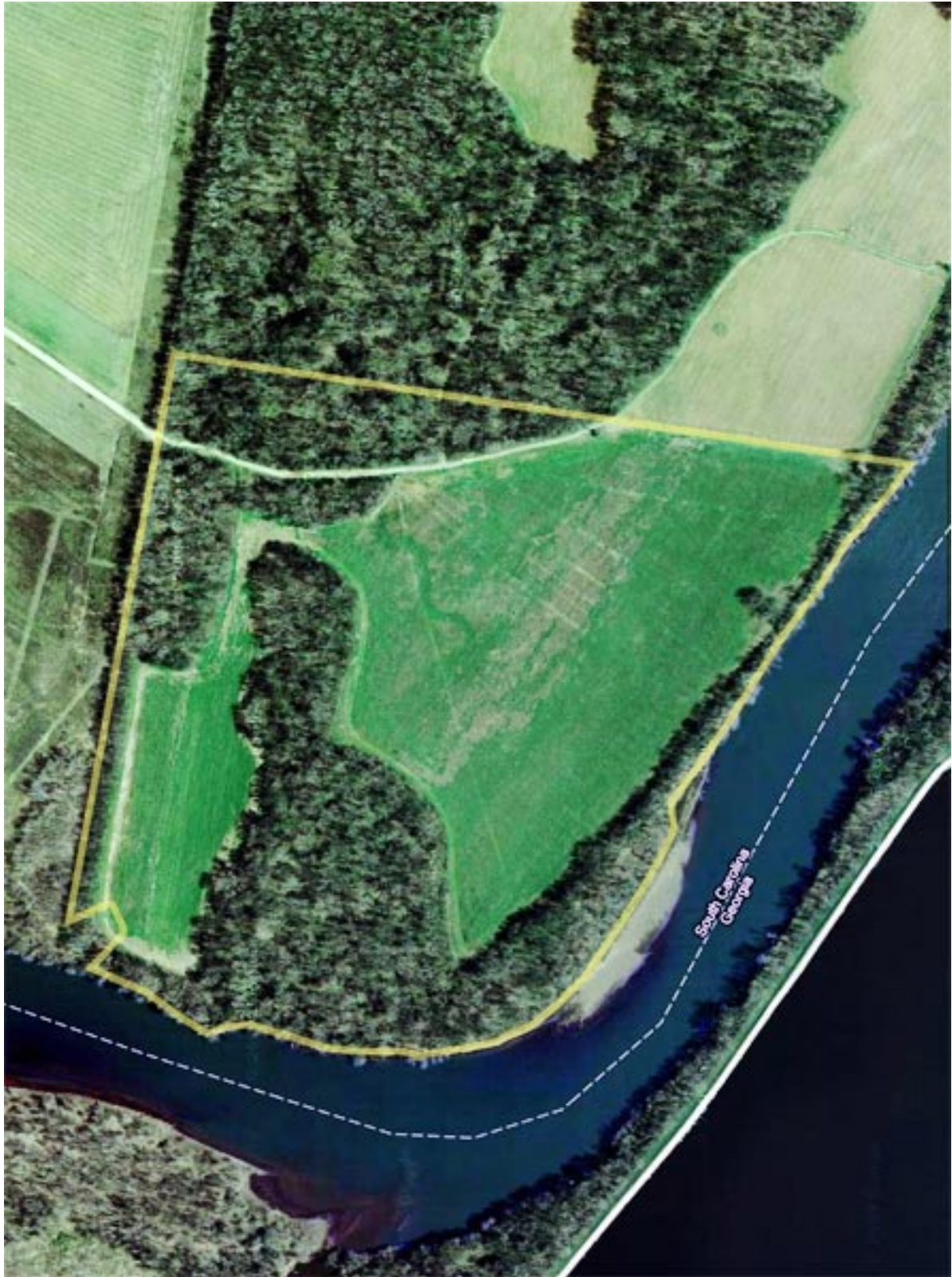
The wooded land is covered in mature hardwood timber. Timber species include Black Walnut, Sycamore, Beech, Elm, Pecan, Oak, and China Berry. The open land is currently planted in soybeans. The open land can easily be converted to most any kind of agriculture or grassland.

The corners are well marked. There is a gate at the entrance of the property and it is locked. Since there are some bluffs overlooking the river without fences we ask that you do not go onto the property without being accompanied with an agent. We are willing to meet with you at your convenience to allow you full access to the property.

**Caveats:** In order to place a new home on the property, you will have to have a No Rise Certification. The property is designated as being with a Floodway. This just means that your development of the property must not create circumstances that would increase the amount of water during a flood. For instance you will no doubt have to build your home on "stilts". If you notice the other homes built on the river as you drive to the property you will see that they are built on such stilts.

**Price and terms:** 548,000.00 Cash or \$54,800.00 cash at closing, balance of \$493,200.00 payable in 180 equal monthly installments for 15 years at 9% interest rate with equal monthly payments of \$5,002.36. 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. No credit check or qualifying is necessary.

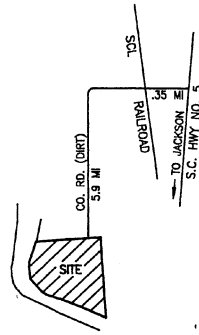
**Directions:** From Augusta take Sand Bar Ferry Road into Beech Island. Turn right onto the Old Jackson Highway. Past Kimberly Clark turn right onto Gum Swamp Road. The road will dead end at the gate to the property.



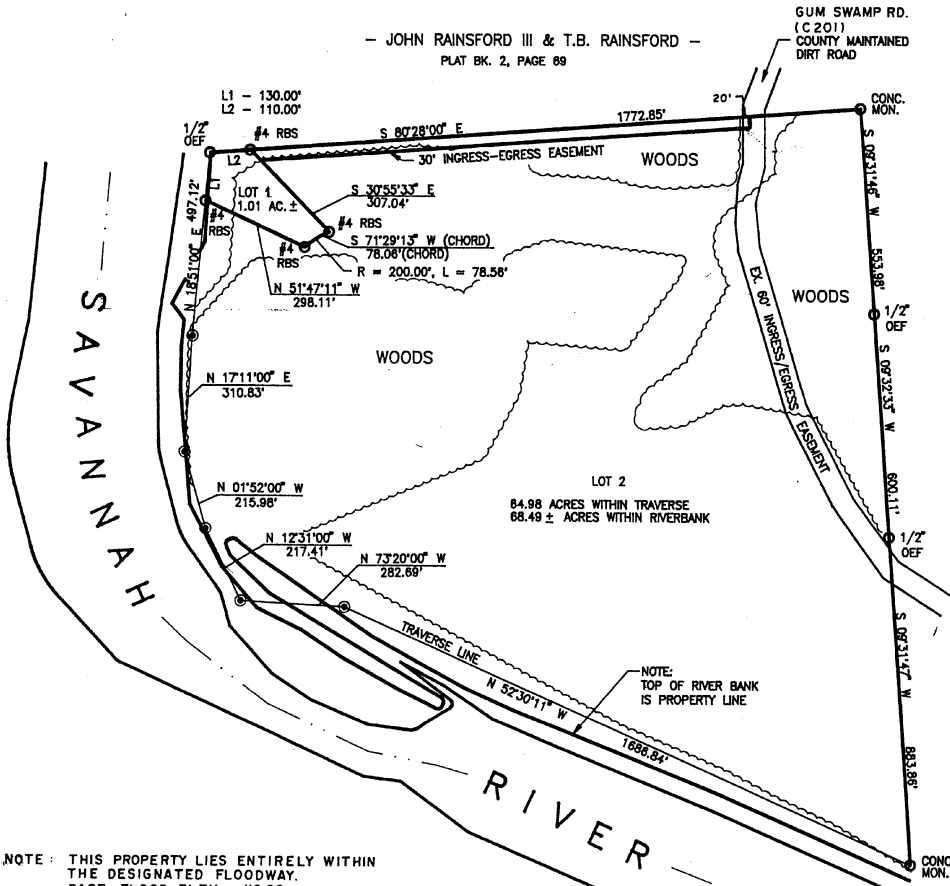
**SURVEYOR'S CERTIFICATION**

IT IS HEREBY CERTIFIED THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Jack D. Barker*  
 JACK D. BARKER, SC R.L.S. No. 6943



LOCATION MAP  
 NTS

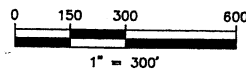


— DONALD M. FRANKLIN —  
 PLAT BK: 12, PAGE 144  
 DEED BK: 30, PAGE 253

NOTE: THIS PROPERTY LIES ENTIRELY WITHIN THE DESIGNATED FLOODWAY.  
 BASE FLOOD ELEV. = 119.00  
 MIN. F.F. ELEV. = 120.00

- NOTES:
- EQUIPMENT USED: TOPCON GTS-3B AND A 200' CHAIN.
  - THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF NONE PER ANGLE POINT AND WAS ADJUSTED USING NO ADJUST. RULE.
  - THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
  - THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN.
  - THIS SURVEY IS BASED ON AN OPEN END TRAV.

BOUNDARY & SUBDIVISION PLAT  
 FOR: WARREN O. NORRIS ET AL.

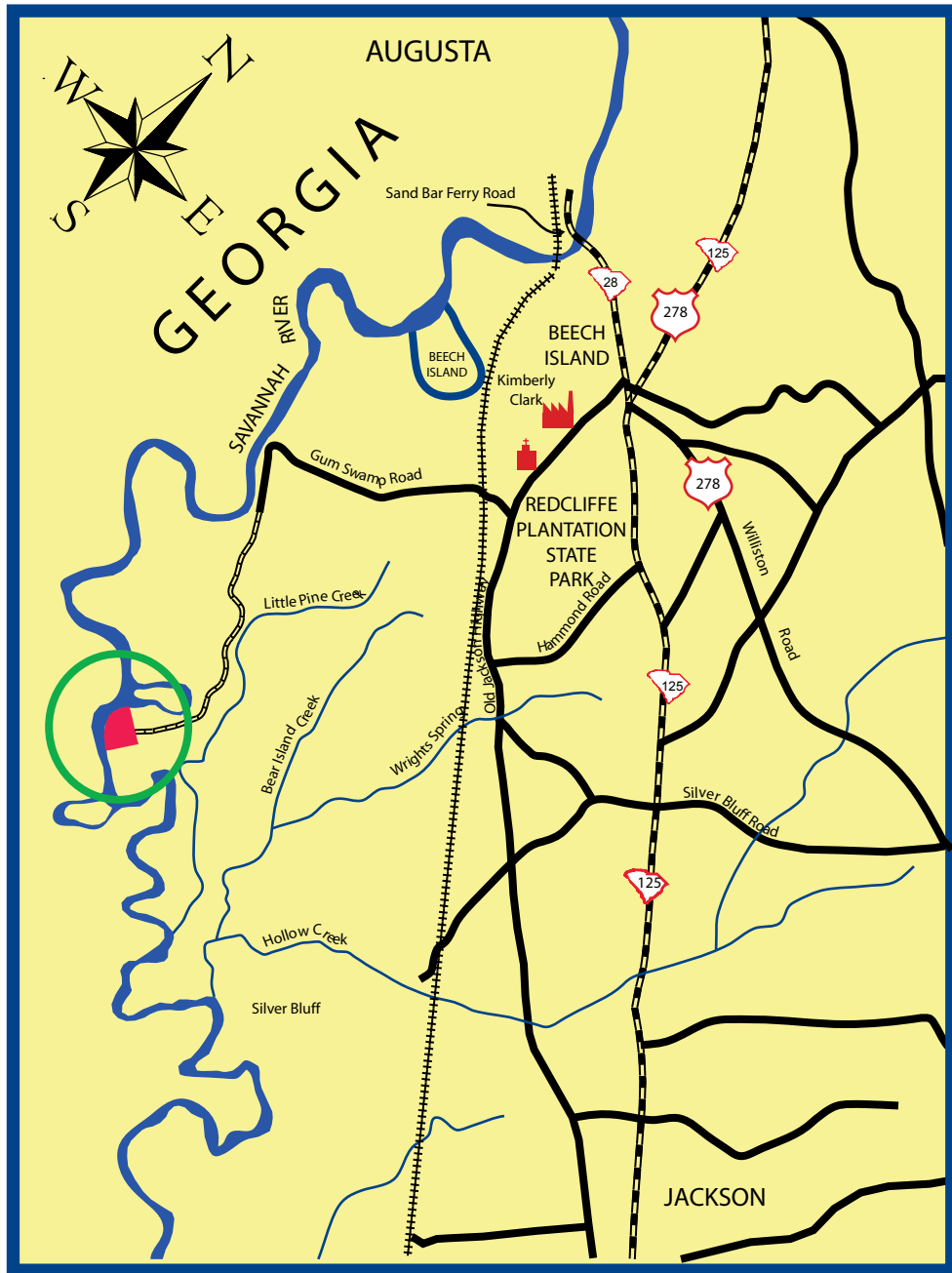


STATE:	SOUTH CAROLINA	
COUNTY:	AIKEN	
JOB NO.:	93-4075	
SCALE:	1" = 300'	
FLD: BB	DRN: AC	CHK: JB
DATE:	11-19-93	
FILE:	G - FLAT	



**AYERCORP**

ENGINEERS • SURVEYORS • PLANNERS  
 1139 Broad Street Augusta, Georgia 30901  
 Tel. - (706) 722-8808 Fax - (706) 722-6196



FOR MORE INFORMATION  
CALL:  
706-722-4308

Beasley's Point  
68.5 Acres  
Savannah River  
Aiken County,  
South Carolina

