



Serenity Pointe Tract 21 - 4.53 Acres Lincoln County, Georgia

- * Adjoins Corps property with access to Clark Hill Lake
- * Long Paved Road Frontage
- * Public Water
- * Community Sewer
- * Level Wooded Tract
- * Community Boat Dock
- * Fishing in Community Ponds
- * Community Boat Storage
- * Underground Electric & Phone
- * Nature Park & walking trails
- * Easy Owner Financing!



\$38,000.00



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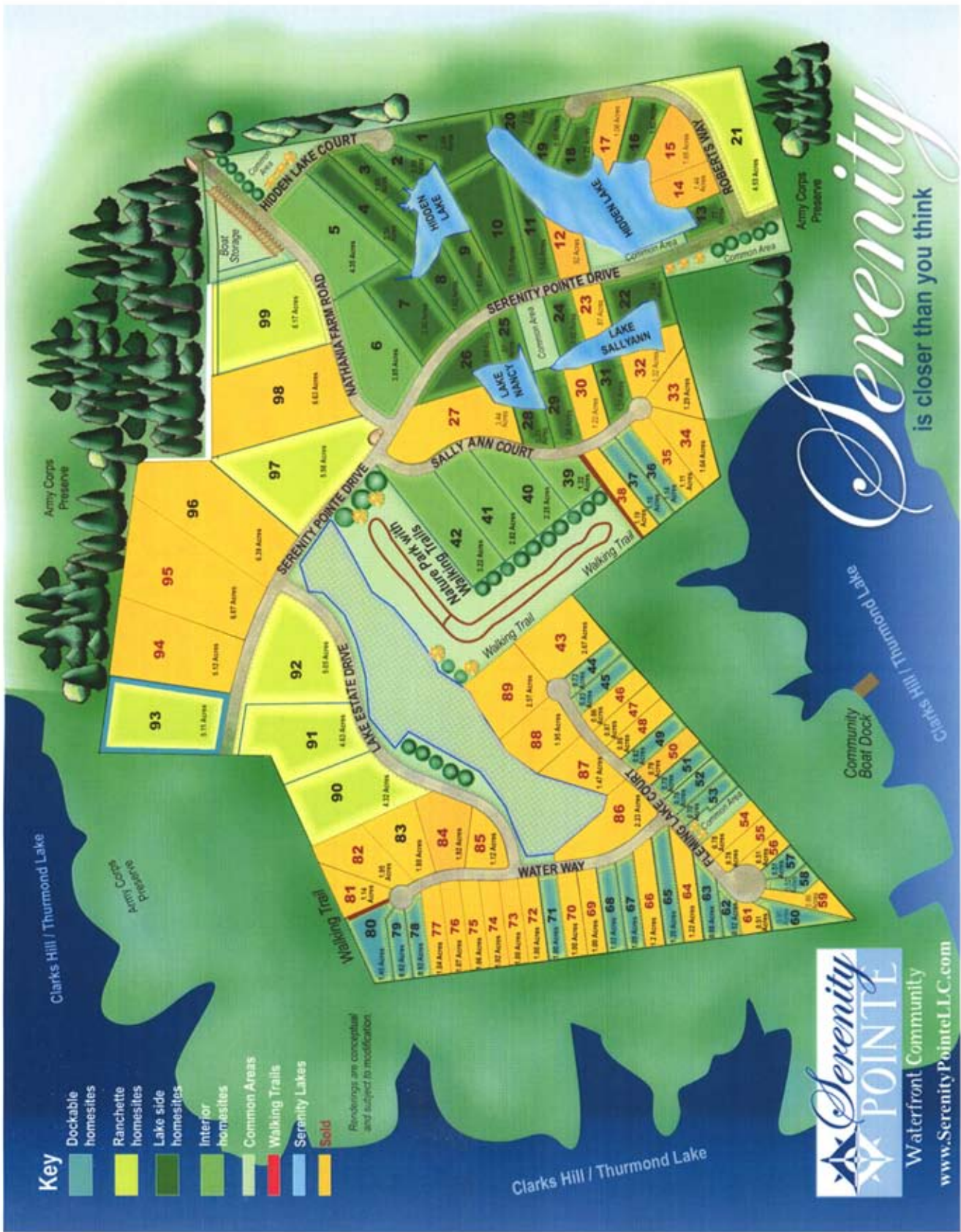
Description: This great spot features long paved road frontage and an almost level topography with a great homesite. The property is currently all wooded with a preponderance of pines but some hardwoods. The rear boundary is the Corps of Engineers property of Clark Hill Lake. Walk to lake, or if you prefer walk to the pond that is almost immediately adjacent to property if you want the fish or canoe.

Directions: From Augusta at Washington Road and Bobby Jones Expressway follow Washington Road north for a distance of 25.2 miles to the Junction with Georgia Highway 220 at Cliett's Crossroads. Turn right onto Georgia Highway 220 for a distance of 2.0 miles to Tankersly's Store. Continue Straight on Maxim Road for a distance of 2.6 miles to Nethania Farm Road. Turn right onto Nethania Farm Road for a distance of 1.0 miles to the entrance to Serenity Pointe Subdivision.

Financing: Cash at closing, or, at the option of the buyer, the buyer shall pay the seller \$ 3,800.00 in cash at closing and the balance of \$34,200.00 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 \$346.88

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.





Key

- Dockable homesites
- Ranchette homesites
- Lake side homesites
- Interior homesites
- Common Areas
- Walking Trails
- Serenity Lakes
- Sold

Revisions are conceptual and subject to modification



Waterfront Community
www.SerenityPointeLLC.com

Serenity
is closer than you think



rvc	Radius	Length	Chord	Chord Bear.
06	1970.00'	314.21'	313.87'	S 80°13'44" W
07	2030.00'	238.28'	238.14'	N 61°28'08" E
08	2030.00'	85.50'	85.49'	N 56°51'59" E

