

12.5 Acres Tract 1 Willow Oak Subdivision Burke County, GA

- * **Beautiful Hardwoods**
- * **Some Planted pine**
- * **Paved road frontage**
- * **Electric and phone**
- * **Owner Financed**
- * **710' front on Hwy 305**
- * **Level building sites**
- * **\$43,750.00**



**Located 25 miles south of
Downtown Augusta on High-
way 305 in Burke County,
Georgia**

Priced to sell!



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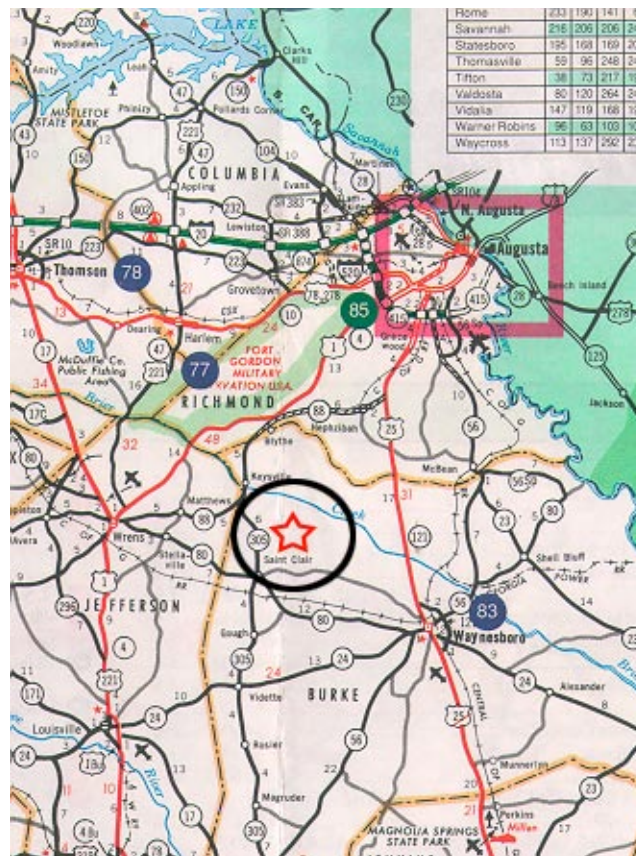
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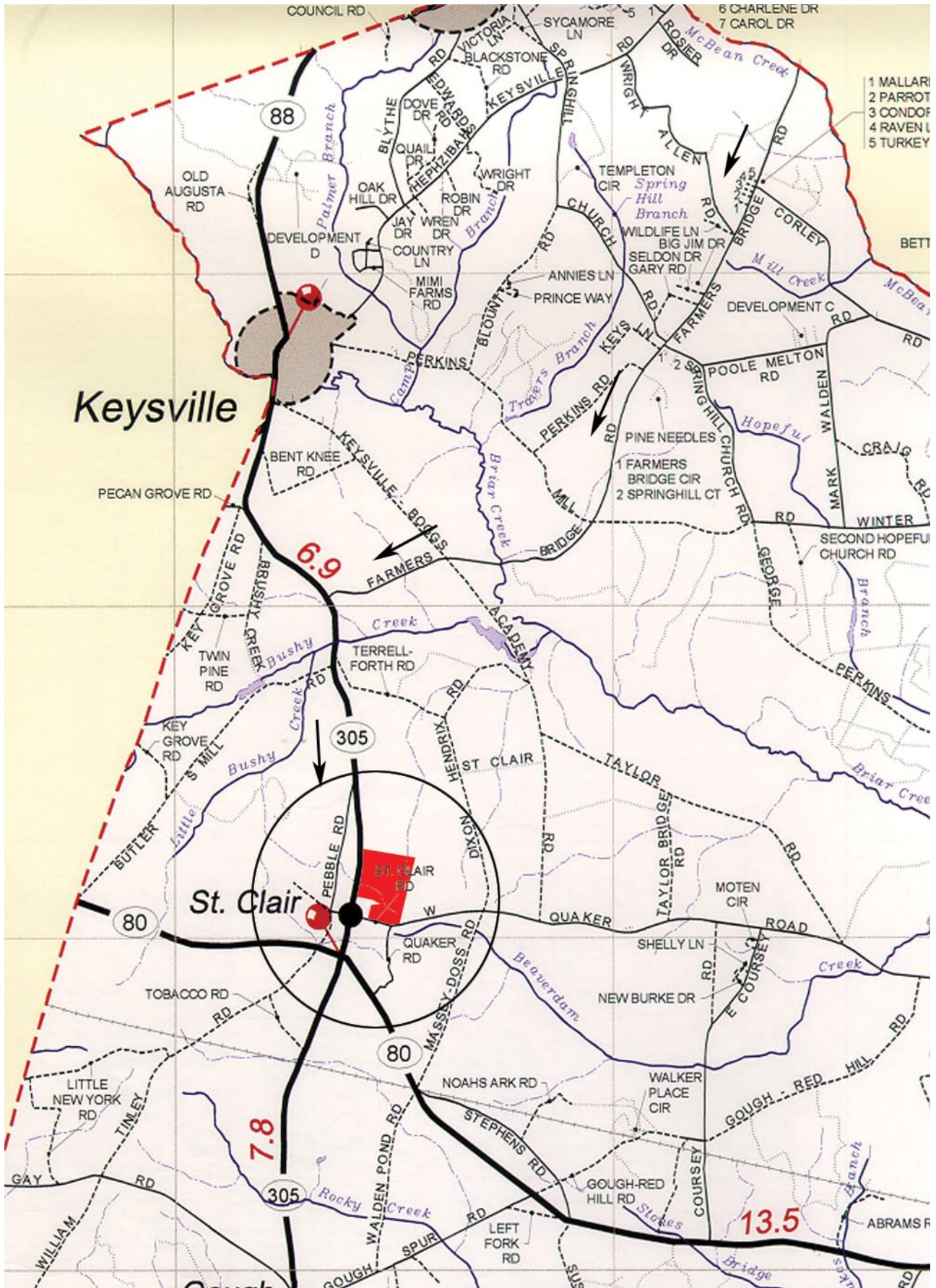
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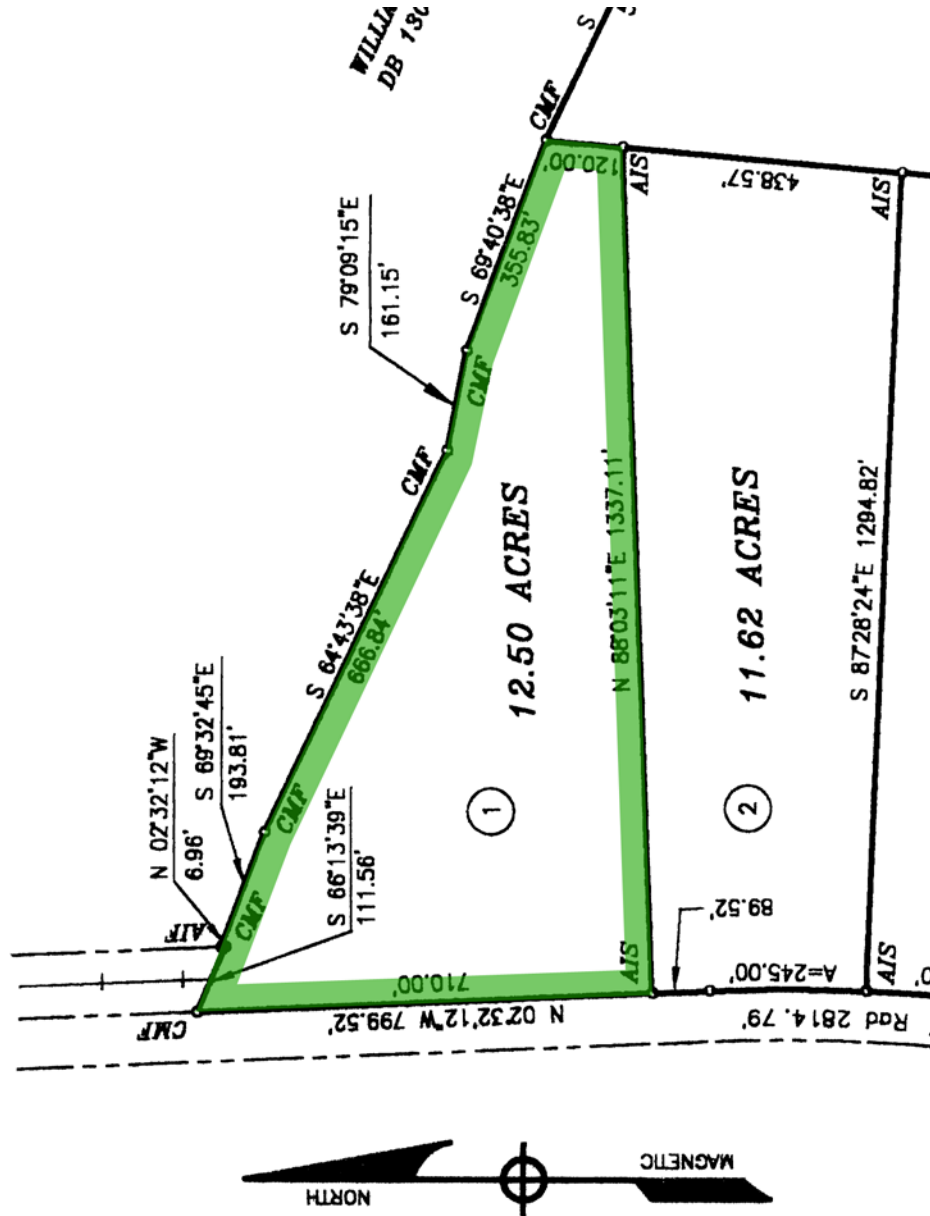
Description: If you want a property that is fully wooded, this is a property that will fill your needs. There are several huge Willow Oaks scattered throughout the property. These monster trees can provide shade and a character to the property. You can also find abundant other hardwoods including Hickory, Oak, Water Oak, Holly, Dogwood, and others.

Financing: \$43,750.00 Cash or \$4,375.00 cash at closing, balance of \$39,375.00 payable in 180 equal monthly installments for 15 years at 9% interest rate with equal monthly payments of \$399.37. 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 US Highway 1 to Blythe. Turn left onto Highway 88 south by turning hard right. Continue on Highway 88 as it turns into Highway 305 near Keysville. Turn right onto St Clair Road. Property is on the left near the intersection with St Clair Road and Quaker Road.







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