

40.08 Acres Tract 15 Willow Oak Subdivision Burke County, GA

- * **Beautiful Hardwoods**
- * **Several Streams**
- * **County road frontage**
- * **Electric and phone**
- * **Owner Financed**
- * **Paved road**
- * **Planted Pine**
- * **\$94,188.00**



**Located 25 miles south of
Downtown Augusta on St Clair
Road in Burke County, Georgia**



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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.

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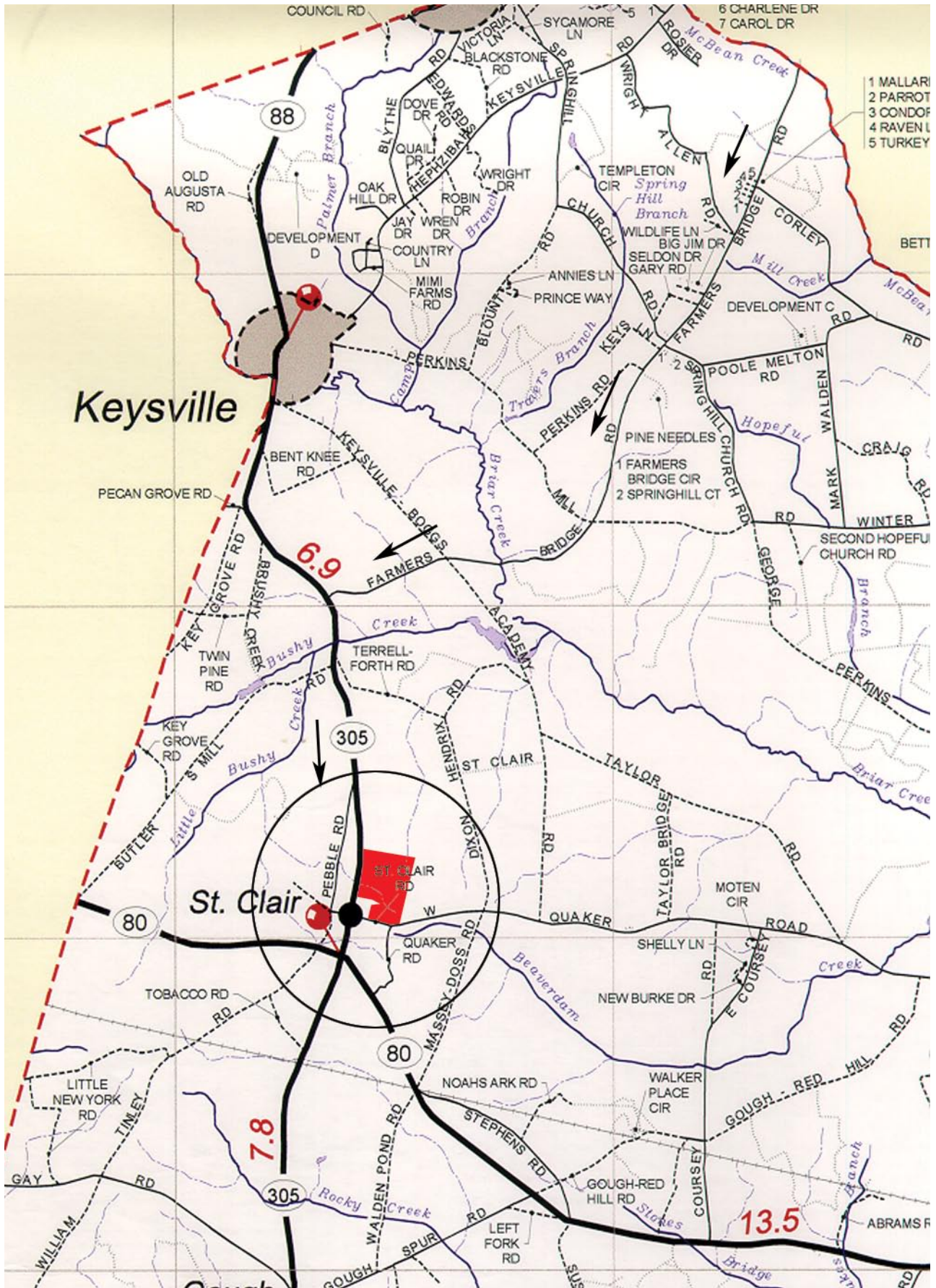
Priced to sell!

Description: If you want a property that is fully wooded with marketable timber, this is a property that will fill your needs. It features about 18 acres of planted pine that is immediately marketable. 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. There are several streams throughout the property. There may be pond sites as well.

Financing: \$94,188.00 Cash or \$9,419.00 cash at closing, balance of \$84,769.00 payable in 180 equal monthly installments for 15 years at 9% interest rate with equal monthly payments of \$859.78. 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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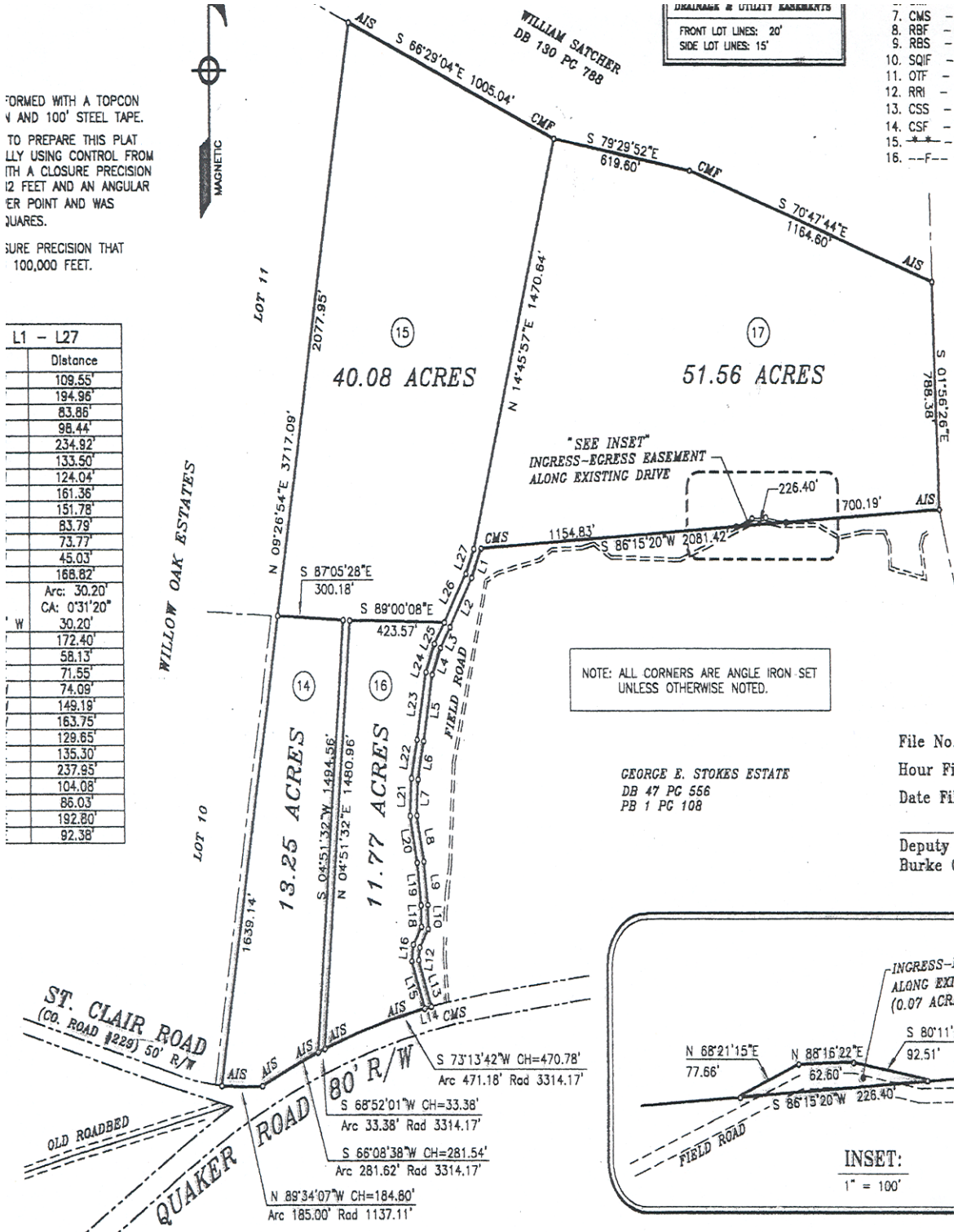
FORMED WITH A TOPCON
 AND 100' STEEL TAPE.
 TO PREPARE THIS PLAT
 LLY USING CONTROL FROM
 WITH A CLOSURE PRECISION
 12 FEET AND AN ANGULAR
 ER POINT AND WAS
 QUARES.

SURE PRECISION THAT
 100,000 FEET.

L1 - L27	
Distance	
109.55'	
194.96'	
83.86'	
98.44'	
234.92'	
133.50'	
124.04'	
161.36'	
151.78'	
83.79'	
73.77'	
45.03'	
168.82'	
Arc: 30.20'	
CA: 0°31'20"	
W 30.20'	
172.40'	
58.13'	
71.55'	
74.09'	
149.19'	
163.75'	
129.65'	
135.30'	
237.95'	
104.08'	
86.03'	
192.80'	
92.38'	



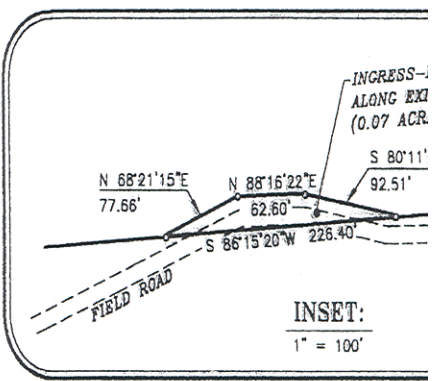
7. CMS
 8. RBF
 9. RBS
 10. SQIF
 11. OTF
 12. RRI
 13. CSS
 14. CSF
 15. F
 16. F



NOTE: ALL CORNERS ARE ANGLE IRON SET
 UNLESS OTHERWISE NOTED.

GEORGE E. STOKES ESTATE
 DB 47 PC 556
 PB 1 PC 108

File No.
 Hour Fi
 Date Fi
 Deputy
 Burke (



PLAT SHOWING
 PHASE "II" OF
WILLOW OAK
 PROPERTY LOCATED IN THE 691

NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY