



FOR SALE

Tract 5: 37.60 ACRES

Burke County, Georgia

Description: This Tract features long paved road frontage on Georgia Highway 80 in West Burke County Georgia. It features a good mixture of hardwoods and pines with some roadways. It has an excellent home site with room to hunt or farm.

Pricing: \$206,800.00 Cash (\$5,500 per acre) or \$20,680.00 cash and the balance of \$186,120.00 payable in 180 equal monthly installments of \$1,943.51 each bearing interest at the rate of 9.5% per annum. There is no prepayment penalty.

Owner Financing!

**Mostly level
Topography**

**Road Frontage on
Georgia Hwy 80**

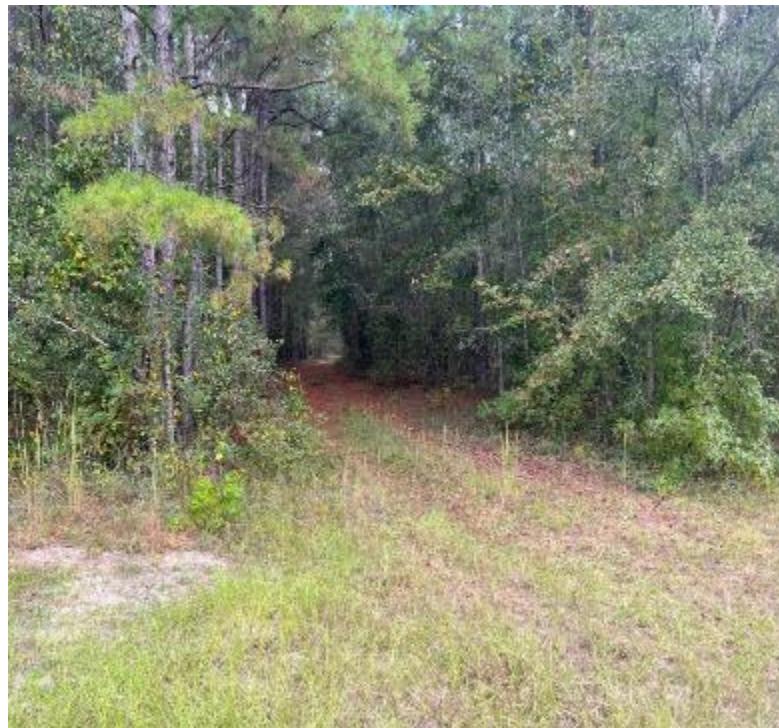
**Great homesites
Wooded in
Hardwoods and
Pines**

**Call for a personal
showing**

\$5,500 p/a

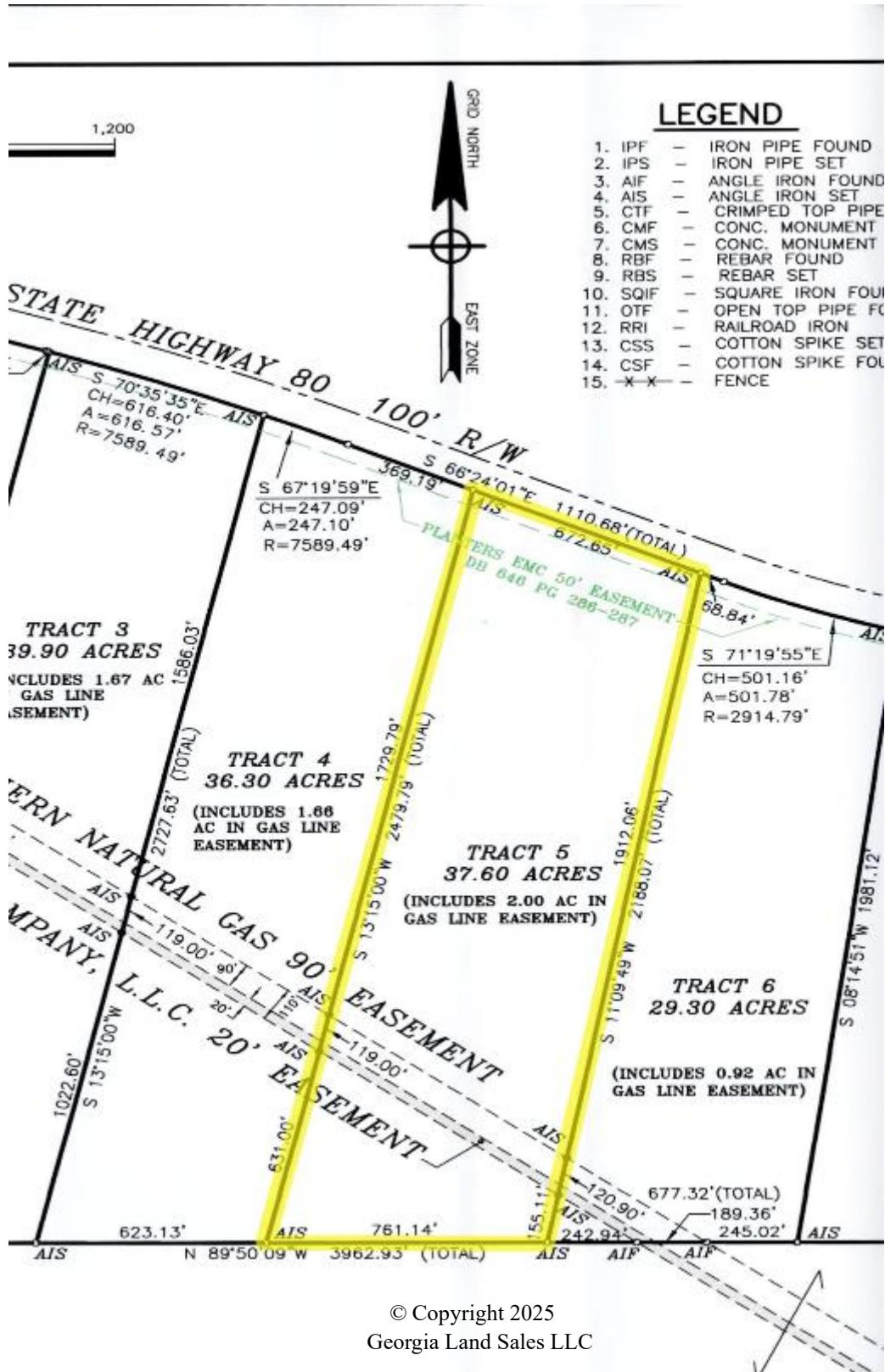


PICTURES



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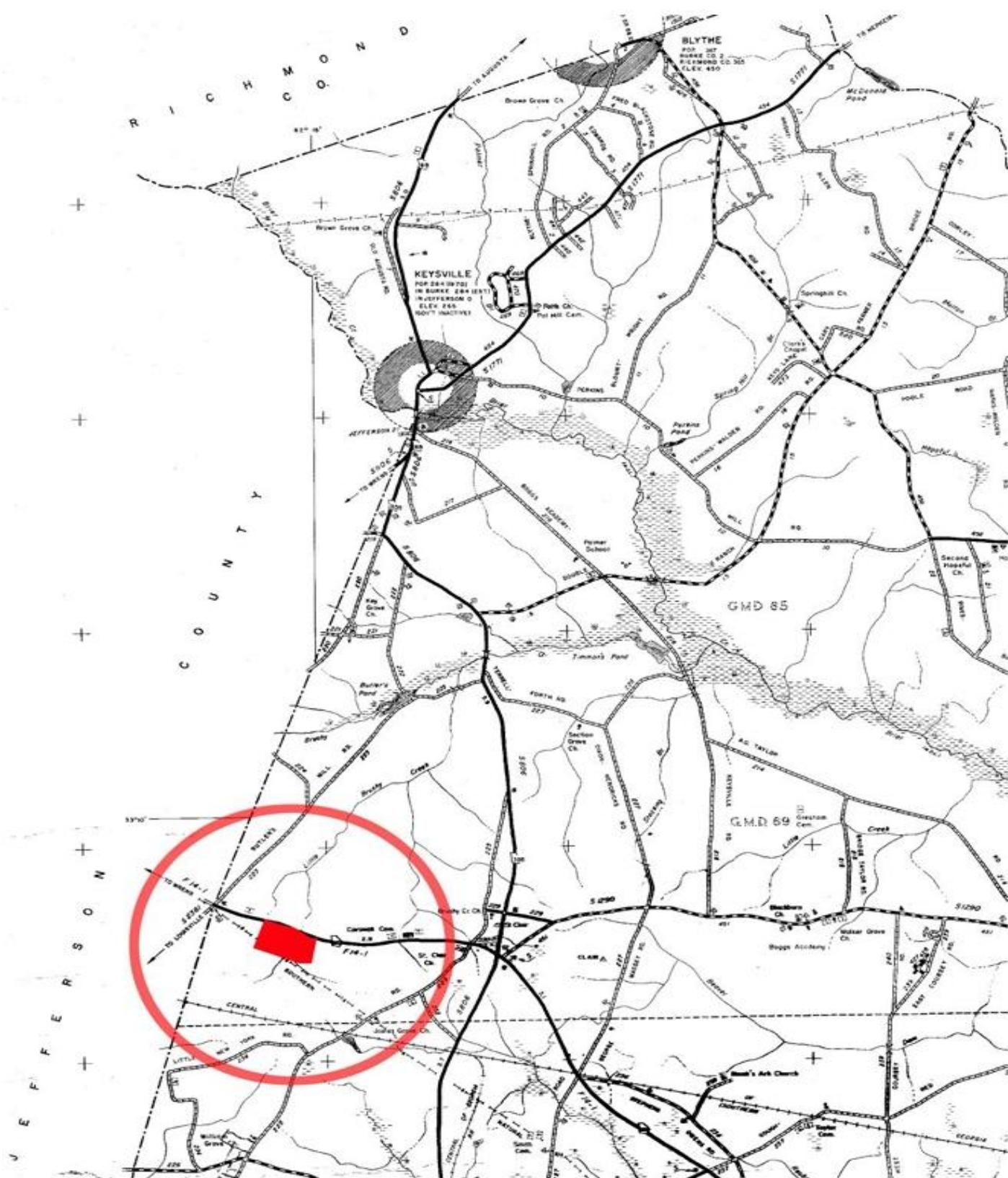
Plat of the property



AERIAL



LOCATION



DIRECTIONS

Longitude: -82.250618 **Latitude:** 33.147621

Address: Georgia Highway 80, Keysville, GA 30816

Burke County, Georgia Parcel Number: 006 014

Directions From Augusta: Follow US 25 (Peach Orchard Road) south from Bobby Jones Expressway (I-520) for 6.4 miles to Georgia Highway 88 and turn right onto Highway 88 towards Keysville. Follow Highway 88 W for 3.2 miles. Turn left onto Keysville Road for 0.4 miles to Farmers Bridge Road. Turn left onto Farmers Bridge Road for 10.4 miles to the dead end. Turn left onto Georgia Highway 305 S for 3.8 miles to GA Highway 80. Turn right onto GA Highway 80 for 1.9 miles to the property on the left. Property is marked with Brashear Realty Corp. Tract Markers.

Restrictions for 15 years from date of conveyance:

1. Any residence placed or built thereon may be either home or mobile home. Any mobile home placed thereon shall be doublewides, shall be not more than 10 years old since date of manufacture, and shall have no less than 980 square feet of heated living area.
2. Property shall not be used for commercial or industrial uses as defined by Burke County zoning ordinances. Property shall not be used for the storage of inoperable vehicles. Property may be used for residential or agricultural purposes. Property shall be used for no more than three permanent residences.
3. The property shall not be used for the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.
5. Setback lines for the construction of any buildings shall be 75 feet from the right of way of any roadway; and 15 feet from all sides and rear lines.
6. Seller herein reserves 15 feet from any sideline and 30 feet from the public roadway as easement for drainage and utilities.
7. Until the note is paid, buyer agrees that any timber cut must be done with the consent of the seller