

56.80 ACRES ON CLAXTON ROAD OWNER FINANCED! BURKE COUNTY, GEORGIA



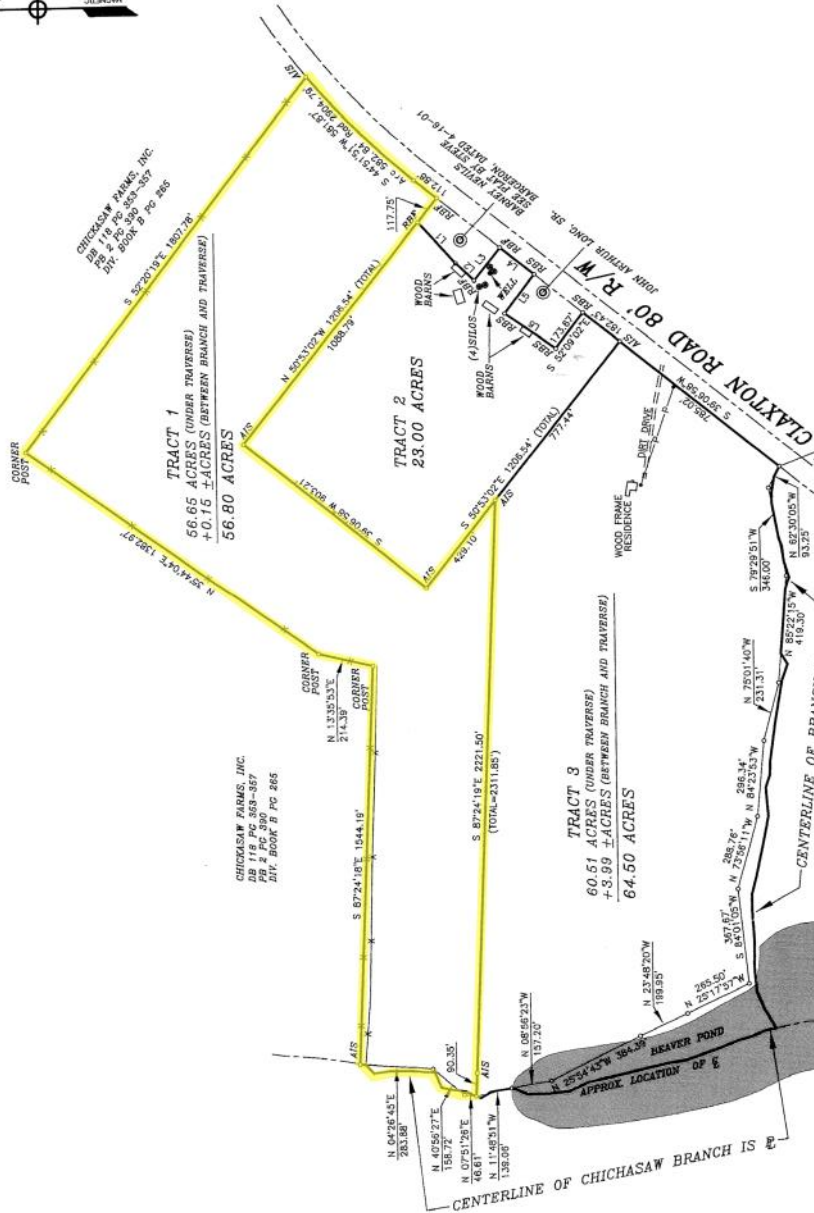
Description: This property is truly a gentleman's farm. This tract is almost all farm or pasture land. The gently rolling hills are prime land for farming, livestock, horses or just growing your own vegetables. There is some fencing and some improved pasture. There is a creek on the rear portion of the property that has a beaver pond. There are several large producing pecan trees.

Price and Terms: \$312,400.00 Cash or at option of the buyer \$31,240.00 down and the balance of 281,160.00 payable over 15 years at 9.5% interest in 180 equal monthly installments of \$2935.94 each. There is no qualifying and no prepayment penalty.

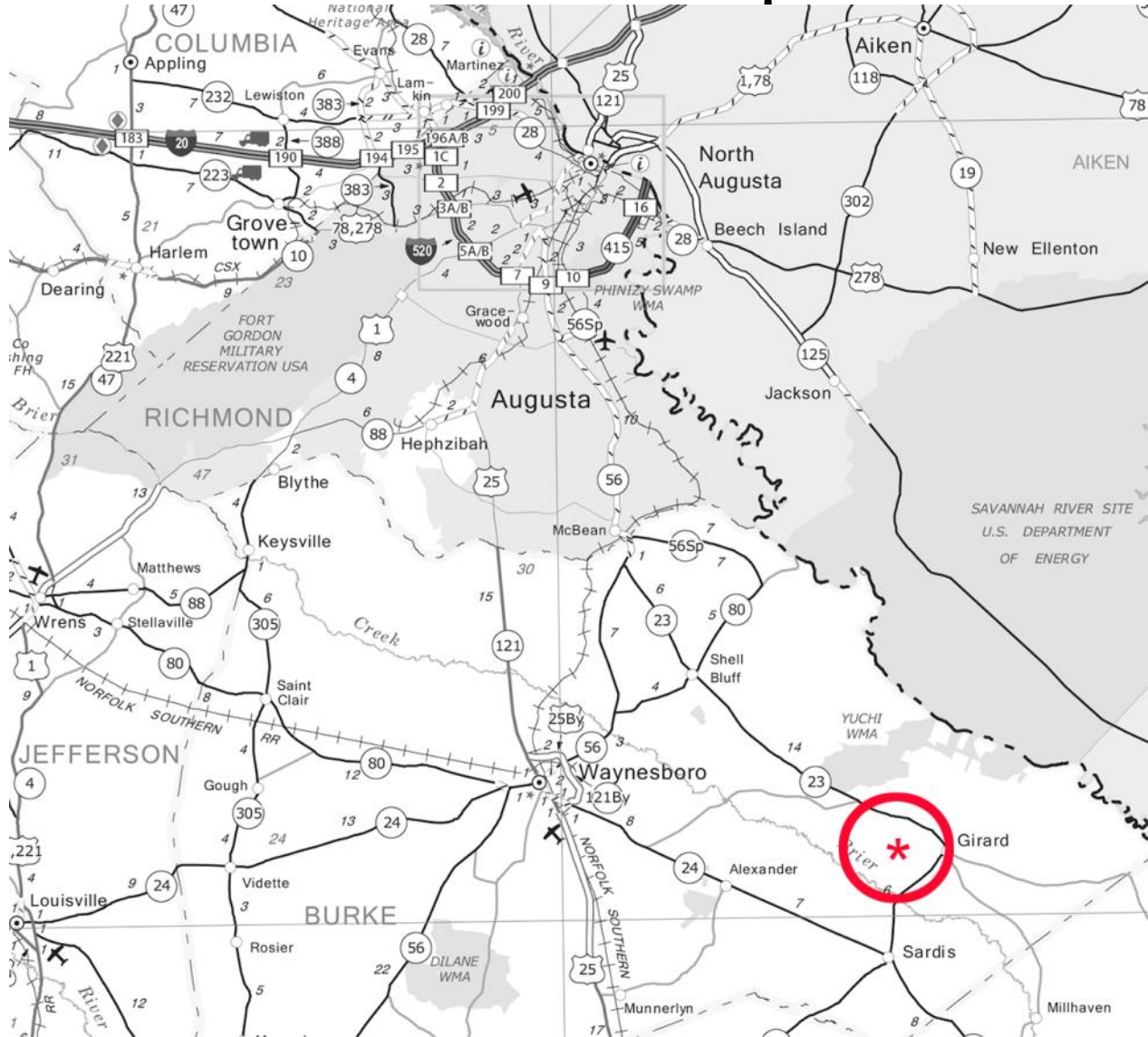


Georgia Land Sales, LLC
513 Broad Street
Augusta, Georgia 30901

\$312,400.00



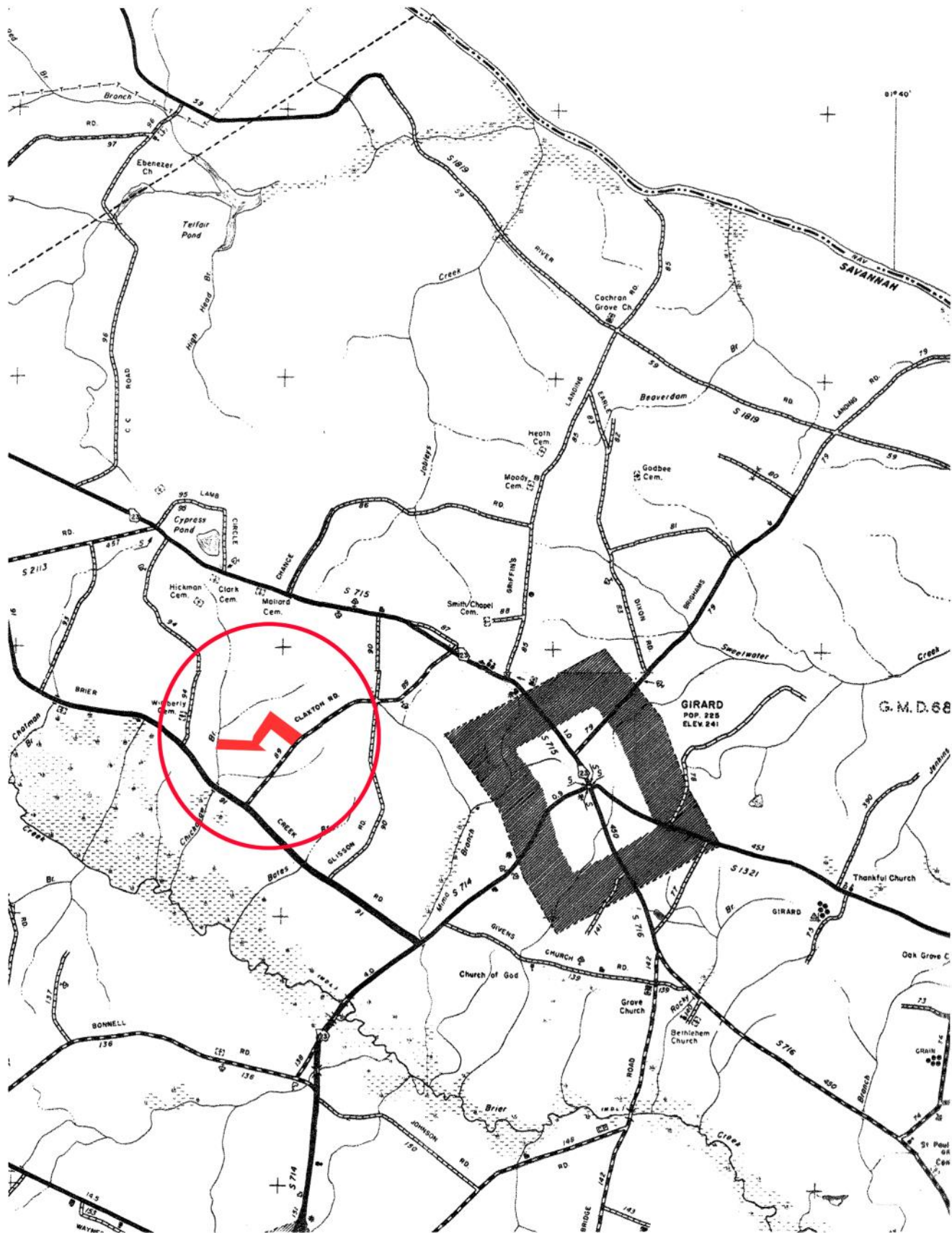
Location Map:



Directions: From Augusta: From the intersection of Highway 56 South and Interstate I-520 take Highway 56 south for a distance of 13.5 miles to the intersection with Georgia Highway 23. Turn left onto Georgia Highway 23 for a distance of 17.7 miles to the intersection with Claxton Road. Turn right onto Claxton Road and follow a distance of 1.7 miles to the property on the right.

Latitude: 33.0460

Longitude: -81.7569



This aerial map displays three distinct tracts of land, each outlined with white survey lines and accompanied by detailed boundary measurements. The tracts are labeled as follows:

- TRACT 1**: 56.65 ACRES (UNDER TRAVERSE) +0.15 ± ACRES (BETWEEN BRANCH AND TRAVERSE) 56.80 ACRES. Located in the upper left, it is bounded by a line with bearings N 52°29'31" E and distances 1089.17, 1089.54, and 1089.17. A north arrow is positioned at the top left.
- TRACT 2**: 23.00 ACRES. Located in the upper right, it is bounded by a line with bearings N 52°16'10" W and distances 1089.54, 1089.54, and 1089.17. It is adjacent to a road labeled "CLAXTON ROAD 80' R/W".
- TRACT 3**: 60.61 ACRES (UNDER TRAVERSE) +3.89 ± ACRES (BETWEEN BRANCH AND TRAVERSE) 64.50 ACRES. Located in the lower right, it is bounded by a line with bearings S 87°24'19" E and distances 2221.50, 2221.50, and 2221.50. It is adjacent to a road labeled "CLAXTON ROAD 80' R/W".

Other features and labels on the map include:

- CHICKASAW FARMS, INC.**: Located near Tract 1, with a note "CHICKASAW FARMS, INC. 118 PG 358-357 117 PG 359-358 116 PG 360-359 115 PG 361-360 114 PG 362-361 113 PG 363-362 112 PG 364-363 111 PG 365-364 110 PG 366-365 109 PG 367-366 108 PG 368-367 107 PG 369-368 106 PG 370-369 105 PG 371-370 104 PG 372-371 103 PG 373-372 102 PG 374-373 101 PG 375-374 100 PG 376-375 99 PG 377-376 98 PG 378-377 97 PG 379-378 96 PG 380-379 95 PG 381-380 94 PG 382-381 93 PG 383-382 92 PG 384-383 91 PG 385-384 90 PG 386-385 89 PG 387-386 88 PG 388-387 87 PG 389-388 86 PG 390-389 85 PG 391-390 84 PG 392-391 83 PG 393-392 82 PG 394-393 81 PG 395-394 80 PG 396-395 79 PG 397-396 78 PG 398-397 77 PG 399-398 76 PG 400-399 75 PG 401-400 74 PG 402-401 73 PG 403-402 72 PG 404-403 71 PG 405-404 70 PG 406-405 69 PG 407-406 68 PG 408-407 67 PG 409-408 66 PG 410-409 65 PG 411-410 64 PG 412-411 63 PG 413-412 62 PG 414-413 61 PG 415-414 60 PG 416-415 59 PG 417-416 58 PG 418-417 57 PG 419-418 56 PG 420-419 55 PG 421-420 54 PG 422-421 53 PG 423-422 52 PG 424-423 51 PG 425-424 50 PG 426-425 49 PG 427-426 48 PG 428-427 47 PG 429-428 46 PG 430-429 45 PG 431-430 44 PG 432-431 43 PG 433-432 42 PG 434-433 41 PG 435-434 40 PG 436-435 39 PG 437-436 38 PG 438-437 37 PG 439-438 36 PG 440-439 35 PG 441-440 34 PG 442-441 33 PG 443-442 32 PG 444-443 31 PG 445-444 30 PG 446-445 29 PG 447-446 28 PG 448-447 27 PG 449-448 26 PG 450-449 25 PG 451-450 24 PG 452-451 23 PG 453-452 22 PG 454-453 21 PG 455-454 20 PG 456-455 19 PG 457-456 18 PG 458-457 17 PG 459-458 16 PG 460-459 15 PG 461-460 14 PG 462-461 13 PG 463-462 12 PG 464-463 11 PG 465-464 10 PG 466-465 9 PG 467-466 8 PG 468-467 7 PG 469-468 6 PG 470-469 5 PG 471-470 4 PG 472-471 3 PG 473-472 2 PG 474-473 1 PG 475-474 0 PG 476-475 59 PG 477-476 58 PG 478-477 57 PG 479-478 56 PG 480-479 55 PG 481-480 54 PG 482-481 53 PG 483-482 52 PG 484-483 51 PG 485-484 50 PG 486-485 49 PG 487-486 48 PG 488-487 47 PG 489-488 46 PG 490-489 45 PG 491-490 44 PG 492-491 43 PG 493-492 42 PG 494-493 41 PG 495-494 40 PG 496-495 39 PG 497-496 38 PG 498-497 37 PG 499-498 36 PG 500-499 35 PG 501-500 34 PG 502-501 33 PG 503-502 32 PG 504-503 31 PG 505-504 30 PG 506-505 29 PG 507-506 28 PG 508-507 27 PG 509-508 26 PG 510-509 25 PG 511-510 24 PG 512-511 23 PG 513-512 22 PG 514-513 21 PG 515-514 20 PG 516-515 19 PG 517-516 18 PG 518-517 17 PG 519-518 16 PG 520-519 15 PG 521-520 14 PG 522-521 13 PG 523-522 12 PG 524-523 11 PG 525-524 10 PG 526-525 9 PG 527-526 8 PG 528-527 7 PG 529-528 6 PG 530-529 5 PG 531-530 4 PG 532-531 3 PG 533-532 2 PG 534-533 1 PG 535-534 0 PG 536-535 59 PG 537-536 58 PG 538-537 57 PG 539-538 56 PG 540-539 55 PG 541-540 54 PG 542-541 53 PG 543-542 52 PG 544-543 51 PG 545-544 50 PG 546-545 49 PG 547-546 48 PG 548-547 47 PG 549-548 46 PG 550-549 45 PG 551-550 44 PG 552-551 43 PG 553-552 42 PG 554-553 41 PG 555-554 40 PG 556-555 39 PG 557-556 38 PG 558-557 37 PG 559-558 36 PG 560-559 35 PG 561-560 34 PG 562-561 33 PG 563-562 32 PG 564-563 31 PG 565-564 30 PG 566-565 29 PG 567-566 28 PG 568-567 27 PG 569-568 26 PG 570-569 25 PG 571-570 24 PG 572-571 23 PG 573-572 22 PG 574-573 21 PG 575-574 20 PG 576-575 19 PG 577-576 18 PG 578-577 17 PG 579-578 16 PG 580-579 15 PG 581-580 14 PG 582-581 13 PG 583-582 12 PG 584-583 11 PG 585-584 10 PG 586-585 9 PG 587-586 8 PG 588-587 7 PG 589-588 6 PG 590-589 5 PG 591-590 4 PG 592-591 3 PG 593-592 2 PG 594-593 1 PG 595-594 0 PG 596-595 59 PG 597-596 58 PG 598-597 57 PG 599-598 56 PG 600-599 55 PG 601-600 54 PG 602-601 53 PG 603-602 52 PG 604-603 51 PG 605-604 50 PG 606-605 49 PG 607-606 48 PG 608-607 47 PG 609-608 46 PG 610-609 45 PG 611-610 44 PG 612-611 43 PG 613-612 42 PG 614-613 41 PG 615-614 40 PG 616-615 39 PG 617-616 38 PG 618-617 37 PG 619-618 36 PG 620-619 35 PG 621-620 34 PG 622-621 33 PG 623-622 32 PG 624-623 31 PG 625-624 30 PG 626-625 29 PG 627-626 28 PG 628-627 27 PG 629-628 26 PG 630-629 25 PG 631-630 24 PG 632-631 23 PG 633-632 22 PG 634-633 21 PG 635-634 20 PG 636-635 19 PG 637-636 18 PG 638-637 17 PG 639-638 16 PG 640-639 15 PG 641-640 14 PG 642-641 13 PG 643-642 12 PG 644-643 11 PG 645-644 10 PG 646-645 9 PG 647-646 8 PG 648-647 7 PG 649-648 6 PG 650-649 5 PG 651-650 4 PG 652-651 3 PG 653-652 2 PG 654-653 1 PG 655-654 0 PG 656-655 59 PG 657-656 58 PG 658-657 57 PG 659-658 56 PG 660-659 55 PG 661-660