



FOR SALE
100.12 ACRES DIVIDED
7 TRACTS: 12.10-26.34 ACRES

Glascock County, Georgia

This property contains lovely, wooded tracts in a quiet, yet serene area of the Georgia countryside. These tracts are beautifully wooded in mix of hardwood and pine timber. The timber is large and towering, providing both a beautiful aesthetic as well as privacy. It also creates excellent habitat for the abundant game and wildlife from rabbits to turkey to deer and bobcats. These tracts are mostly level with numerous areas suitable for building or small-scale farming and gardening. Tracts 1-5 front on Edford Reese Rd., a county-maintained dirt road, while tracts 6 and 7 front on Hwy 171. Tract 6 also boasts a small spring fed pond in the center. The pond maintains water well and is a haven for fish, deer and ducks. It could use a little repair/improvement but is still perfectly functional as is, creating a beautiful sanctuary in the heart of this tract.



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Georgia Land Sales LLC

Owner Financing!

Rolling Topography

**Long Frontage on
Georgia Hwy 171 or
Edford Reese Rd**

**Pond Sites
Great homesites
Wooded in
Hardwoods and
Pines**

**Call for a personal
showing**

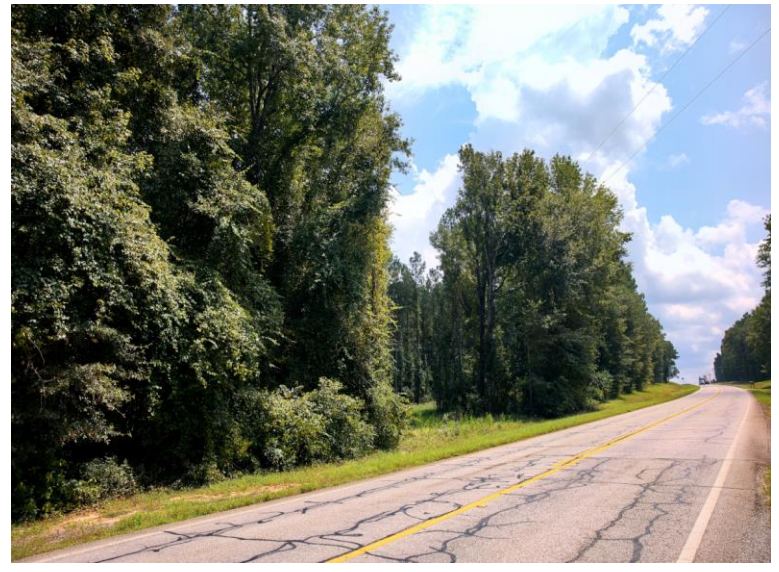
\$7,500-\$9,000 p/a

**GEORGIA LAND SALES
LLC**

**513 Broad Street
Augusta, GA 30901
706-722-4308**

**GeorgiaLandSales.com
800-488-0510**

PICTURES

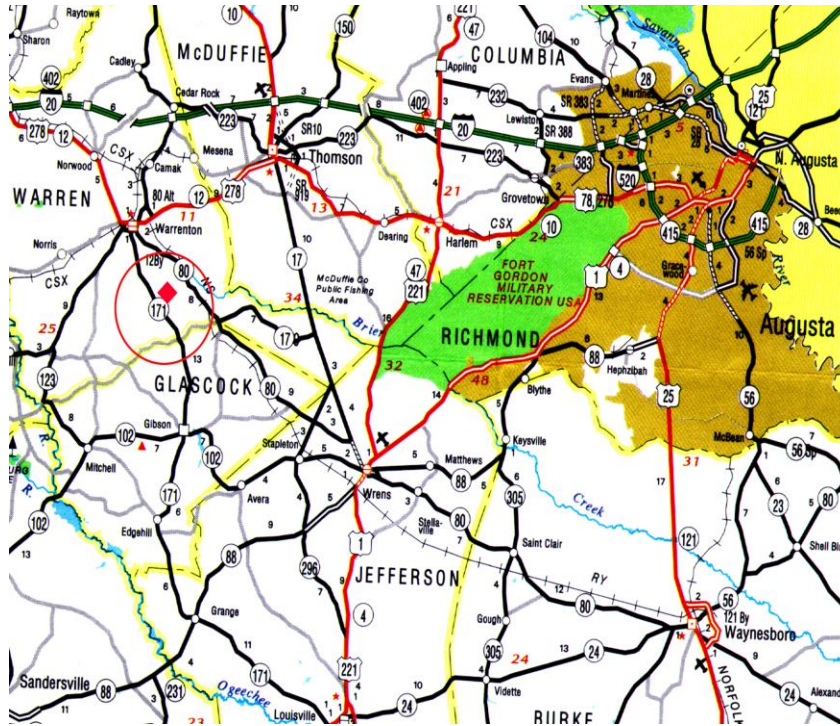
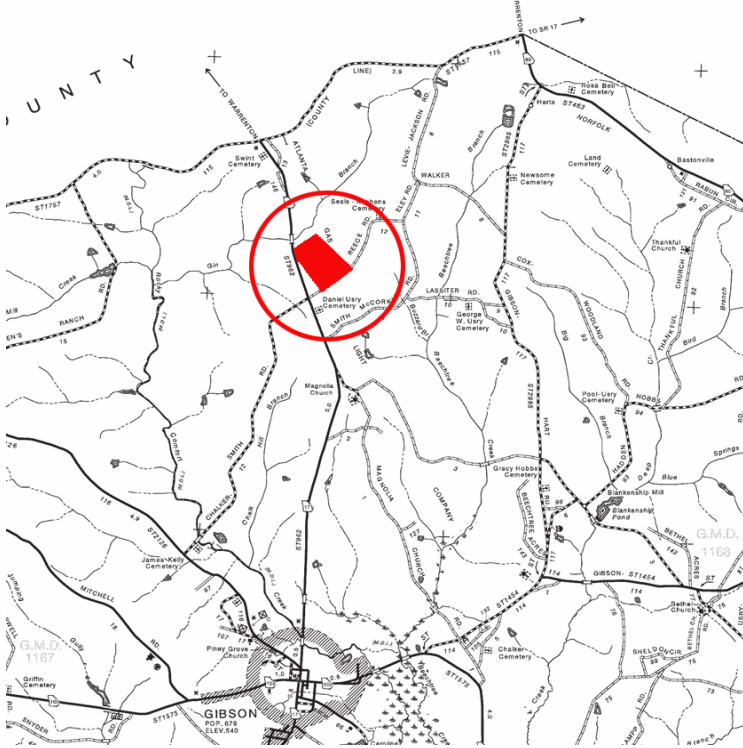


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AERIAL



LOCATION



Location:

Utilities available: Power, telephone, septic system (uninstalled)

Latitude: 33.295322

Longitude: -82.598425

PRICE

Smith Farm Tracts, Glascock County Georgia

<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract 1	12.23	\$7,500.00	\$91,725.00	\$9,173.00	\$82,552.00	\$862.03
Tract 2	12.23	\$7,500.00	\$91,725.00	\$9,173.00	\$82,552.00	\$862.03
Tract 3	12.22	\$7,500.00	\$91,650.00	\$9,165.00	\$82,485.00	\$861.33
Tract 4	12.17	\$7,500.00	\$91,275.00	\$9,128.00	\$82,147.00	\$857.80
Tract 5	12.10	\$7,500.00	\$90,750.00	\$9,075.00	\$81,675.00	\$852.87
Tract 6	26.34	\$9,000.00	\$237,060.00	\$23,706.00	\$213,354.00	\$2,227.90
Tract 7	12.83	\$7,500.00	\$96,225.00	\$9,623.00	\$86,602.00	\$904.32
			\$790,410.00	\$79,041.00	\$711,367.00	\$7,428.27

100.12

Financing is for 180 months with 9.5% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.