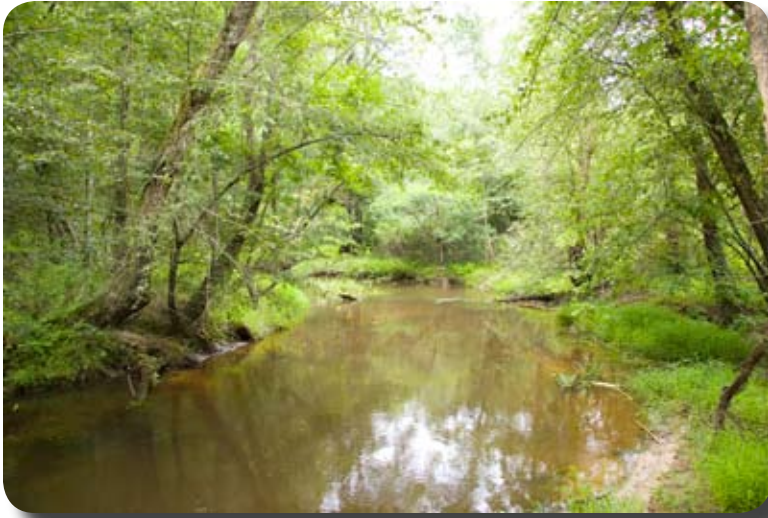


BlackWater Estates on Brier Creek



6 Tracts
20.07 to 45.24 Acres
Burke County, Georgia

Description: If you want hunting, fishing, and great home sites close to Augusta, then this is it. These tracts all feature long frontage on Brier Creek. Brier Creek is renowned for its great fishing and hunting. With good frontage on a county maintained road just out-

side of Keysville, these tracts are only 40 minutes from downtown Augusta.







Price: \$3,200.00 per acre. See attached price sheet and easy owner terms.

Location: From Augusta take US Highway 25 (Peach Orchard Road) for a distance of 6.15 miles past I-520 (Bobby Jones Expressway). Turn right onto Highway 88 towards Hephzibah. Follow Highway 88 for a distance of 2.6 miles through Hephzibah to the Keysville Road. Follow the Keysville Road for a distance of 8.95 miles to where the road dead ends in Keysville. Turn left onto Highway 88 & 305 for a distance of 0.25 miles to the first road past Brier Creek which is the Keysville Boggs Academy Road. Follow Keysville Boggs Academy Road for a distance of 0.10 miles to the property on the left.

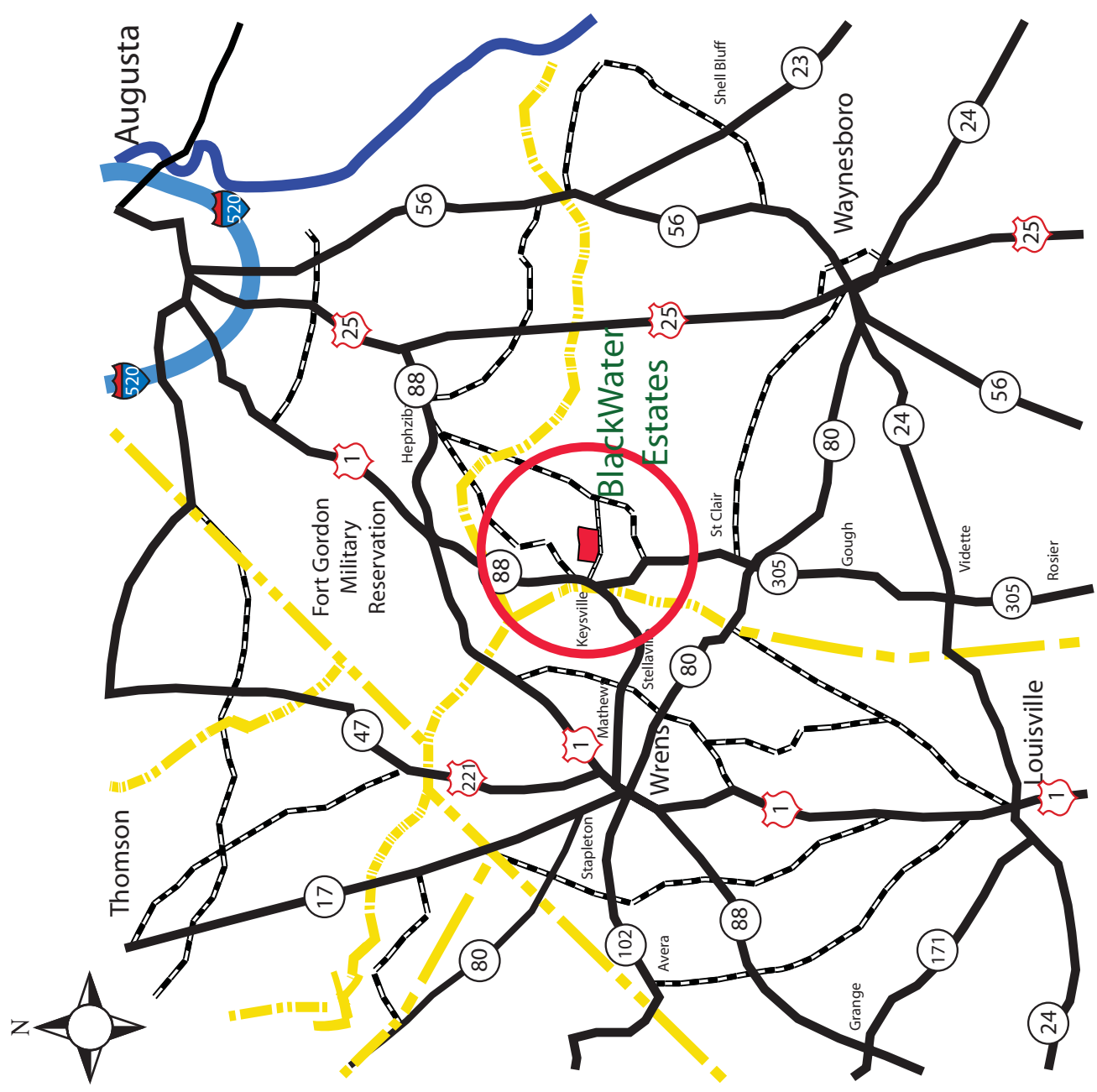
Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

Tel: (706)-722-4308
Fax: (706)-722-4374
<http://www.georgiacountry.com>
e-mail: tice@brashearrealty.com



	FEDERAL HIGHWAY
	STATE HIGHWAY
	STATE ROAD
	COUNTY MAINTAINED PAVED ROAD
	COUNTY MAINTAINED DIRT ROAD
	COUNTY BOUNDARY

Location Map
for
Black Water Estates
on Brier Creek
Burke County
Georgia



Black Water Estates on Brier Creek

<u>Tract</u>	<u>Acreage</u>	<u>Per Acre</u>	<u>Price</u>	<u>Down</u>	<u>Loan</u>	<u>Payment</u>
Tract A	24.03	\$3,200.00	\$76,896.00	\$7,689.60	\$69,206.40	\$701.94
Tract B	45.24	\$3,200.00	\$144,768.00	\$14,476.80	\$130,291.20	\$1,321.50
Tract C	34.08	\$3,200.00	\$109,056.00	\$10,905.60	\$98,150.40	\$995.51
Tract D	31.75	\$3,200.00	\$101,600.00	\$10,160.00	\$91,440.00	\$927.45
Tract E	27.41	\$3,200.00	\$87,712.00	\$8,771.20	\$78,940.80	\$800.67
Tract F	20.07	\$3,200.00	\$64,224.00	\$6,422.40	\$57,801.60	\$586.26

Financing is for 180 months with 9% interest with 10% cash down payment.

No qualification necessary. No prepayment penalty for early payoff.

Shorter terms are available on request.



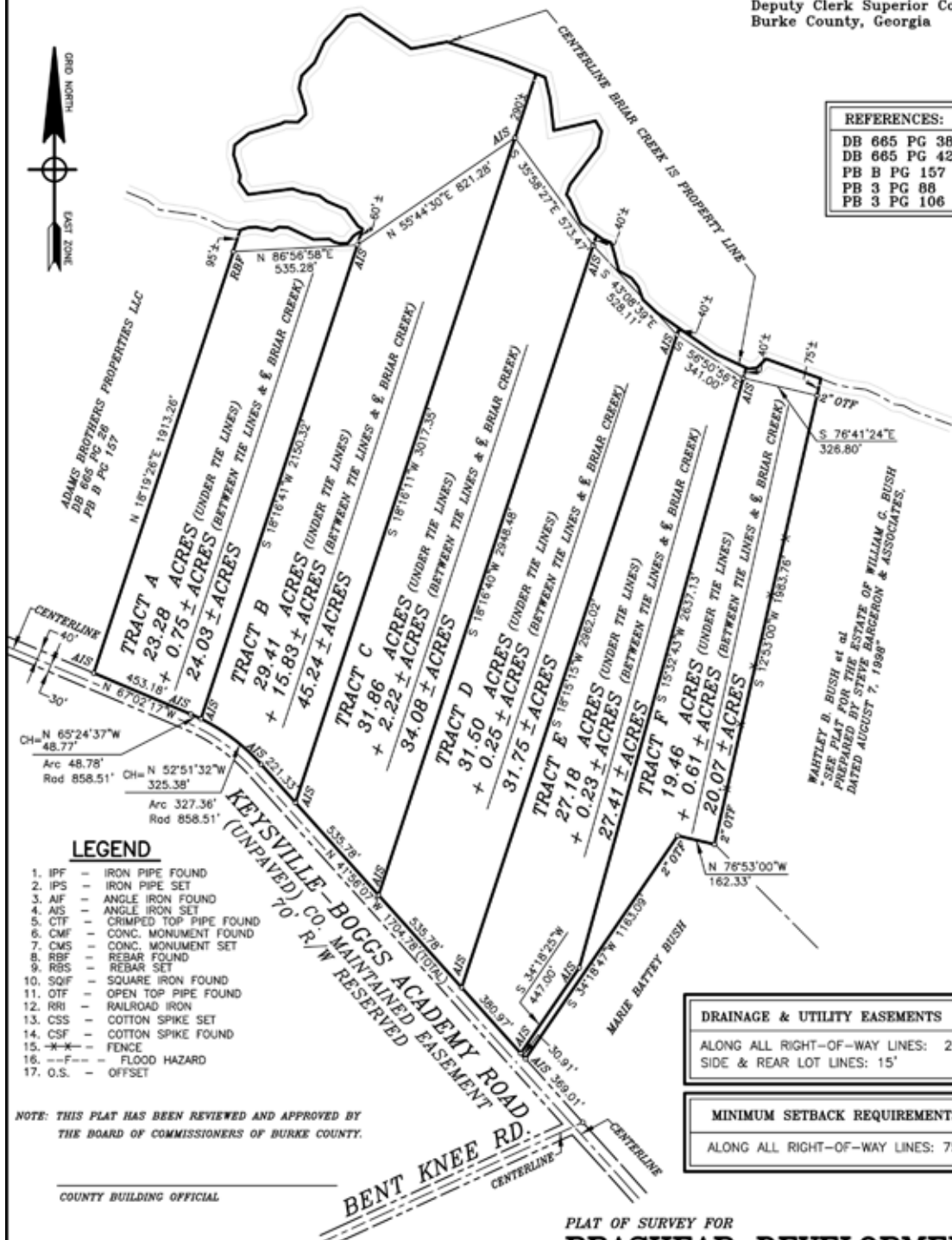
NOTE:
 CENTERLINE BRIAR CREEK TAKEN FROM PLAT
 RECORDED IN PLAT FILE "B", PAGE 157.

File No. _____
 Hour Filed _____
 Date Filed _____

Deputy Clerk Superior Court
 Burke County, Georgia



REFERENCES:	
DB 665 PG 38	
DB 665 PG 42	
PB B PG 157	
PB 3 PG 88	
PB 3 PG 106	



LEGEND

1. IPF - IRON PIPE FOUND
2. IPS - IRON PIPE SET
3. AIF - ANGLE IRON FOUND
4. AIS - ANGLE IRON SET
5. CTF - CRIMPED TOP PIPE FOUND
6. CMF - CONC. MONUMENT FOUND
7. CMS - CONC. MONUMENT SET
8. RBF - REBAR FOUND
9. RBS - REBAR SET
10. SQIF - SQUARE IRON FOUND
11. OTF - OPEN TOP PIPE FOUND
12. RRI - RAILROAD IRON
13. CSS - COTTON SPIKE SET
14. CSF - COTTON SPIKE FOUND
15. ---F--- FENCE
16. ---F--- FLOOD HAZARD
17. O.S. - OFFSET

NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY
 THE BOARD OF COMMISSIONERS OF BURKE COUNTY.

COUNTY BUILDING OFFICIAL

NOTES:

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS-303 TOTAL STATION AND A 100' STEEL & PROMARK II GPS RECEIVERS.
2. THE FIELD WORK REQUIRED TO PREPARE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 36,632 FEET AND AN ANGULAR ERROR OF 00°00'03" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.



DRAINAGE & UTILITY EASEMENTS
 ALONG ALL RIGHT-OF-WAY LINES: 20'
 SIDE & REAR LOT LINES: 15'

MINIMUM SETBACK REQUIREMENTS
 ALONG ALL RIGHT-OF-WAY LINES: 75'

**PLAT OF SURVEY FOR
 BRASHEAR DEVELOPMENT CORPORATION**

PROPERTY LOCATED IN THE 89th. G.M.D.
BURKE COUNTY, GEORGIA
 SCALE: 1" = 400' DECEMBER 19, 2008
 Prepared by
STEVE BARGERON & ASSOCIATES
 WAYNESBORO, GEORGIA (706)664-2682

REFERENCES	
08 443 PG 08	
08 460 PG 20	
08 0 PG 157	
08 0 PG 88	
08 0 PG 104	



LEGEND

- 1. 1" - 1" BOX PAV. FOUND
- 2. 1" - 1" BOX PAV. SET
- 3. 1" - 1" BOX PAV. 42222
- 4. 1" - 1" BOX PAV. SET
- 5. 1" - 1" OPEN TOP PAV. FOUND
- 6. 1" - 1" CONC. MOUNTAIN FOUND
- 7. 1" - 1" CONC. MOUNTAIN SET
- 8. 1" - 1" CONC. MOUNTAIN
- 9. 1" - 1" SQUARE BOX FOUND
- 10. 1" - 1" OPEN TOP PAV. FOUND
- 11. 1" - 1" SQUARE BOX
- 12. 1" - 1" CONC. MOUNTAIN SET
- 13. 1" - 1" CONC. MOUNTAIN
- 14. 1" - 1" CONC. MOUNTAIN FOUND
- 15. 1" - 1" CONC. MOUNTAIN
- 16. 1" - 1" CONC. MOUNTAIN
- 17. 1" - 1" CONC. MOUNTAIN

NOTE: THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF CHURCHWARDS OF BIBLE BIBLES.

TRACTS UTILITY LOCATIONS
 1" - 1" BOX PAV. SET
 1" - 1" BOX PAV. 42222

NEIGHBORING TRACT ENCROACHMENTS
 1" - 1" BOX PAV. SET
 1" - 1" BOX PAV. 42222

Restrictions for BlackWater Estates

The following covenants will run with the land for a period of 10 years from transfer title for all Tracts in Blackwater Estates:

1. Tracts are limited to one residence per tract; or, upon obtaining permission of the county authorities, tracts may have one further subdivision.
2. All residences may be either home or mobile home. Any mobile home placed thereon shall be double wides and shall be not more than 10 years old since date of manufacture. Any residence constructed or placed thereon shall have a minimum of 980 square feet or heated floor space of living area.
3. The property shall not be used for business, or the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.