

## BRIARWOOD HILLS

Jack Sparrow Drive

Warren County

6 Lots Remain for SALE

**\$7000 Per Acre**

5.0 Acre Lots for **\$35,000**

**LOT #6 \$4500 PER ACRE**

**MLS#296922**

Property located on East Warrenton Road 1.0 mile from McDuffie County.

**FOR RESIDENTIAL**

**CONSTRUCTION**

**RESIDENTIAL USE ONLY!**



### EASIEST DIRECTIONS:

On Hwy 278 turn onto dirt road in front of Briarwood Academy. This will lead you to Jack Sparrow Drive.

- **LOT 6 - 16.58 ACRES FOR ONLY \$4,500 PER ACRE.**
- **BUYER TO OBTAIN HEALTH DEPARTMENT APPROVAL. (WARREN COUNTY)**
- **NO PUBLIC WATER / WELL REQUIRED.**
- **MOSTLY WOODED LOTS.**
- **BUYER TO PAY CLOSING COST AND \$200 FOR THE SURVEY OF THE LOT PURCHASED.**
- **NO MOBILE HOMES. LICENSED VEHICLES ONLY, ALL VEHICLES MUST OPERATE.**
- **PROPERTY OWNERS ASSOCIATION OWNS THE STREET.**
- **STREET WILL BE CRUSH AND RUN GRAVEL.**
- **MINIMUM 1,200 SQUARE FEET HOUSE TO BE BUILT.**
- **MOSTLY WOODED LOTS.**
- **\$200 ANNUALLY FOR PROPERTY ASSOCIATION DUES FOR MAINTENANCE OF ROAD.**

### LEGAL DESCRIPTION:

Plat Book: A 311 Page: A

(The above data, although believed to be accurate, is not guaranteed by the listing company.)



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