



**CASON PROPERTY**  
**OFF US 278 – WARRENTON HWY**  
**ON VFW ROAD**  
**THOMSON, GA 30824**

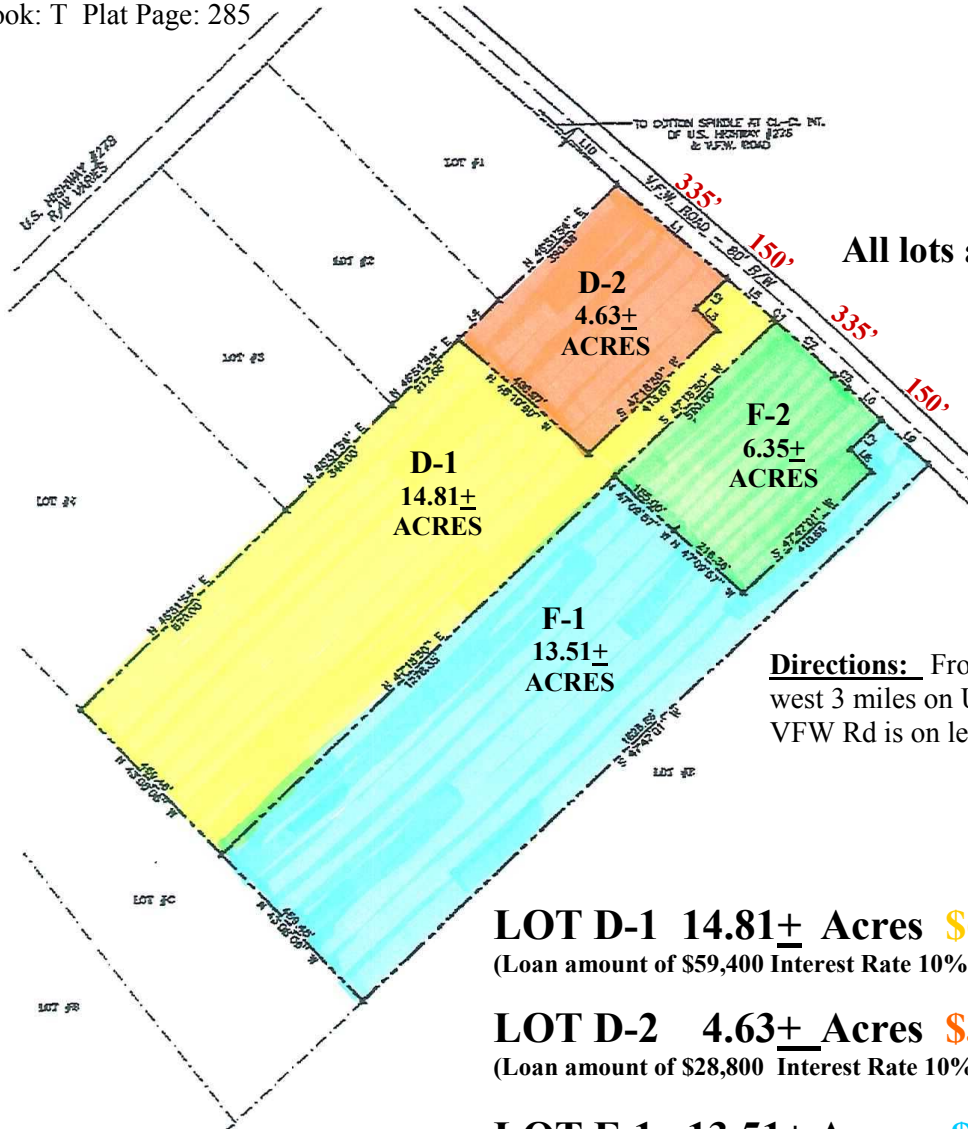
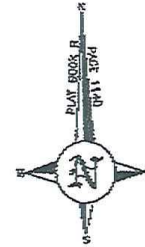
PO Box 550 114 Main Street  
 Thomson, GA 30824  
 706-595-3216 or 800-637-0881  
 706-595-3244 Fax  
 email realestate@wilsonrealtor.com  
 www.wilsonrealtor.com

**OWNER FINANCING** with 10% down  
 payment - 10% Interest - 15 years.  
**NO PRE-PAYMENT PENALTY.**

Must use closing Attorney F. Hitchcock if  
 financing by owner. (10% Late Fee after 10 days.)

**LEGAL DESCRIPTION:**

Plat Book: T Plat Page: 285



**All lots are 95% Open & 5% Wooded**

**Directions:** From red light at CVS in Thomson travel west 3 miles on US78 & GA12 past Shaw Industry. VFW Rd is on left.

**LOT D-1 14.81+ Acres \$66,000 MLS#305256**  
 (Loan amount of \$59,400 Interest Rate 10% # of Years 15 Payment per Month \$638.32)

**LOT D-2 4.63+ Acres \$32,000 MLS#305257**  
 (Loan amount of \$28,800 Interest Rate 10% # of Years 15 Payment per Month \$300.89)

**LOT F-1 13.51+ Acres \$61,000 MLS#305258**  
 (Loan amount of \$54,900 Interest Rate 10% # of Years 15 Payment per Month \$589.96)

**LOT F-2 6.35 ± Acres \$45,000 MLS#305259**  
 (Loan amount of \$40,500 Interest Rate 10% # of Years 15 Payment per Month \$435.22)

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



- PRICE INCLUDES COST OF SURVEY PLAT.
  - WELL WILL BE NEEDED.
  - ZONED R-1. **NO MOBILE HOMES. HOUSES ONLY.**
- LOTS HAVE BEEN TESTED BY SOIL SCIENTIST. STANDARD SEPTIC TANK APPROVED.
  - \$1000 EARNEST MONEY REQUIRED ON LOTS D-2 & F-2.
- LOCATED JUST ON THE OUTSKIRTS OF THOMSON, TRACTS WITH BEAUTIFUL HOME SITES.



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