



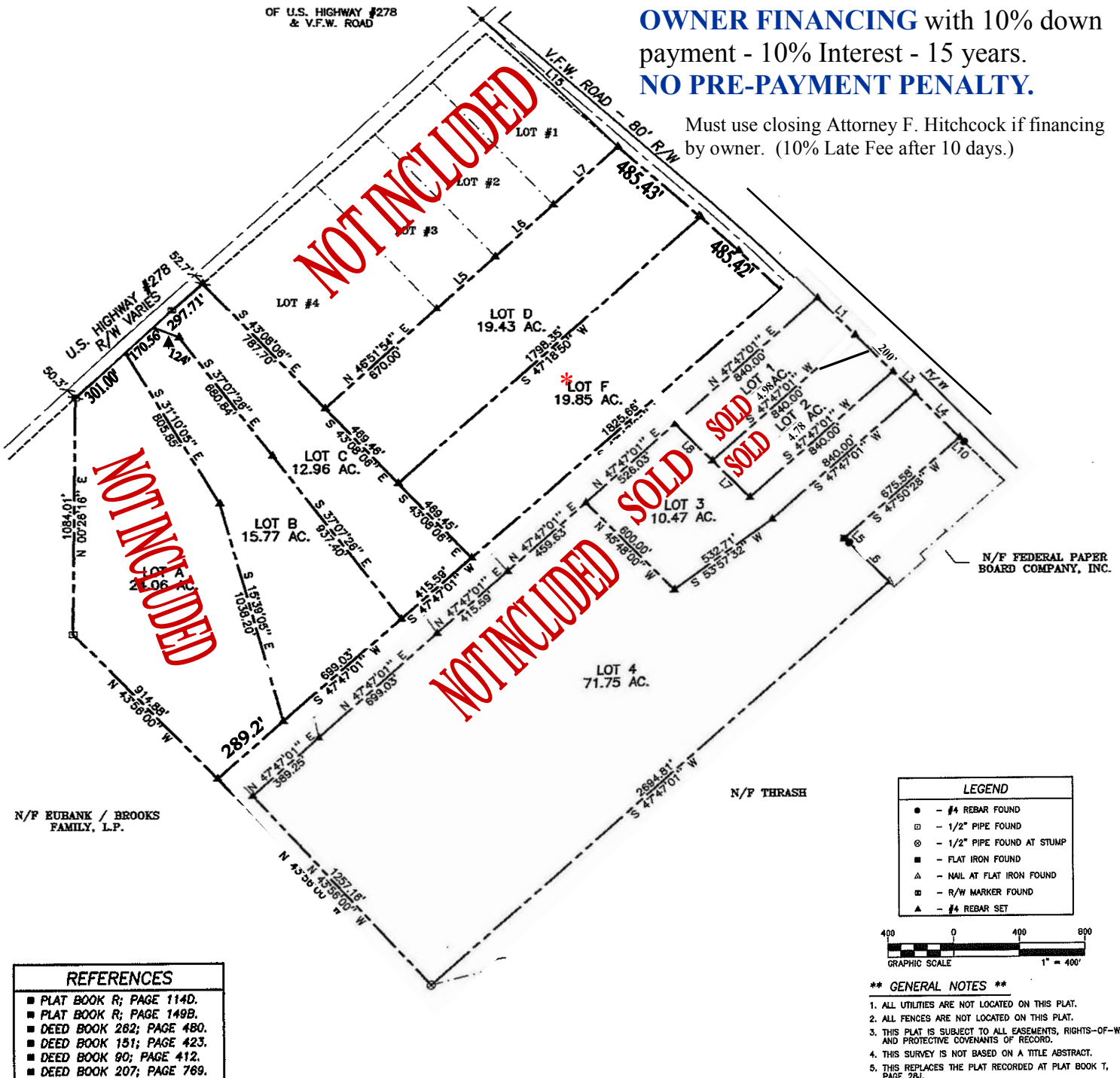
**CASON PROPERTY**  
**US 278 – WARRENTON HWY**  
**& VFW ROAD**  
**THOMSON, GA 30824**

LOT B 15.77 ±	\$101,735	(MLS #273009)
LOT C 12.96 ±	\$90,720	(MLS #272986)
LOT D 19.43 ±	\$106,865	(MLS #273010)
* LOT F 19.85 ±	\$104,200	(MLS #273011)

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.)



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

- PRICE INCLUDES COST OF SURVEY PLAT.
- COUNTY WATER AVAILABE FOR LOTS (B & C) AT PROPERTY LINE.
- WELL WILL BE NEEDED FOR LOTS (D& F ).
- ZONED R-1. **NO MOBILE HOMES. HOUSES ONLY.**
- PLAT BOOK T, PAGE 28J
- ALL LOTS HAVE BEEN TESTED BY SOIL SCIENTIST. STANDARD SEPTIC TANK APPROVED IS FOR ALL LOTS WHEN THE SEPTIC TANK IS LOCATED IN THE APPROVED/TESTED AREA ON EACH LOT.
- **LOT F 19.85 ACRES - (SOIL SCIENTIST CHECKED) STANDARD SEPTIC TANK BUT, REQUIRES ADDITIONAL TANK WITH PUMP. PRICE REFLECTS \$250/ACRE REDUCTION FOR ALLOWANCE FOR THIS EXPENSE.**
- FOR LOTS B & C OWNER WOULD CONSIDER SUB-DIVIDING.

LOCATED JUST ON THE OUTSKIRTS OF THOMSON, EACH TRACT WITH BEAUTIFUL HOME SITES AND PLENTY OF ACREAGE TO ENJOY THE OUTDOORS.

**DIRECTIONS:** FROM RED LIGHT AT CVS IN THOMSON TRAVEL WEST 3 MILES ON US78 & GA12 PAST SHAW INDUSTRY— LOTS B & C FRONT US78 ON LEFT SIDE. LOTS D & F FRONT VFW ROAD.



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



PO Box 550 114 Main Street  
 Thomson, GA 30824  
 706-595-3216 or 800-637-0881  
 706-595-3244 Fax



[www.wilsonrealtor.com](http://www.wilsonrealtor.com) or email [realestate@wilsonrealtor.com](mailto:realestate@wilsonrealtor.com)

GARE Lic.# H - 11348

1/24/2012