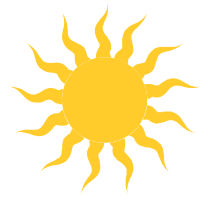


Own Your Own Home !!!



What: Cozy Country Home: 2 BR, 1 Bath, Recently Renovated

Where: 746 G.W. Wilson Road, Nicholson, GA 30565

When: March 1. Buy before 4/30 for up to \$5000 IRS cash back

How: \$1000 now, \$4000 later, for \$550 per month.



Amenities such as:

- Central Heat & Air Conditioning, Satellite-ready
- Newer Carpet, Paint, & Hardwood Laminate Floors
- Newer Deck, Fenced $\frac{3}{4}$ acre lot in relaxed setting
- 2-Car Parking, Storage Shed, City Water, Jackson EMC
- Security Lighting. Dishwasher, Washer, Dryer with sale.
- 5 min. access to Jackson County School complex!
- Ask about Lease-Option.



See our website, www.kerygmaproperties.com, for more information or call our 24-hour recording: 877-Safe-Sale (723-3725) ext 6 and press zero to talk with a live representative! \$500 Referral Paid for leads resulting in the successful sale of this home!

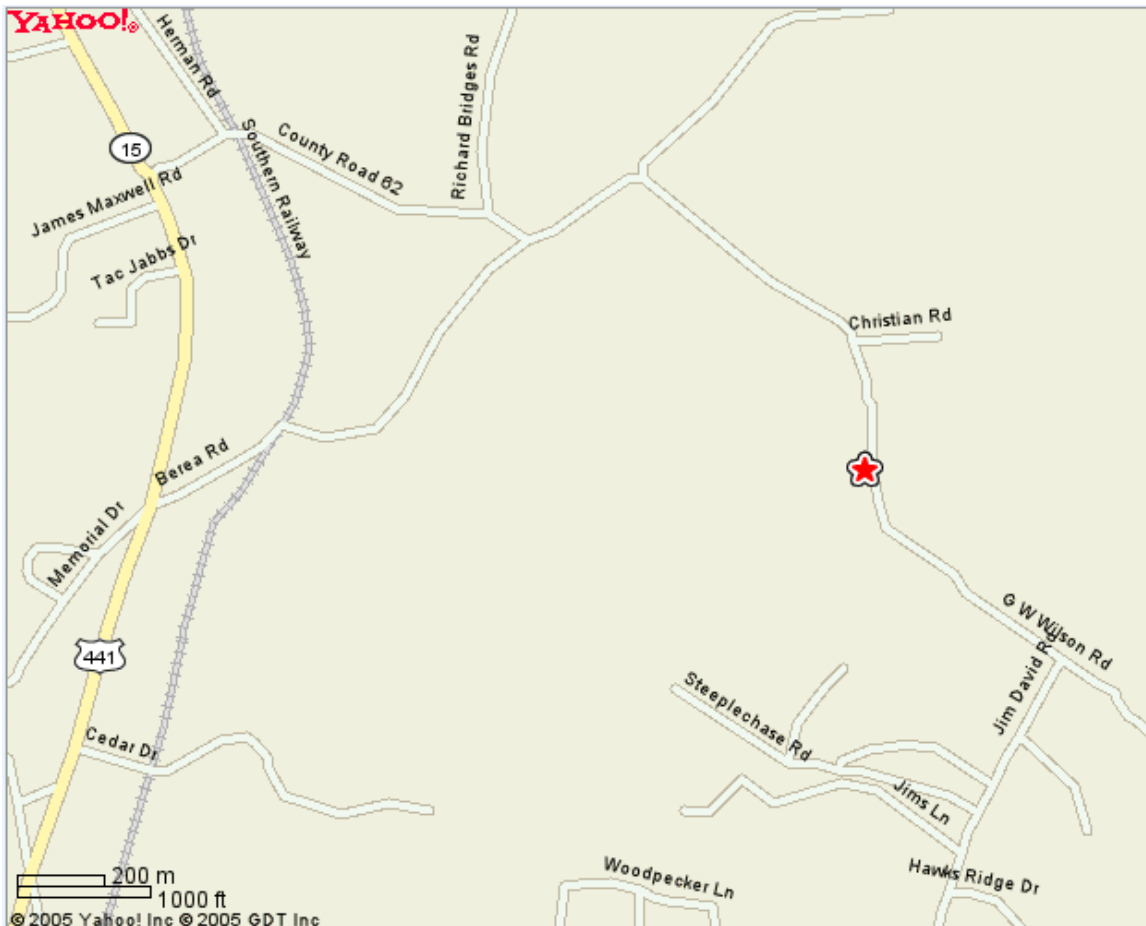
Model: 1991 Horton Echo, retired to real property.
On permanent brick foundation.

**DIRECTIONS
ON BACK!!!!**

DIRECTIONS

LOCATION:

From the North: Take State Route 441 South of Commerce; after Maxwell Road, watch for Berea Road on the Left. Turn right on Berea Road and travel about 1 mile, then turn right on G.W. Wilson Road and travel about ½ mile. 746 is on the right, across from the horse shed. From the South: Take State Route 441 North of Athens to Nicholson, go north about 1 mile, turn right on Berea Road and travel about 1 mile. Turn right on G.W. Wilson Road and travel about ½ mile. 746 is on the right, across from the horse shed. From the West: Take Route 335 from Jefferson to State Route 441 in Nicholson, turn left and follow the directions above.



All disclosures are made to the best of seller's knowledge. No warranty or guarantee of any kind is given, except as to title.
The information disclosed is offered solely to help potential buyers evaluate this property.