

# ADVERTISING SECTION

# At EASE

### Citizen Classified Ads

#### About Our Classifieds

Personal classified ads are available at a special Paid in Advance Rate. To qualify, you must use the form in this publication and mail us your ad prior to deadline with payment enclosed. Though we recommend placing your ad on the form provided, we will accept ads by phone at 706-724-2122 or 706-554-2111.

We accept MasterCard and VISA. We ask, however, that you pay promptly to avoid additional costly billings. Large type ads are available for added impact by calling our Swap & Shop advisor at 706-724-2122 or 706-554-2111.

#### ATTENTION SWAP & SHOP READERS

Beware of sellers who ask up front for money orders, deposits, credit card information, checking account numbers or social security numbers to conduct business. Beware of ads that guarantee loans since it is illegal for those businesses to ask for money before delivering their services. Citizen Newspapers strives to accept only ads for legitimate products and services. If you think that a price or offer is too good to be true, it probably is. In if doubt, contact the Better Business Bureau at 706-210-7676.

#### WARNING

A number of advertisers have been contacted by fraudulent sources claiming to have an interest in their items for sale. In reported cases the person who placed the ad is called by a scammer requesting personal information. These scammers may request to conduct business only by email, or request personal information such as your name, address, driver's license number and more. Beware, of this type of fraudulent activity. If you place an ad in our publications and receive a questionable phone call, it is probably fraudulent. Report instances of consumer fraud to the Federal Trade Commissions' web site: [www.ftc.gov/ftc/consumer](http://www.ftc.gov/ftc/consumer).

#### 100 Real Estate Notice

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, or national origin, or an intention to make such preference, limitation or discrimination. The Swap & Shop will not knowingly accept any advertisement for real estate which is in violation of the law. Readers will thus be informed that all dwellings advertised in The Swap & Shop are available on an equal opportunity basis.

#### 105 Commercial Property

**57 COMMERCIAL ACRES** Located on Highway 301, four miles from I-16. Excellent for commercial storage buildings. Sketch plan at office. Call Jason Williams at 912-764-LAND [www.GaLandBrokers.com](http://www.GaLandBrokers.com).

**CANDLER COUNTY COMMERCIAL PROPERTY** Highway 46, corner lot and one acre lot behind store. Could be used for a gas station or restaurant. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. [www.galandbrokers.com](http://www.galandbrokers.com)

**PRICED REDUCED** 9 acres on Highway 25 North. Great commercial property located in Millen. Call for plat or details. Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC.

**WINTHROPE AVENUE** 80x80 metal building with three lots. 40x40 has air, two offices, two baths and kitchen. Prime commercial property. Call Whitney Wasden 912-687-1034 Plantation Properties & Land Investments, LLC.

#### 110 Lots & Land

**96 ACRES BURKE COUNTY** Magruder Road, 60 acres 2001 planted pines, pretty hardwood areas. stream, food plots, wildlife, \$244,700. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**94 ACRES BURKE COUNTY** Hillis Circle, 78 acres wooded, 16 acres open, food plots, steam, wildlife, \$206,800. Shivers Real Estate, 706-551-2851, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**81 ACRES BURKE COUNTY** Brim Road, 2003 planted pines, \$146,000. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**7.94 ACRES WITH SEPTIC AND COMMUNITY WELL** Home Tract Road. Owner financing available with 10% down. 706-551-1299 or 871-5721. HawkinsWhitakerRealEstate.com

**745 ACRES IN SCREVEN COUNTY** Two miles of paved road frontage, good timber, great hunting. Will divide. 478-984-4447 or 478-290-6435.

**68 ACRES BURKE COUNTY** Highway 56 South, timber harvested 2007, Buckhead and Eight Mile Creeks, deer, \$102,300. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**60 ACRES AUGUSTA** Small rolling hills, creek, pines and privacy. Deer and turkey. \$150,000. 678-778-4571.

#### 110 Lots & Land

**5, 10 AND 25 ACRE TRACTS** in Burke County. Perfect home site. Riverland, Inc. 706-840-2136.

**50 ACRES ON JOYNER-OGLESBY ROAD** Near Sardis, GA. Has timber on one fourth of property and scattered pines in open coastal Bermuda field. List price is \$2,100 per acre. Call Glenn Whitaker at Hawkins & Whitaker Real Estate, 706-871-5721.

**4.74 ACRES COLUMBIA COUNTY LAND** Near Fort Gordon. \$33,550. Call The Business Exchange 706-364-1352.

**46 ACRES OFF HIGHWAY 23 NORTH** 17 year planted pine trees with four acre pond, and field. Great homesite and hunting land. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. [www.galandbrokers.com](http://www.galandbrokers.com)

**428.5 ACRES ON HIGHWAY 56 NORTH** at Waynesboro. Has twenty one old plantation pines, good site for residential, commercial or industrial development. Located next to Waynesboro City Limits. List price is \$3,500 per acre. Call Glenn Whitaker at Hawkins & Whitaker Real Estate, 706-871-5721.

**31 ACRES BURKE COUNTY** Sardis, all woodland, timber recently harvested, stream on property line, \$56,825. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**2.75 ACRES ON HANCOCK LANDING ROAD** Near Plant Vogtle. \$23,000. 706-829-3611.

**299 ACRES ON THE PRESTIGIOUS OGEECHEE RIVER** This property has been managed for deer and ducks and would make a great hunting or fishing tract. Established roads and food plots throughout property. Bluff overlooking the river would make a perfect home site or a great place for a hunting cabin. Call Jason Williams at 912-764-LAND HYPERLINK [www.GaLandBrokers.com](http://www.GaLandBrokers.com)

**27 ACRES, BURTON ROAD** Near Keysville. \$79,000. Call Timberlake Properties at 706-592-6672.

**227 ACRES IN BURKE COUNTY** Located next to the prestigious Millhaven Plantation. This tract is truly deer heaven. The quality deer herd on this tract has been intensely managed and with proven results. The year round food source, edge effect, location, and low pressure make this tract unparalleled to any other on the market of this size. Paved road frontage, good road system throughout, well established food plots, pines, hardwoods and more. Call Jason Williams at 912-764-LAND [www.GaLandBrokers.com](http://www.GaLandBrokers.com)

**19 ACRES BURKE COUNTY** Peacock Road off Hwy 25 South, 10 acres cultivated, remainder wooded, \$81,900. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**144.35 ACRES IN BURKE COUNTY** This property consists of 47 acres open land and 97 acres of hardwoods. The abundance of white oaks on this property makes this tract truly unique and excellent for hunting. Loaded with wildlife. Call Jason Williams at 912-764-LAND [www.GaLandBrokers.com](http://www.GaLandBrokers.com)

**122 ACRES WITH 17 ACRE POND** Jefferson County, 65 acres irrigated farmland, 11 acres grass, farm and fishing lease income, \$366,000. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**11 ACRES SYLVANIA, GA** 600 feet of paved road frontage. Open land and hardwoods. Lots of privacy. Only two miles from town. Reduced to \$36,000. 678-778-4571.

**10.72 ACRES** Beautiful farm land. Burke County. Make excellent family home or horse farm. Secluded. 35 minutes from Augusta. Partial owner financing. Will divide. \$36,000. 706-360-0016.

**103 ACRES BURKE COUNTY** McCoy Church Road, 26 acres 1996 planted pines, 62 acres 1998 planted pine/natural hardwood mix, 5 acre pond (needs additional water), road system, food plot openings, lots of wildlife. Perfect get-away/hunting/recreational tract with timber investment. \$257,150. Shivers Real Estate, 706-833-9114, [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**BARRETT PLANTATION WEST HOMESITE** 3.04 acres cleared for building, 4" well on property, covenants apply. \$36,500. Call 706-554-6097 or 706-6-5-5-1-1-2-9-9. [www.HawkinsWhitakerRealEstate.com](http://www.HawkinsWhitakerRealEstate.com)

**BURKE COUNTY** 95 acres open farm land, pond site, plenty of quail. Riverland, Inc. 706-840-2136.

**FOR ALL YOUR REAL ESTATE NEEDS** call Debbie or Mary, 706-554-0340. [www.maryyelltonrealty.com](http://www.maryyelltonrealty.com)

**FOUR PLUS ACRES MINI FARMS** located on Blythe Road in Burke County, starting at \$31,900, owner financing no credit check. 706-863-7131.

**LAND FOR SALE** Six individual one acre lots off Keysville Road on Quail Drive. Bargain priced from \$3,000 up. All are surveyed, staked and pinned. Perfect for modular homes, some heavily wooded. Possible financing. Will discuss for cash. 706-825-9723.

#### 110 Lots & Land

**LAND FOR SALE** Three tracts, three acre, five acre, six acre. Highway 17 North Jenkins/Burke County line. Great homesite, mini horse farm, pond site and pecan trees cultivated. Plat available and picture. Partial owner financing available. 706-360-0016. email [gapeach@dishmail.net](mailto:gapeach@dishmail.net)

**MCINTOSH CREEK BURKE COUNTY** Five lots or will sell as whole. Beautiful, quiet family atmosphere within city limits of Waynesboro. Close to hospital and school. Water, sewer and power. Some lots cleared. Partial owner financing available. Lots starting at \$8,500 each. 706-360-0016. email [gapeach@dishmail.net](mailto:gapeach@dishmail.net)

**OLD AUGUSTA ROAD** 1 to 2 acre lots in Burke County. Great residential lots located off Old Augusta Road. 20 minutes from Augusta with paved road frontage. Call Whitney Wasden 912-687-1034 Plantation Properties & Land Investments, LLC.

**RICHMOND COUNTY** Need land? We have it. 1/2 acre to 5 acre lots for mobile homes or houses. Some improved. Call 706-863-2833.

**THREE, TWO ACRE LOTS OFF HIGHWAY 25 NORTH** Burke County. \$22,000 per lot. Call Timberlake Properties 706-592-6672.

**VIDETTE THREE TO FIVE ACRE TRACT** Open land, road frontage. Ready for house or doublewide. Riverland, Inc. 706-840-2136.

#### 115 Homes For Sale Burke County

**1,500 SQUARE FOOT HOME** Three bedrooms, two baths, two acres, Story Mill Road. \$119,000. Call Timberlake Properties at 706-592-6672.

**1204 LIBERTY STREET** Residential or commercial use. Built 1947. 1,909 square feet, three bedrooms, two baths. Hawkins Whitaker Real Estate. Call Frank Getzinger 706-551-0757. Make an offer.

#### Home For Sale

2,000 Square foot Brick & Vinyl home close to FT. Gordon, Brand New, HW floors, Ceramic Tile, Vaulted Tray ceilings, Custom Trim, Built in TV Cabinet, Spacious Back Patio

Call Chrissy Thomas  
706-831-6924

**\$139,000**



206 Haynie Drive

#### Columbia County Home for Sale



**Nicest house in subdivision with too many upgrades to list! Move-in ready, can close quick! Near Fort Gordon!**

Vicky Matson 706-306-5322

Keller Williams Realty 706-868-3772 ext. 104

#### HOME For Sale

**Columbia County Grovetown**



**4 br / 2 ba 2200 sq. ft All brick ranch home!**

**\$199,900**

**706-860-8180**

View Online at: [www.homesbyowner.com/11916](http://www.homesbyowner.com/11916)

#### 115 Homes For Sale Bruke County

**BEAUTIFUL ONE+ ACRE WOODED HOME SITE** at Ridge Pointe Subdivision. Convenient to schools and shopping. 706-551-1299 or 871-5721. HawkinsWhitakerRealEstate.com

**FOR ALL YOUR REAL ESTATE NEEDS** call Debbie or Mary, 706-554-0340. [www.maryyelltonrealty.com](http://www.maryyelltonrealty.com)

**HOUSE FOR RENT OR SALE** Commercial or residential. 1204 North Liberty Street next to Best Western Motel. Call Mike 912-572-3171 or 912-877-0707 evenings.

**Harlem home on pond & 7.74 acres for: \$119,000**

Large Singlewide 3/2, Close to Fort Gordon & Augusta



Call Shawn Lies at  
The Business Exchange at:  
**706-364-1352**

#### New Construction Harris Ridge

2 Bedroom, 2 Bath town homes located in Columbia County. Approximately 5 miles from Fort Gordon Gate 1.



Privacy fence, separate laundry room & walk in closets. Some with sunroom and garage.

Marketed by Hefner Realty, Inc. 706-860-8705

Brenda Hefner 706-799-5400  
Michelle Burdeshaw 706-414-2897

## JUST LISTED!

**COLUMBIA COUNTY - 5 BR HOME!**  
**2058 Magnolia Pkwy -MAGNOLIA GLEN**  
Gorgeous Charleston style home. 4 BR & bonus room or 5 BR. 3 full baths. 2589 SF. Eat-in kitchen w/hardwood floors. Ceramic tile in baths. Great room w/FP. Laundry room. Double garage. Covered patio w/extended slab. Durable Hardi Plank siding. Privacy fenced. Zoned for Evans High school. Off Old S. Belair Rd. **\$217,900.**



**REALEXECUTIVES**  
4210 Columbia Road, Bldg. 8  
Martinez, GA 30907  
**Rick & Terri Frerichs**  
REALEXECUTIVES of Greater Augusta  
Terri direct 706-833-8034 • Rick direct 706-832-4663  
Office 706-364-7653 [www.SoldOnAugusta.com](http://www.SoldOnAugusta.com)

## ORCHARD HILL & WINDY HILL APARTMENTS

725 West Sixth St./1205 Windy Hill Circle • Waynesboro, Georgia 30830  
**114 MODERN I & 2 BEDROOM APARTMENTS**  
Saturday, October 11 and Saturday, October 18, 2008 applications will be given out from the Office of Orchard Hill Apartments from 12 noon-4 PM.

\*Orchard Hill & Windy Hill Apartments is financed through a USDA/Rural Development. Certain income restrictions apply.

- Quiet residential neighborhood
- Special features for mobility impaired individuals
- Wall to wall carpeting
- Laundry hook-ups in the units
- Cable TV hook-ups
- Generous closet space
- Fully-applianced electric kitchens
- Trash removal
- Attractive grounds
- Tenant-controlled Heat/AC
- Good Cents Energy Efficient

Lease, security deposit, and references required  
**For information & an application contact**  
706-554-5277 or 706-554-9757  
1-800-255-0056 (Georgia TDD Only)

Orchard Hill & Windy Hill Apartments are managed by  
**W.T. Lamb Investments, Inc. • 216 Broad St. Wrens, Georgia 30833 (706) 547-0028**

W.T. Lamb Investments, Inc. is a top quality management company that cares for your needs.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington DE 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD)."



## NEW HOMES, Minutes from Ft. Gordon!

Located in Grovetown, GA  
Minutes from Everything in the CSRA!!!

#### Both Communities Feature:

- \*All brick exterior w/ vinyl soffits
- \*Attached 2-car garages
- \*Automatic front & rear sprinkler systems
- \*Low-E vinyl, double sided, tilt & sash windows
- \*Ranch and 2-Stories available
- \*Rear Patio
- \*Builder One-Year Warranty
- \*2-10 Home Buyer Warranty
- \*Columbia County Schools



Prices starting at \$157,900!



Prices starting at \$181,900!

**Large 3 & 4 Bedroom Plans** \* **All Brick Exterior**  
**Double Car Garages** \* **Spacious Lots**

Contact:  
Judy Pinson 706-831-0807  
Terry Still 706-799-5547

Contact:  
Jenell Hawn 706-495-0702  
Patsy Rector 706-840-5407

Ask us how you may be eligible for a  
**\$7,500 Tax Credit from Uncle Sam!!**



Office: 706-863-1775 Toll Free: 800-558-1775  
7009 Evans Town Center Blvd.  
Evans, GA 30809

Beazley Real Estate

[www.PruBeazleyRealEstate.com](http://www.PruBeazleyRealEstate.com)