

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.

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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. If in 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 Commission's web site: www.ftc.gov/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.

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

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

81 ACRES BURKE COUNTY Brim Road, 2003 planted pines, \$146,000. Shivers Real Estate, 706-833-9114, 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

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

5 LOTS OFF HIGHWAY 23 NORTH IN MILLEN 2.31 acres of land that can be sold as a whole or two or three lots together. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

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

55 ACRES IN CANDLER COUNTY Borders the Canoochee Creek and fronts the Stillmore Highway. Great hunting on property. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

53 ACRES EMANUEL COUNTY Stream, hardwoods, planted pines, good roads, gated access. Ready for hunting. Riverland, Inc. 706-840-2136.

536 ACRES IN EVANS COUNTY Farm with pivots and shop. Has 18 acre and 30 acre ponds. Creek frontage and loaded with timber. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com

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

110 Lots & Land

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

3188 GREEN FORK CHURCH ROAD 24x44 doublewide mobile home, deep well and septic tank, 46(+) acres, planted pines and natural growth hardwoods. \$125,000. Dennis M. Jenkins 912-656-3000.

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

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

264 ACRES JENKINS COUNTY on Ogeechee River at Blue Springs, two bedroom, one bath cabin, wooded, food plots, \$607,200, Shivers Real Estate, 706-833-9114, GeorgiaLand.com

25.61 ACRES ON HIGHWAY 129 Past the Metter High School. 15 year old planted pines. Borders 15 mile creek. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC.

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

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

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

139 ACRES JENKINS COUNTY Angell Road, east of Millen, 60 acres planted pines, 68 acres wooded, food plots, two streams, \$362,000. Shivers Real Estate, 706-833-9114, GeorgiaLand.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

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. www.floridapartnersgroup.com

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.

NEW 3br, 2ba on pond 2 car garage basement storage area 3.5% closing cost down payment assistance program financial contacts available 149k

706-564-6175

110 Lots & Land

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

BARRETT PLANTATION WEST HOMESITE 3.04 acres cleared for building, 4" well on property, covenants apply. \$36,500. Call 706-554-6097 or 706-551-1299. www.HawkinsWhitakerRealEstate.com

BEAUTIFUL 1.41 ACRES ON THE OGEECHEE RIVER Property features 30'x60' insulated metal Butler Building with two RV hook-ups and a dumping station. Perfect for the traveler. A few other features of this property are wood fencing, storage house and dock. Perfect place for fishing, boating, swimming, camping and more. Won't last long. Call Jason Williams at 912-764-LAND HYPERLINK "http://www.GaLandBrokers.com" www.GaLandBrokers.com

BEAUTIFUL LOT ON NORTH PORT FLORIDA Excellent location, ready for you to build. \$40,000. Close to schools, hospital and malls. 706-414-2132.

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

BURKE COUNTY 1,410 Acres - \$2,195 acre Near Richmond Co. line, long road frontage, very good land and timber investment.

RICHMOND COUNTY 1,635 Acres - \$2,195 acre Timber tract but Augusta growing our way, hardwoods, creek bottoms, planted pine.

WILKES COUNTY 181 Acres - \$2,500 acre Big Timber! Big Deer! Over A Mile Of Creek Frontage! Near Rayle!

Data on website, stregispaper.com 478-987-9700 St. Regis Paper Co.

FOR ALL YOUR REAL ESTATE NEEDS call Debbie or Mary, 706-554-0340. www.maryyeltorealty.com

FOR SALE 2.5 ACRES on Oak Hill Estates in Jenkins County. \$10,000. 706-871-8825.

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

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**

110 Lots & Land

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

JENKINS COUNTY 268 acres, 216 acres are planted pines, remainder are hardwoods. Four miles south of Millen. \$1,975 per acre. 478-697-2837. www.gaywoodcompany.com

House for Rent/Sale 2006 Home

Brick, 3 br/2ba, fireplace, new appliances

Evergreen Subdivision Close to Columbia County, Mall and Fort Gordon

\$895/monthly plus deposit

770-860-8122

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

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

3006 VASSAR DRIVE

Great looking ranch in sought after West Augusta neighborhood. Close to everything. Open kitchen, family room with fireplace, hardwoods throughout. 4 Bedroom, 2 Baths, 2485 sq.ft.

\$249,500



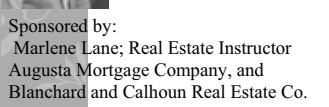
BLANCHARD & CALHOUN Ann Usry McRae 706-394-1436 Cell 706-863-8953 ext. 283 Office 706-855-8685 FAX



VA Home Buyers Seminar Topics covered will include everything that you need to know to purchase a home!

- Credit and budgeting
- The Mortgage Process
- Home Inspections
- Current Market Conditions
- A lawyer will speak about the closing
- A Realtor will explain the process of choosing a home.

November 8th, 2008 From 9am till noon Registration begins at 8:45 a.m. At Blanchard and Calhoun's new training facility on Bel Air road in Evans. Call to reserve your seat. 706-863-1511 ext. 331 Breakfast will be provided.



Sponsored by: Marlene Lane; Real Estate Instructor Augusta Mortgage Company, and Blanchard and Calhoun Real Estate Co.

110 Lots & Land

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 discount for cash. 706-825-9723.

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

HOME FOR SALE

PRICE REDUCED Vidette, Southern Style Country Home



2,379 sq. feet

Built in 1900, Heating & air, 12' ceilings, Big screened back porch.

Call Frank Getzinger Hawkins Whitaker Real Estate 706-551-0757

House for Sale



1803 Owen Way

Great, better than new home priced to sell. 4 bedroom, 2 bath brick home with landscaped yard. New gutter, security system. MUST SEE!! Just 5 minutes to Fort Gordon! Please Call Kevin Gillian with Blanchard and Calhoun for more information.

Cell - 706-833-4014 Office - 803-279-1488

House for Rent on Lake

2,600 sq. ft. three bedroom, two bath home on Jones Lake in Waynesboro. Completely remodeled. Energy efficient heating/air. All appliances included. \$1,300 per month. Minimum one year lease. By appointment only, 706-551-3992.

