



## **Old River Road, Lot 30**

18± acres located in the Brooklet school district on Shearouse Landing Rd. off of Old River Rd. South in Bulloch County. Great home site located only 20 minutes from downtown Statesboro and just 45 minutes from Savannah. Restrictive covenants apply, including stick built homes only. Additional lots available, ranging in size from 7± to 59± acres.



**Price:** \$162,000

**Property Type:** Land

**Status:** Sold

**Street/Address:** Old River Road

**City:** Brooklet

**State:** Georgia

**Zip code:** 30415

**County:** bulloch

**Acreage:** 18

**Per Acre Price:** \$9,000.00

**Phone Number:** 912-764-LAND (5263)

**Email:** [info@LandandRivers.com](mailto:info@LandandRivers.com)

**Google Maps link:** [View Larger Map](#)

INTENDED FOR LOTS 27, 28, 29, 31, 32 34 + 33

RETURN TO

Shearouse Development, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COUNTY OF BULLOCH

STATE OF GEORGIA

#### **RESTRICTIVE COVENANTS SHEAROUSE ESTATES**

WHEREAS, SHEAROUSE DEVELOPMENT, LLC (sometimes referred to hereinafter as the "Undersigned") is the owner of a tract or parcel of land described on attached Exhibit "A" (sometimes hereinafter referred to as the "Property"); and

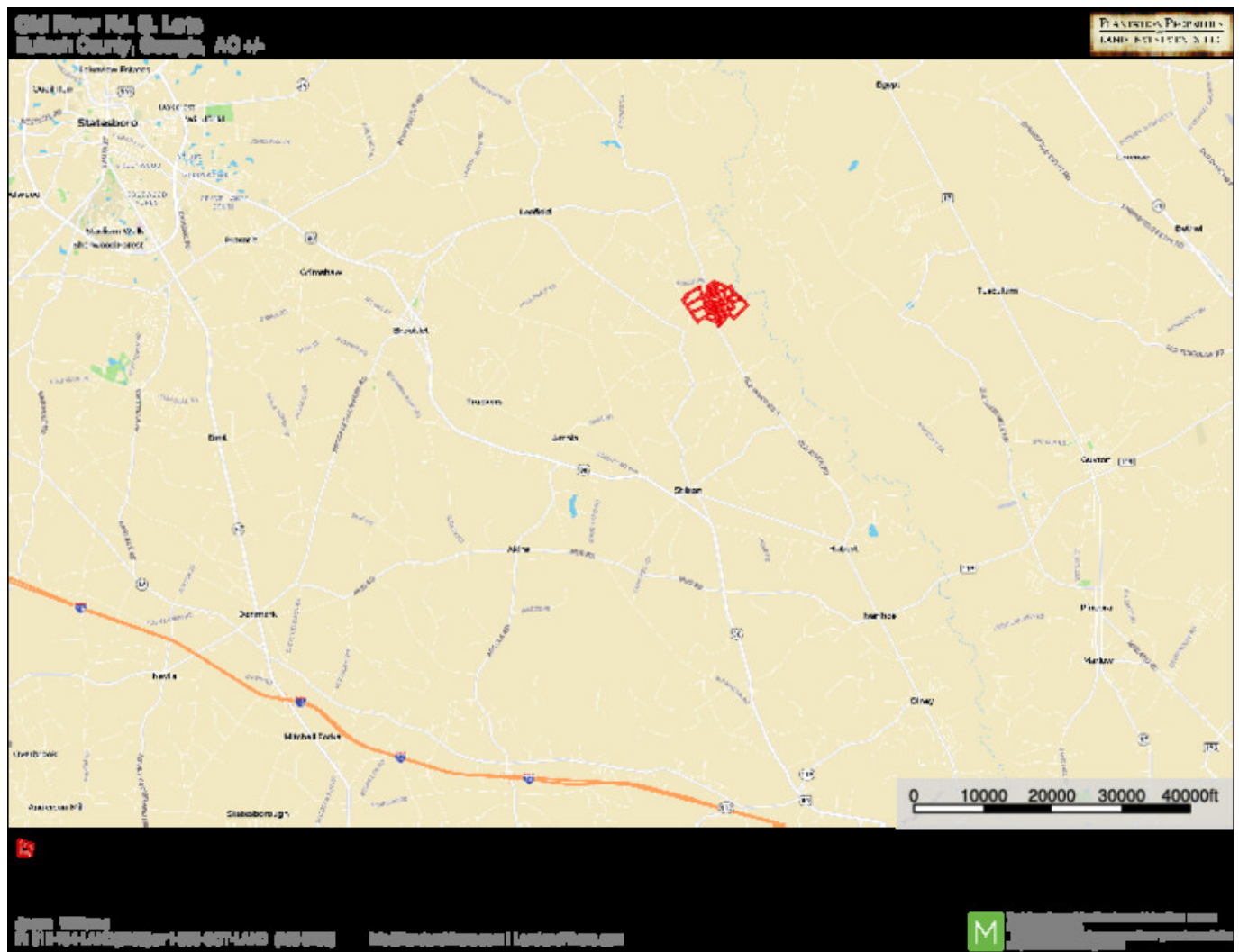
WHEREAS, the Undersigned desires, that for the present use and the benefit of his successors and assigns, to place and impose certain conditions and restrictions on the Property.

NOW THEREFORE, in consideration of the premises, the Undersigned, for his successors and assigns and their future grantees, does hereby place and impose on all of the Property and any lots or parcels sold therefrom, the following described conditions and restrictions:

1. No lot shall be used except for single-family residential purposes, except as permitted herein.
2. All dwelling or guest houses shall be erected within the set-back lines as dictated by the Bulloch County zoning regulations.
3. No structure of a temporary character including but not limited to shacks, and storage sheds, may be placed on any lot at any time, either temporarily or permanently, except for the housing of building tools and materials and then only when construction or alterations of permitted improvements is underway and said structure is used in the preparation thereof.
4. No main buildings except one single family residence shall be erected upon each tract or parcel, and the minimum finished heated square footage of any main residence shall be no less than 1,300

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