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# HUCK FINN FARMS

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## CONVENIENT TO COLUMBIA

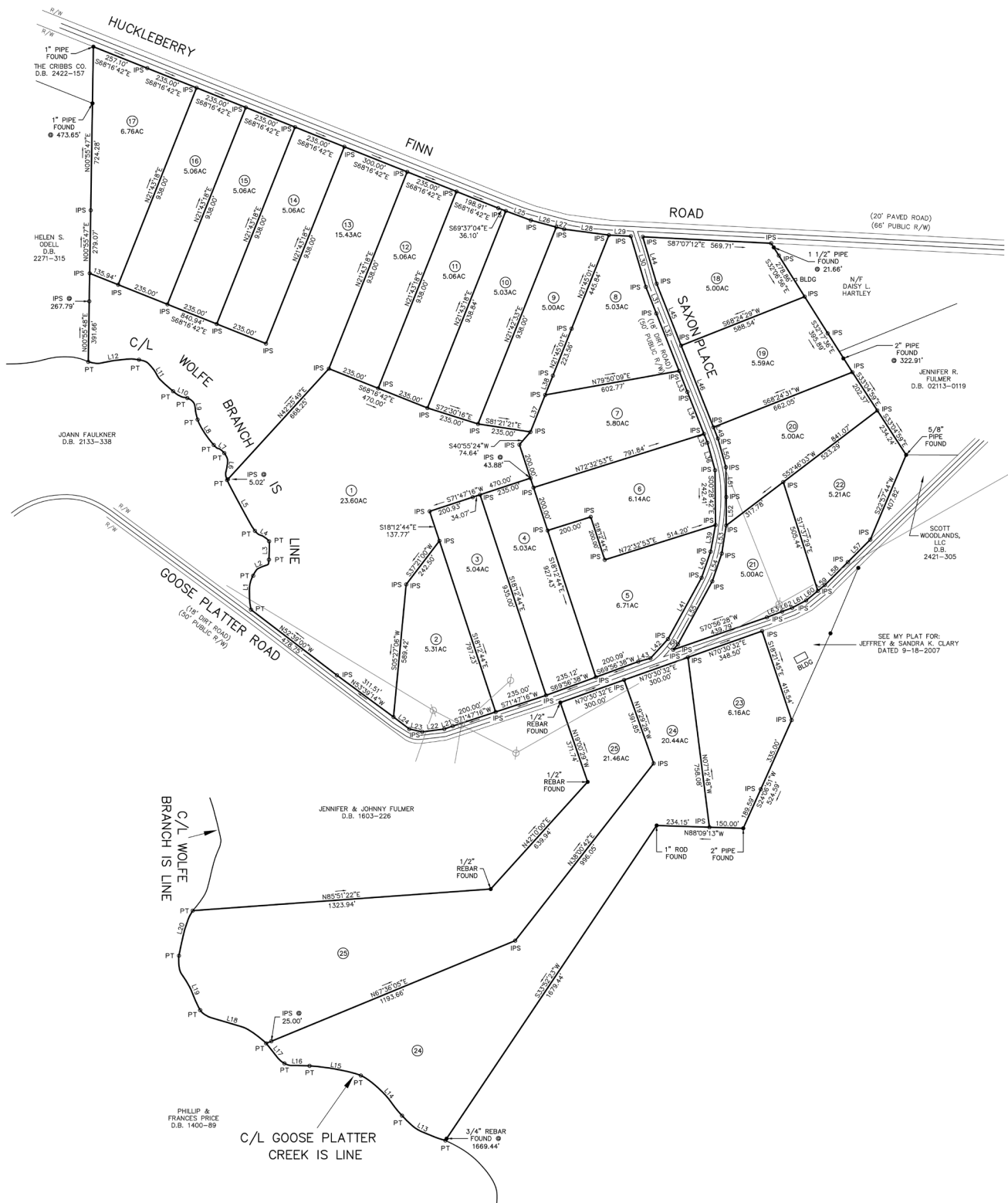
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 | 1-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# HUCK FINN FARMS, AIKEN COUNTY, SC



## Financing Example

**Purchase Price:** \$29,995  
**Down Payment:** \$295  
**Financed Amount:** \$29,700  
**Interest Rate:** 7.9% Fixed simple interest  
**Term:** 360 Months  
**Monthly Payment:** \$215.86

### NO PRE-PAYMENT PENALTY

*You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.*

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# PROTECTIVE COVENANTS FOR HUCK FINN FARMS

- 1) All lots shall be for one single family private dwelling, except as outlined in this paragraph below, with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture. Notwithstanding the above, any lot containing a minimum of 10 acres or more may be subdivided one time and not have more than two single-family dwellings, if proper governmental approval can be obtained. Any lot containing a minimum of 15 acres or more may be subdivided into no more than three building lots, for a total of three single-family dwellings, if proper governmental approval can be obtained. Any lot containing a minimum of 20 acres or more may be subdivided into no more than four building lots, for a total of four single family private dwellings, if proper governmental approval can be obtained. No division of any lot shall create a lot or leave a remaining lot that contains less than five (5) acres.
- 2) No building erected or placed on this land is to be used as a school, church or kindergarten
- 3) Any residence erected or factory built homes placed on the property shall contain a minimum of 960 square feet of indoor heated area. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully under-skirted and firmly anchored in an attractive and workmanlike manner. Under-skirting material shall be either brick, stone, masonry or such material approved by the developer. Concrete block houses are prohibited. All homes shall be no older than five (5) years from the date of placement unless permission is obtained from Developer.
- 4) No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- 5) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
- 6) No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
- 7) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed. No dog kennel shall be allowed - no pit bulldogs are permitted.
- 8) No dwelling shall be nearer than 30 feet from the road right-of-way or 10 feet from a side line or 20 feet from a rear line.
- 9) All structures erected shall be completed within one year of when work begins.
- 10) Permit from Aiken County Health Department must be obtained prior to installing a septic tank system or well.
- 11) All driveway culverts and drainage pipes installed to the property from its abutting roadway must be of sufficient size and length and comply with Aiken County regulations if a pipe is needed.
- 12) No timber may be cut for sale without permission of the developer.

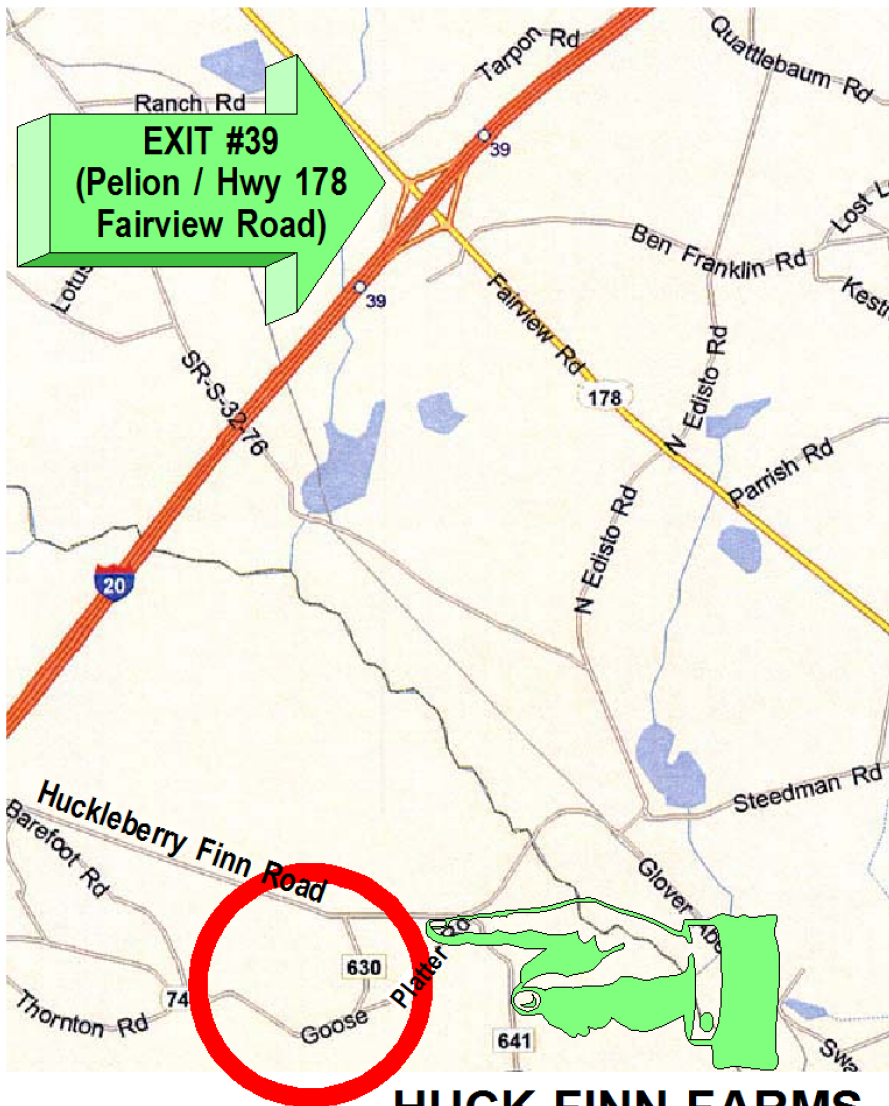
- 13)** No lot except those larger than 10 acres as provided above shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any Purchase Money Mortgage to Developer with subsequent default and foreclosure or deed back in lieu of foreclosure on the remainder.
- 14)** These Restrictive Covenants shall run with the land for twenty (20) years and shall renew for an additional twenty (20) years automatically unless a majority of the lot owners vote to repeal these Restrictive Covenants prior to the twentieth (20th) anniversary date of the recorded document.

These Protective Covenants are recorded in the office of the Aiken County RMC at Book: RB 4239, Pages: 1203-1204 and Dated February 2, 2009.

# DIRECTIONS TO HUCK FINN FARMS

## FROM COLUMBIA, SC:

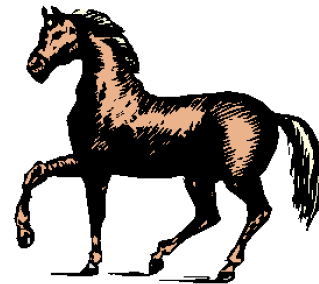
Go west on Interstate 20 for approximately 20 miles to Exit #39 (Pelion / Hwy 178 / Fairview Road). After exiting, Turn Left (SOUTHEAST) and go 1.2 miles then **TURN RIGHT** onto N. Edisto Road. Go 2 miles to the Aiken County Line (N. Edisto Road turns into Huckleberry Finn Road at this point). Continue for 8/10ths of a mile and **SEE SIGNS ON LEFT!** Each farm is clearly marked with survey ribbon. Signs are on each farm giving Price, Terms and Acreage. **DRIVE OUT ANYTIME!**



**HUCK FINN FARMS**

MUCH USEFUL INFO ABOUT AIKEN COUNTY AND USEFUL CONTACT TELEPHONE NUMBERS CAN BE FOUND AT:

[AikenCountySC.Gov](http://AikenCountySC.Gov)



**Horses Welcome!**

FOR MORE INFO CONTACT  
**JMH LAND, INC., owner**

(770) 554-5263  
or  
1/800 762-4851

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