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# **EAST JACKSON FARMS**

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## **CONVENIENT TO ATLANTA**

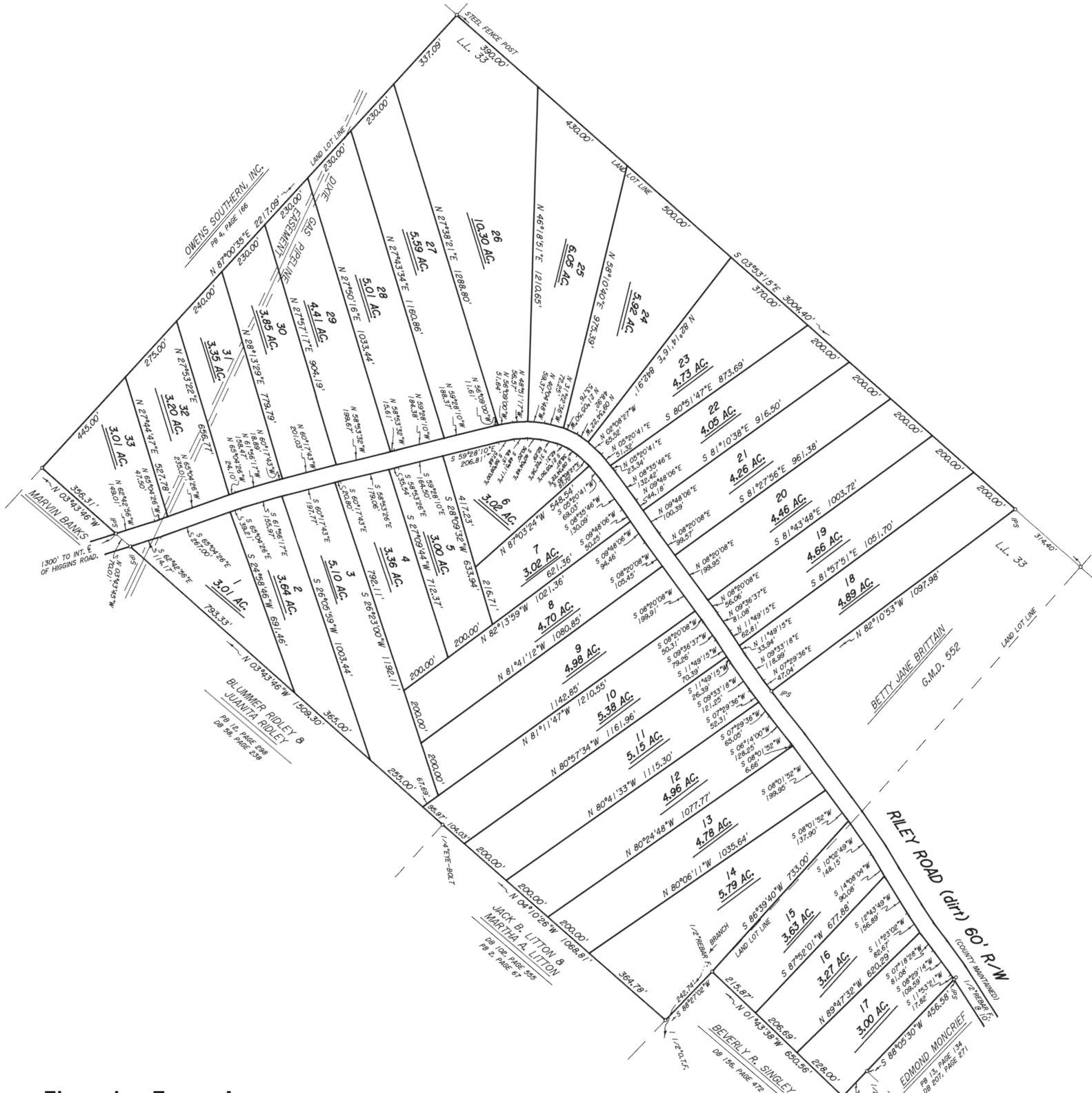
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

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

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

# EAST JACKSON FARMS, BUTTS COUNTY, GA



## 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.

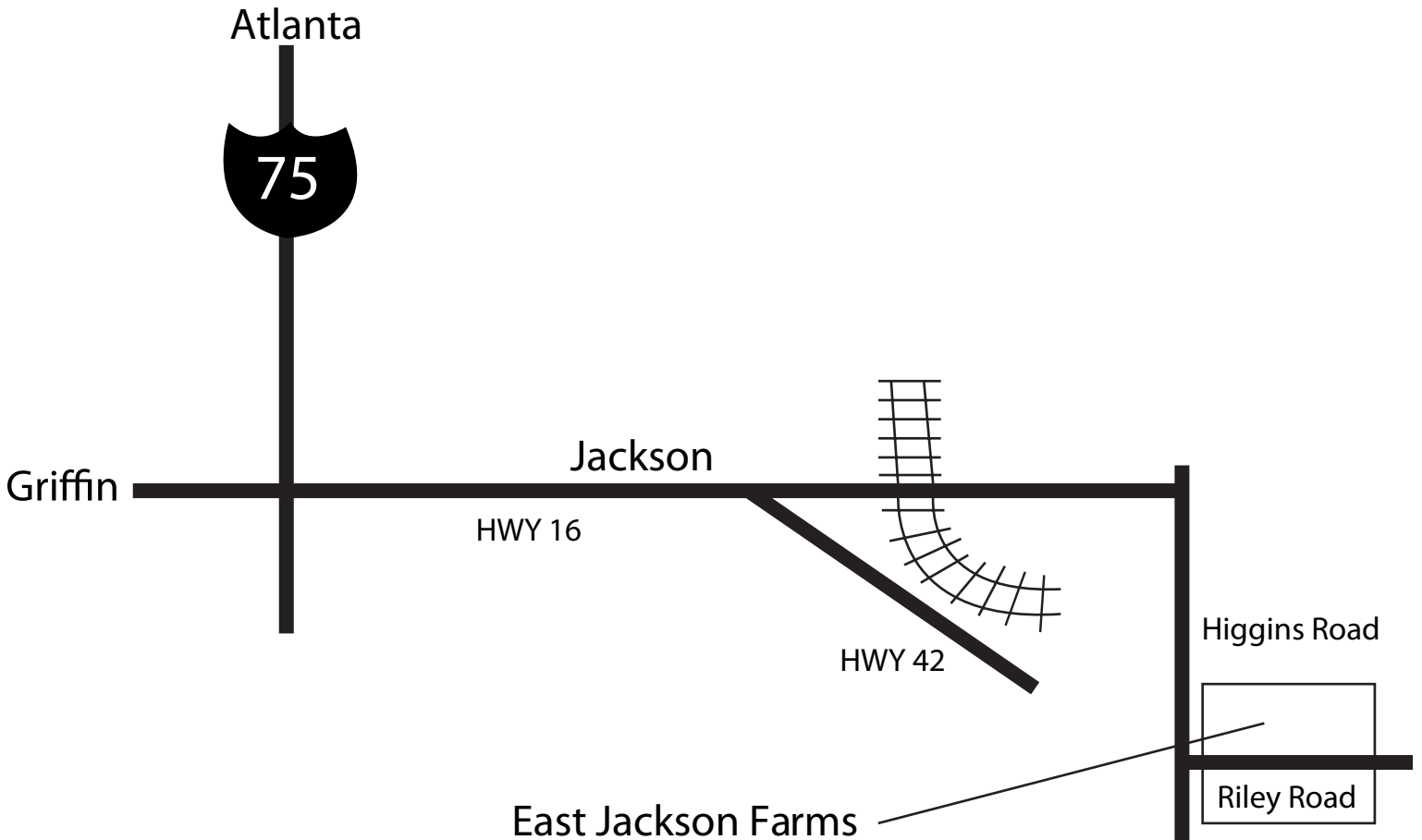


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# PROTECTIVE COVENANTS FOR EAST JACKSON FARMS

- 1) This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 10) with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) All residences erected on the property shall contain a minimum of 1,050 square feet of indoor heated area. All manufactured homes, sectional homes, modular homes or any other type factory built home shall have a minimum width of 24 (twenty-four) feet. Single wide manufactured homes are prohibited. No other manufactured homes are permitted. No single wide manufactured homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All manufactured homes must be on a masonry foundation with outside areas visible from the road being of block, brick, stucco, stone or masonry type finish. All manufactured homes must have at least 8" of overhang on all sides. All manufactured homes must have a shingled roof with a minimum pitch of 3-12. All manufactured homes must be firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited.
- 3) 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.
- 4) 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 providing that the two animal per acre limit is observed.
- 5) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6) No private dwelling shall be nearer a frontage road than 20 feet from right-of-way nor nearer than 40 feet from a rear lot line, nor nearer than 15 feet from a side lot line.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) Permit from Butts County Health Department must be obtained prior to installing a well or septic tank system.
- 9) All driveway culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Butts County Department of Roads and Bridges. All driveway culverts and drainage pipes must be of sufficient size and length to insure proper drainage, if a pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches. All driveways at their connecting point to the road must be no less than twenty (20) feet wide.
- 10) No lot shall be subdivided, except the subdivision into no more than two parcels is permitted if the lot contains 10 acres or more when caused by a partial release on any mortgage to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or group of lots.
- 11) No timber may be cut for sale without permission of the Developer.



To see from Atlanta:

Follow I-75 South to exit #205 (Highway 16 / Griffin and Jackson) exit and turn left. Follow Highway 16 into the City of Jackson. Follow Highway 16 straight through town. At the fork of Highway 16 and 42 go straight on Highway 16 and cross the RR tracks. Continue for approximately 3 and 3/10 miles to Higgins Road. Turn right onto Higgins Road and follow for 7/10 miles to Riley Road. Turn left onto Riley Road. Follow straight for 2/10 miles to the property on both sides of the road.





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