



TANNERS RIDGE FARMS

CONVENIENT TO ATLANTA

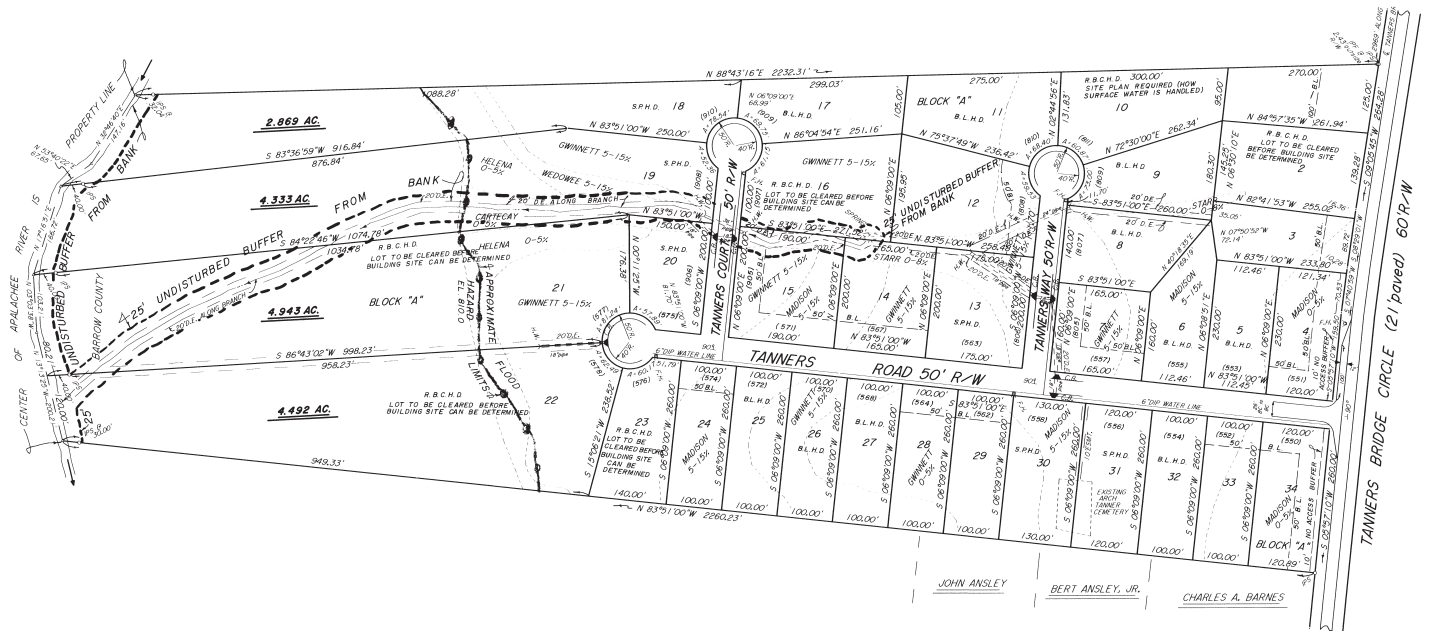
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

HURDLE.COM

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

P.O. Box 9 Loganville, GA 30052

TANNERS RIDGE FARMS, BARROW 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 TANNERS RIDGE FARMS

- 1) This farm shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) No lot shall be subdivided and each lot shall be restricted to one (1) residence per lot.
- 3) All residences erected on the property shall contain a minimum of 1150 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 requirements. Within ninety (90) days of placement, any factory built structure shall be under skirted with a material of either masonry or metal. All homes placed on the property shall be a minimum of twenty-four (24') feet wide.
- 4) Any factory built home placed on the property shall be no older than five (5) years from the date of placement.
- 5) All stick-built structures shall be completed within one (1) year from the date that structural work begins.
- 6) Landscaping and all weather drive shall be completed within six (6) months from the date that structural work begins.
- 7) Lots #18, 19, 21 and 22 are allowed no more than two (2) large animals (horses and cattle) per acre. All swine and poultry are prohibited. No livestock or other animals may be raised or kept for commercial purposes. All other tracts can have a reasonable number of generally recognized house pets that shall be maintained on the property and then only if kept thereon solely as household pets and for no other purposes. No such animal shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance.
- 8) No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
- 9) No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.
- 10) No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
- 11) All driveways culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Barrow 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.
- 12) Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- 13) The above covenants are superseded by all County restrictions.

Directions to Tanners

Ridge Farms

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



Winder

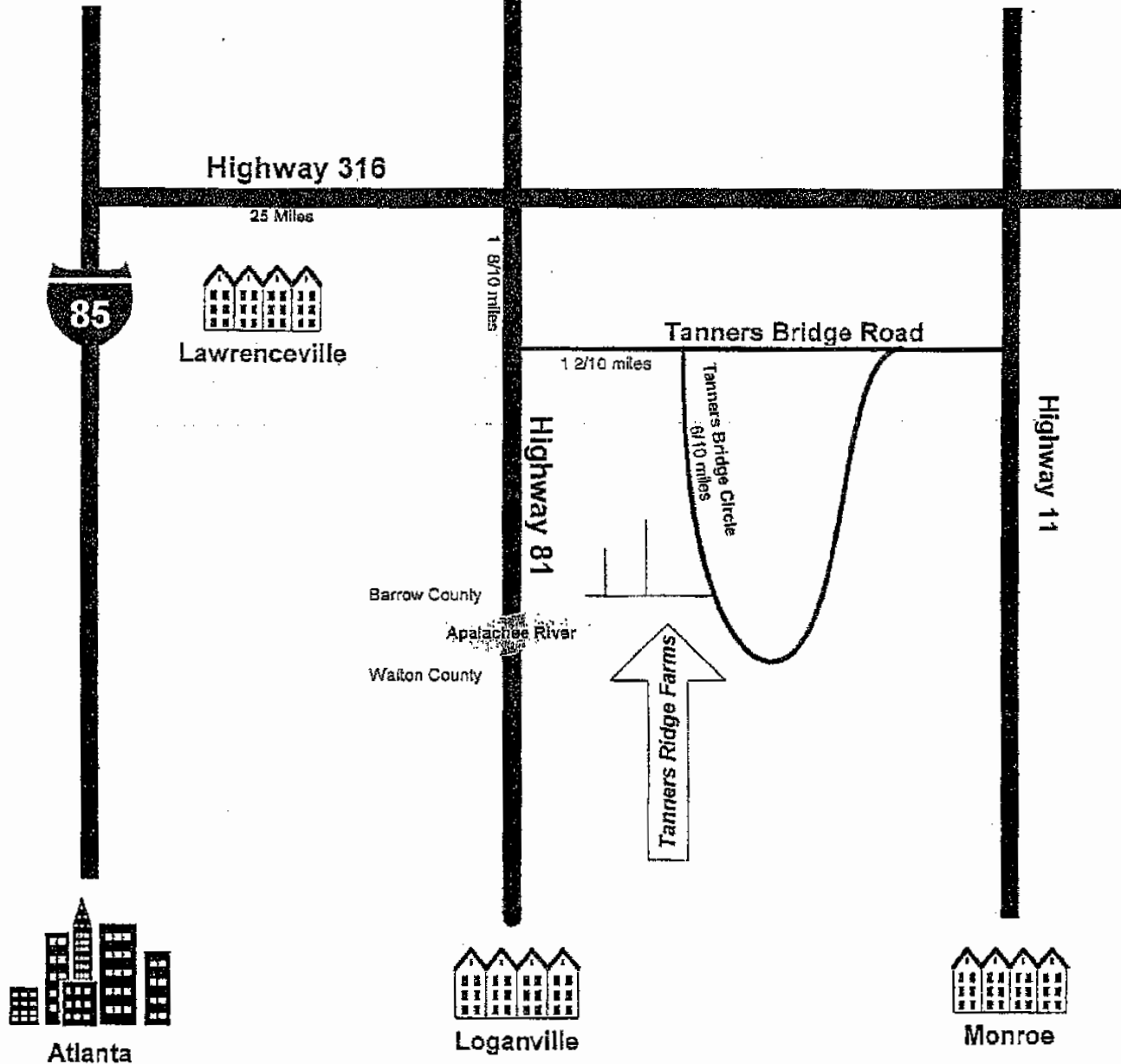
\$295 Down

Owner Financing

No Closing Costs

Low Monthly Payments

Immediate Possession



Follow I-85 North to Highway 316. Follow Highway 316 for approximately 25 miles to the traffic light at Highway 81. Turn right onto Highway 81. Follow for about 1 mile to Tanners Bridge Road on the left. Turn left onto Tanners Bridge Road and follow for 1 and 2/10 miles to Tanners Bridge Circle on the right. Turn right onto Tanners Bridge Circle and follow for 6/10 miles to our new road on the right.

CALL HURDLE LAND & REALTY FOR MORE INFO. (770) 554-5263 OR 1/800-762-4851

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