



SOUTH MACON FARMS

CONVENIENT TO MACON

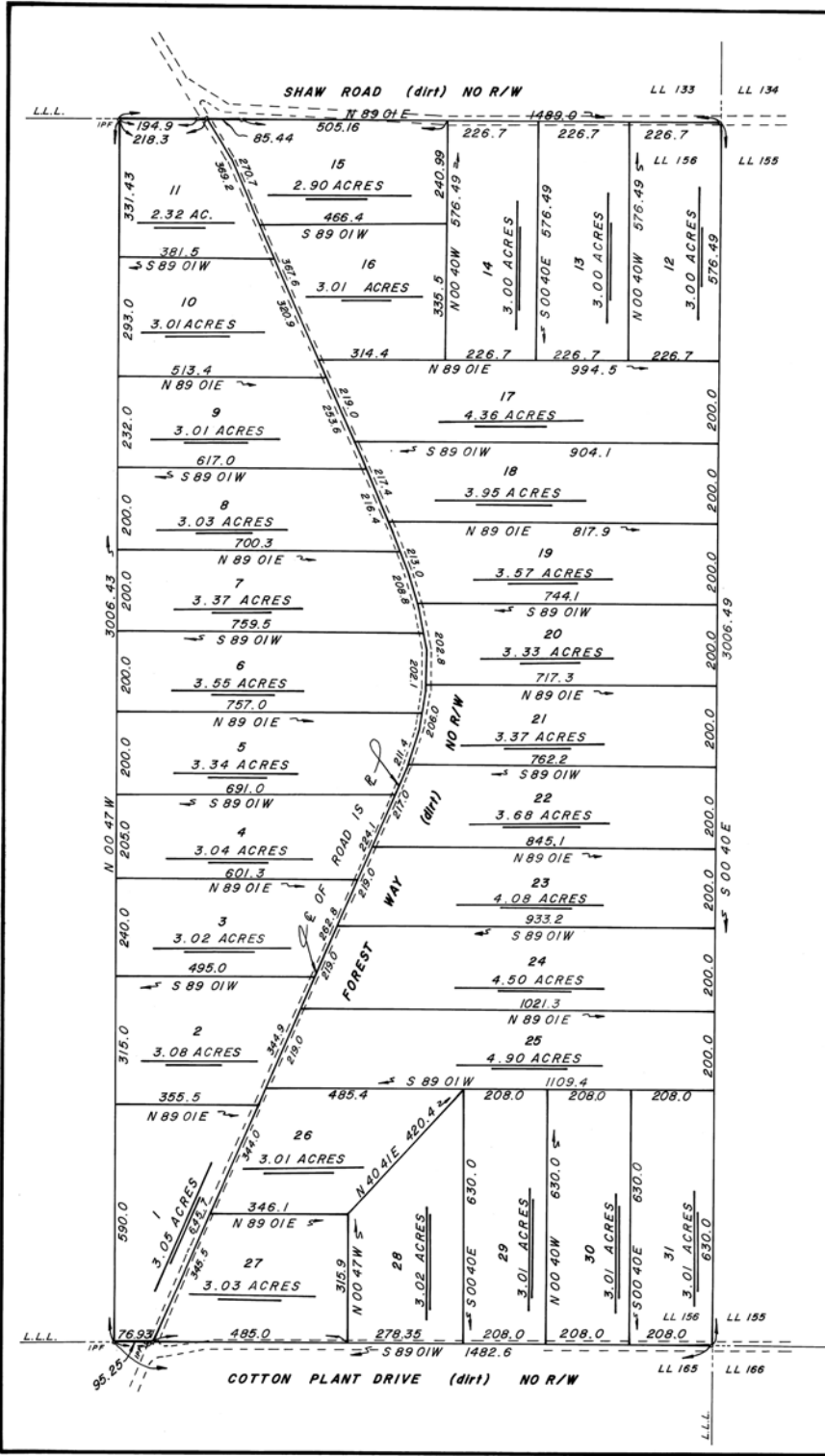
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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

P.O. Box 9 Loganville, GA 30052

SOUTH MACON FARMS, TWIGGS COUNTY, GA



SURVEY OF
SOUTH MACON FARMS
 LAND LOT 156 - 6th LAND DISTRICT
 CRAWFORD COUNTY GEORGIA
 SCALE: 1" = 200'
 8-26-74
 W. T. DUNAHOO & ASSOCIATES
 WINDER, GEORGIA

In my opinion, this is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.
W. T. Dunahoo
 Georgia Registered Surveyor No. 12722
 Member of Surveying and Mapping Society of Georgia



- LEGEND —
- IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - R/W - RIGHT OF WAY
 - LL - LAND LOT
 - LL.L - LAND LOT LINE
 - ⊕ - CENTER LINE
 - ⊔ - PROPERTY LINE



NOTE
 IRON PINS SET ON ALL LOT CORNERS
 TOTAL AREA = 102.56 ACRES

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.

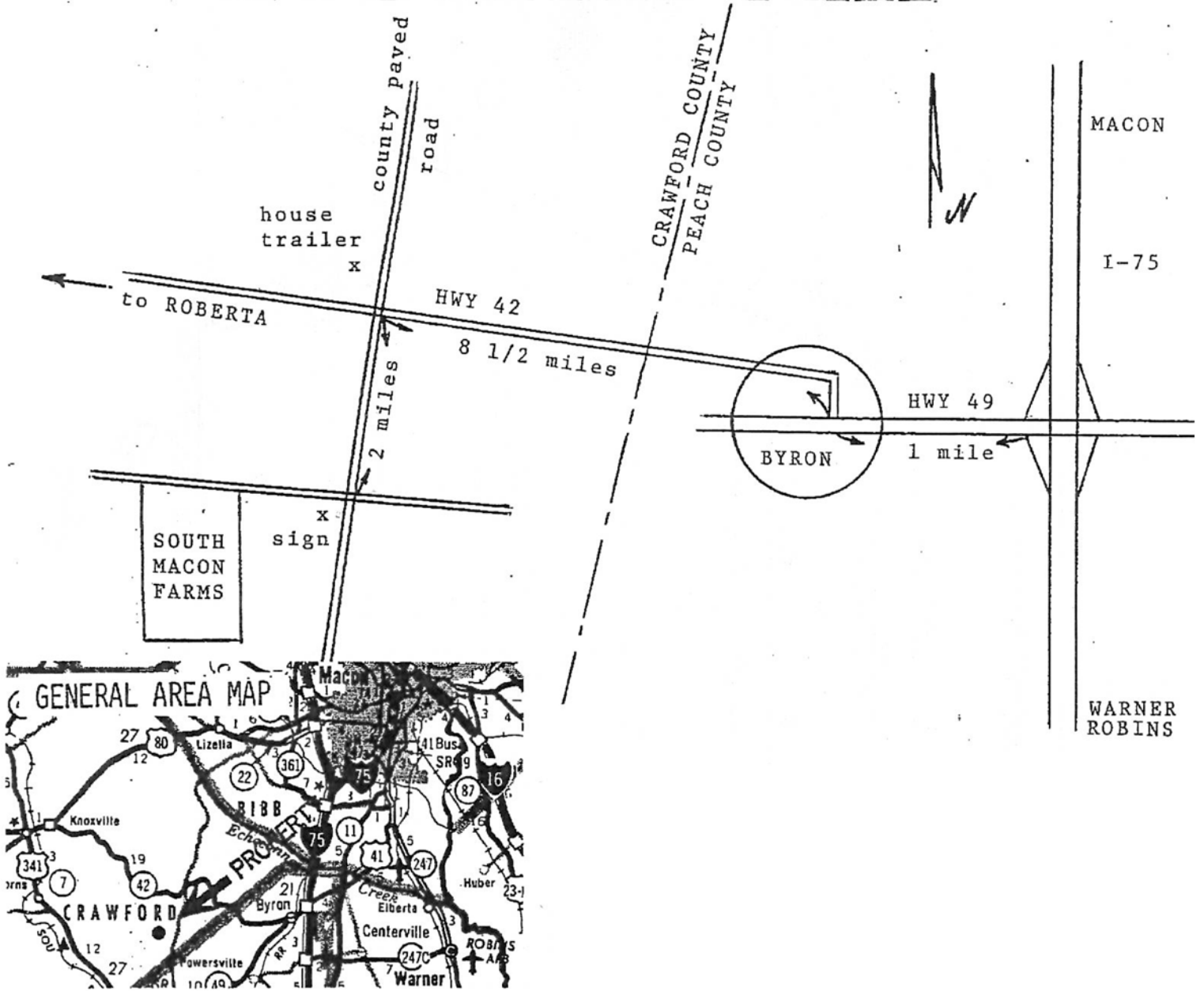
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PROTECTIVE COVENANTS FOR SOUTH MACON FARMS

- 1) LOTS SHOWN SHALL BE FOR SINGLE-FAMILY PRIVATE DWELLINGS WITH NO LOT OR STRUCTURE BEING USED FOR ANY TYPE OF BUSINESS OR COMMERCIAL ENTERPRISE.
- 2) NO LOTS SHALL BE SUBDIVIDED UNLESS PERMISSION IS GRANTED IN WRITING FROM THE DEVELOPER.
- 3) NO PRIVATE DWELLING SHALL BE NEARER A FRONTAGE THAN 40 FEET NOR NEARER THAN 40 FEET FROM A REAR LOT LINE, NOT NEARER THAN 15 FEET FROM A SIDE LINE.
- 4) NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
- 5) NO TEMPORARY HOUSE, TENT, SHACK, OR TRAILER SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
- 6) NO SWINE SHALL OCCUPY SAID LOTS.
- 7) NO ACCUMULATION OF DISCARDED PERSONAL EFFECTS, DEBRIS, WASTE, GARBAGE, OR OTHER UNSIGHTLY OBJECTS OR MATTER WILL BE PERMITTED ON ANY LOT. NO INOPERABLE VEHICLES OR PARTS OF SAME SHALL BE PLACED ON ANY LOT.
- 8) NO MORE THAN ONE DWELLING SHALL BE PLACED ON ANY LOT UNLESS WRITTEN PERMISSION IS GRANTED BY THE DEVELOPER.
- 9) NO COMMERCIAL BREEDING OF ANY KIND EXCEPT HORSES OR CATTLE.
- 10) ALL DWELLINGS SHALL BE PROPERLY UNDERPINNED.
- 11) PERMIT FROM CRAWFORD COUNTY HEALTH DEPT. MUST BE OBTAINED PRIOR TO BORING OR DRILLING A WELL OR INSTALLING A SEPTIC TANK.
- 12) INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

LOCATION MAP





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