

AMBER RIDGE FARMS

2 ACRES AND UP
PAVED ROADS
COUNTY WATER

CLOSE TO ATLANTA,
GWYNETT AND
LAWRENCEVILLE

IN BARROW COUNTY

ALL FARMS ONLY

\$295 DOWN!

Owner Financing



P.O. Box 9
Loganville, GA 30052

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

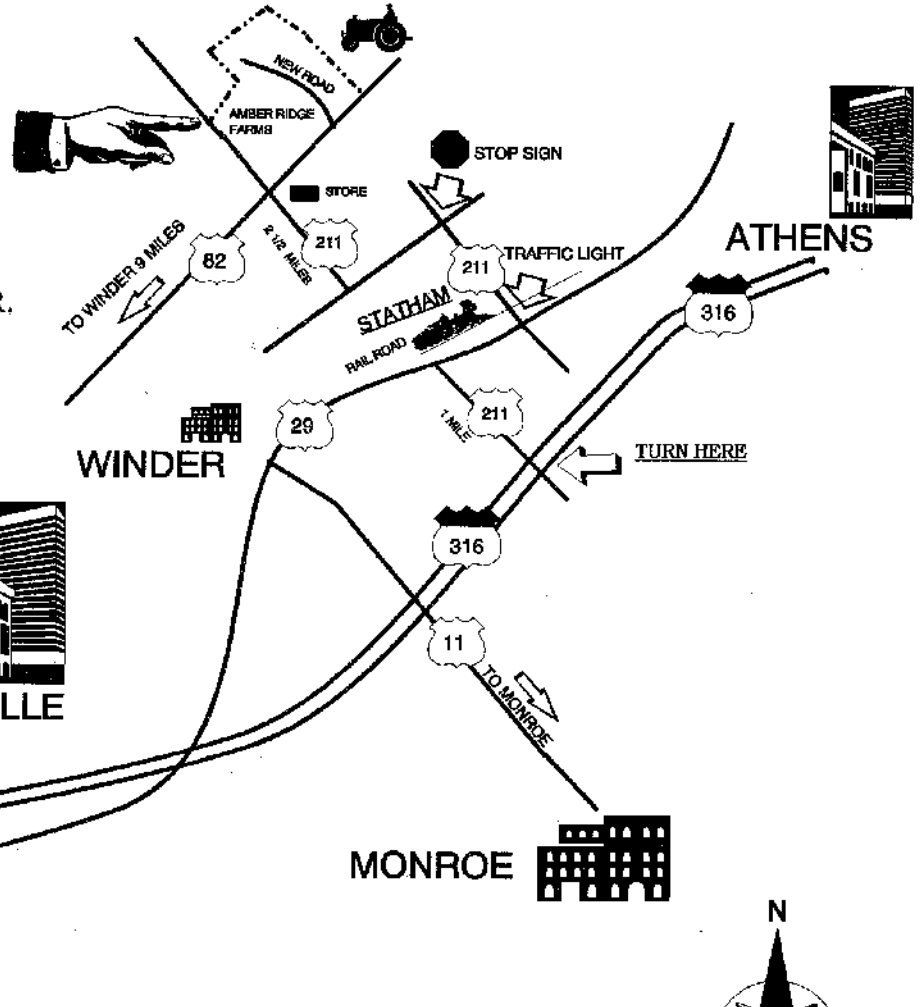
HURDLE.COM

AMBERIDGE FARMS - Location Map

TO SEE FROM ATLANTA:

TAKE GEORGIA HIGHWAY 316 TOWARDS ATHENS TO THE INTERSECTION OF HIGHWAY 211 AT STATHAM. TURN LEFT ON HIGHWAY 211 AND FOLLOW 211 THROUGH STATHAM (SEVERAL TURNS) FOR APPROXIMATELY 3 1/2 MILES TO THE INTERSECTION OF HIGHWAY 82. TURN RIGHT ON HIGHWAY 82 AND SEE LAND AND NEW ROAD ON LEFT.

FOR MORE INFORMATION CALL OWNER,
FARM EQUITIES, INC.
HURDLE LAND AND REALTY, INC.
ATLANTA: (770) 554-5263
TOLL FREE 800 762-4851



PROTECTIVE COVENANTS

This lot is subject to the following restrictions, which are covenants running with the land. All purchasers of this lot, for themselves, their heirs and assigns by the purchase of said lot, agree to be bound by the covenants contained herein, and may be enforced by the developer or owner of any lot in the subdivision, and shall remain in force and effect until September 1, 2014.

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 not be subdivided and each lot is restricted to only 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.
4. No Structure shall be placed, constructed or erected upon such property without the prior written approval of the plans and specifications by the developer.
5. All 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 one (1) year from the date that structural work begins.
7. No kennels, livestock, or other animals may be raised or kept for commercial purposes. All swine and poultry are prohibited. No more than two (2) 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.
8. No fencing within one hundred (100) feet of the center line of any road.
9. No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
10. No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.
11. No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
12. All driveways installed to the property from its abutting roadway must use a pipe 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.
13. 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.

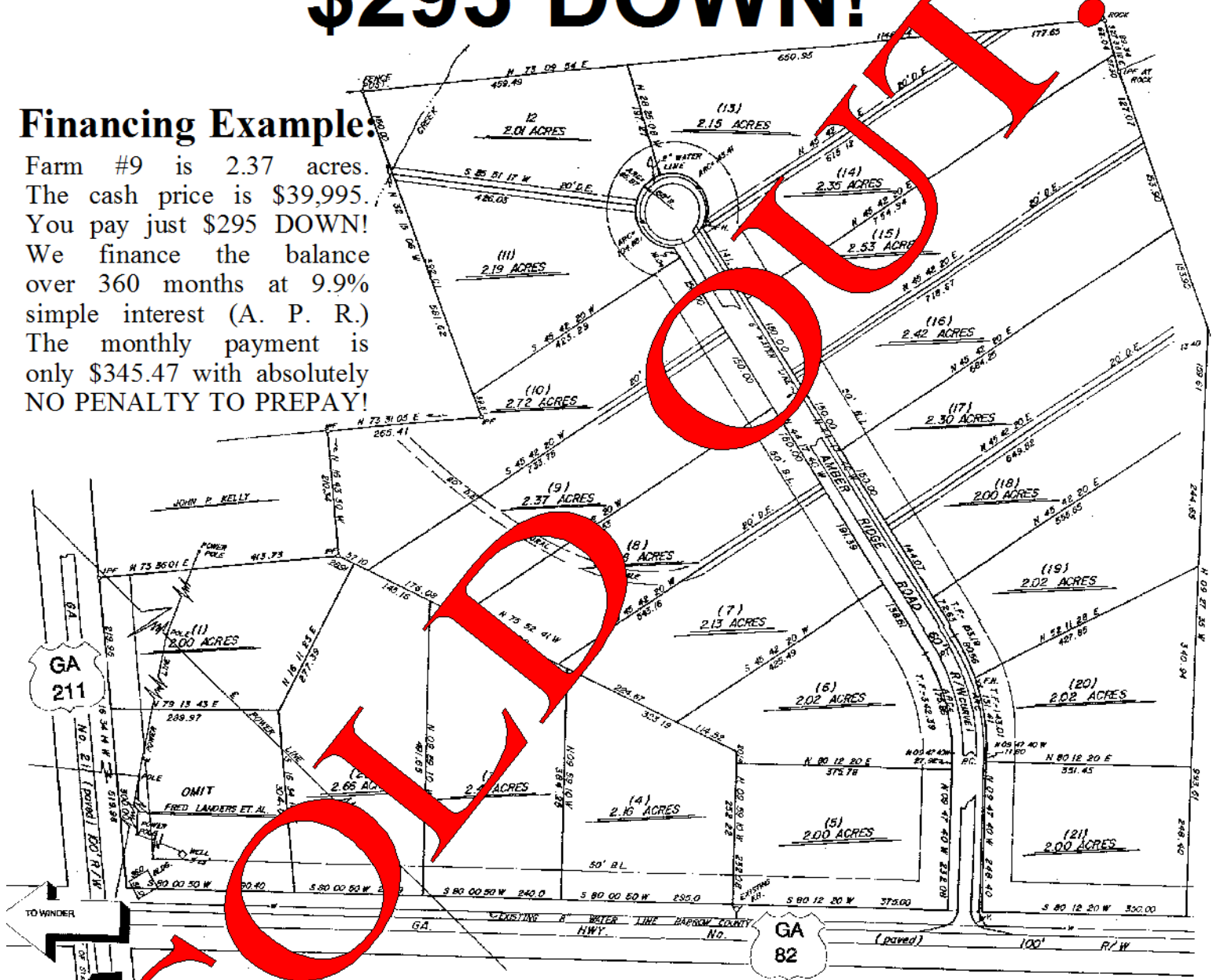
AMBER RIDGE FARMS

Barrow County, GA

\$295 DOWN!

Financing Example:

Farm #9 is 2.37 acres.
The cash price is \$39,995.
You pay just \$295 DOWN!
We finance the balance
over 360 months at 9.9%
simple interest (A. P. R.)
The monthly payment is
only \$345.47 with absolutely
NO PENALTY TO PREPAY!



**SALES MAP
NOT OFFICIAL**



HURDLE
LAND & REALTY, INC.
P.O. Box 9
Loganville, GA 30052

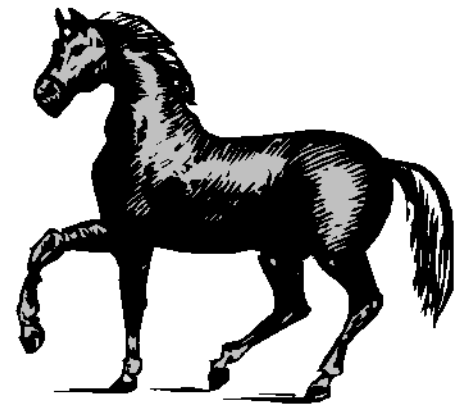
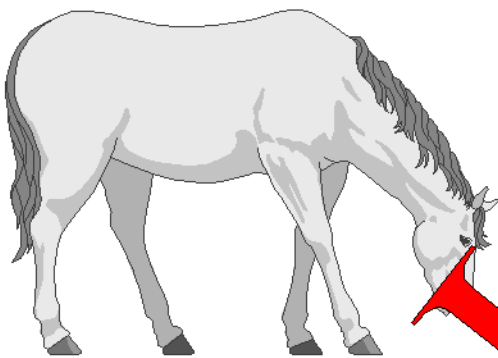
(770) 554-5263
1/800-762-4851

AMBER RIDGE FARMS

ALL FARMS ONLY \$295 DOWN!

Balance is owner financed over 360 months
at 9.9% fixed simple interest (APR) with
NO PENALTY TO PREPAY OR PAYOFF!

**Paved Roads
County Water
Immediate Possession
Owner Financed
Fixed interest rates**



This for sale list was last updated on

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