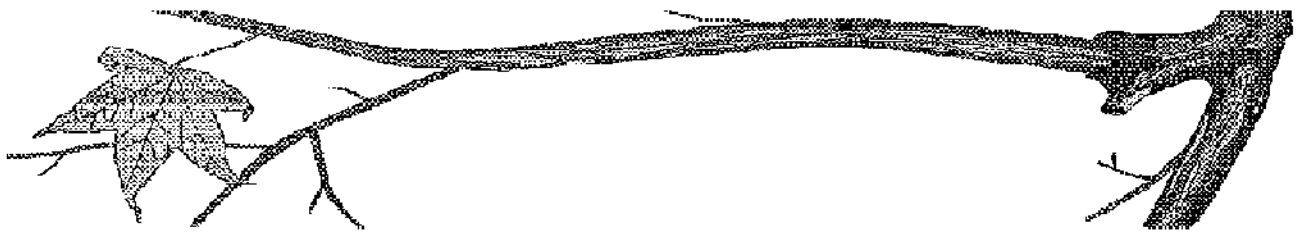


# Barksdale

*F A R M S*

Protective Covenants  
Laurens County  
Convenient to Greenville  
County Water  
Paved Roads  
\$295 Total Down Payment  
Low Monthly Payments  
No Closing Costs  
Owner Financing  
Immediate Possession



**HURDLE LAND & REALTY, INC.**

For more information call  
1/800-762-4851 or 770-554-5263  
[www.hurdle.com](http://www.hurdle.com)

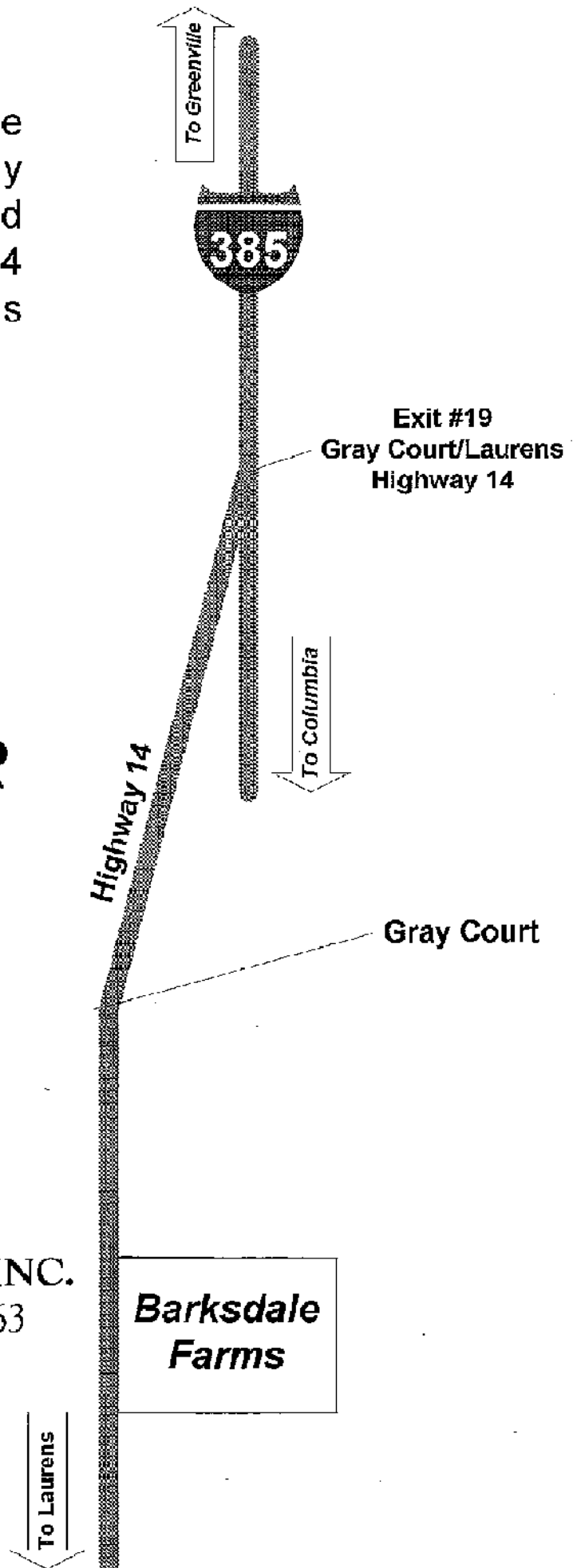
# Directions

From Greenville, follow Interstate 385 South to Exit #19 (Gray Court/Laurens Hwy. 14). Exit and continue Straight on Highway 14 for 6.4 miles and see our signs and the Property on the left.

**TURN LEFT ONTO IRENE ROAD AND SEE SIGNS!**

***NO PENALTY FOR  
PRE-PAYMENT***

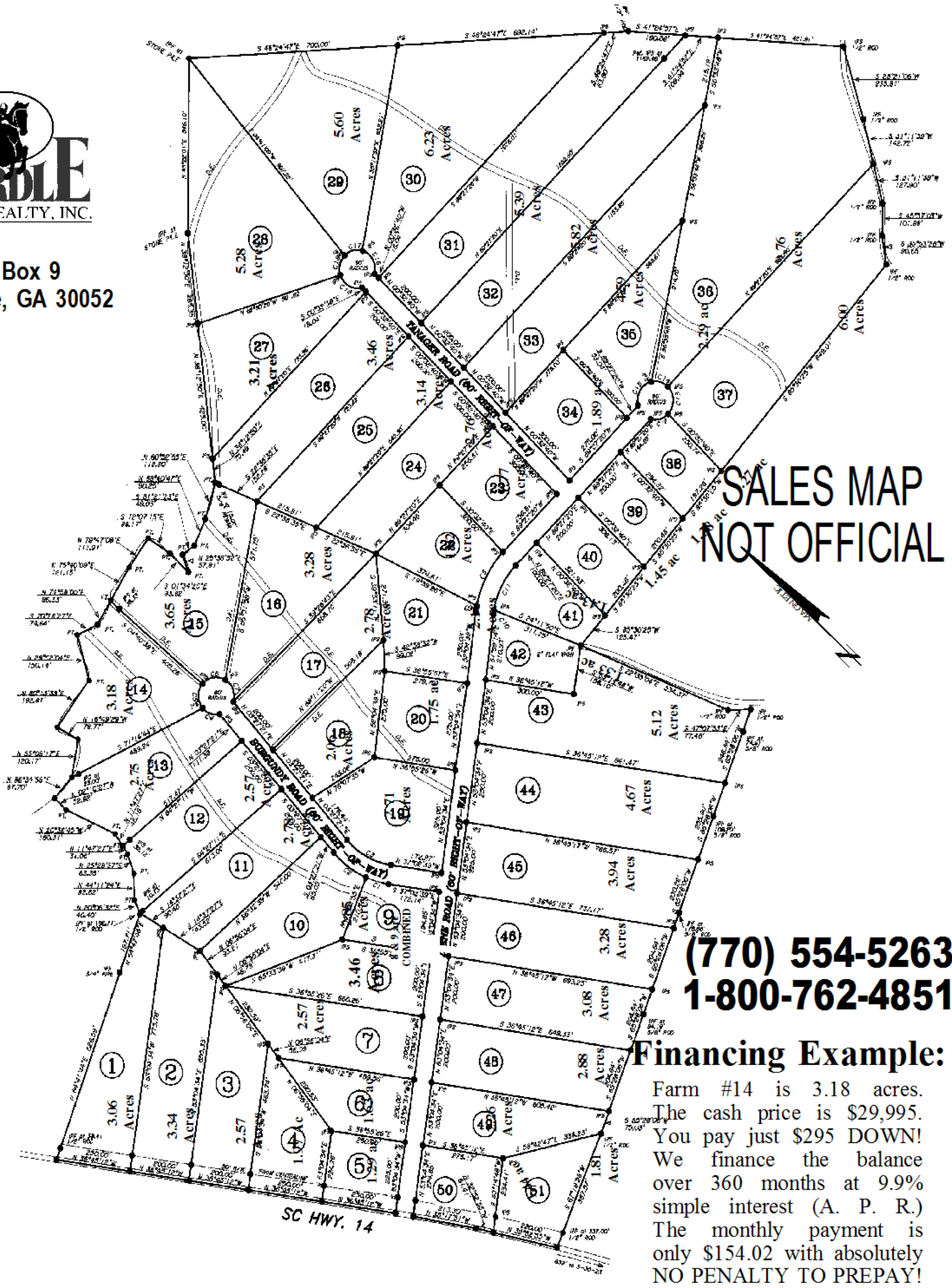
**HURDLE LAND & REALTY, INC.**  
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# BARKSDALE FARMS



P.O. Box 9  
Loganville, GA 30052



**SALES MAP  
NOT OFFICIAL**

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

### Financing Example:

Farm #14 is 3.18 acres.  
The cash price is \$29,995.  
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 \$154.02 with absolutely  
NO PENALTY TO PREPAY!

## PROTECTIVE COVENANTS - BARKSDALE FARMS

1. Any lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number ten (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 960 square feet of indoor heated area. All double wide mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 24 x 40 (twenty-four feet wide by forty feet long) or greater. Single wide mobile homes are prohibited. No other mobile homes are permitted. 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. Concrete block houses are prohibited. All homes shall be no older than 5 (five) years from the date of placement.
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 (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.
5. No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
6. No private dwelling shall be nearer a frontage road than 40 feet 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 Laurens 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 Laurens 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 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.

**Farm #4 FOR SALE!**

**1.97 Acres**

**\$18,695**

**\$295 DOWN!**

**\$160.12 mo/pmt**

**Farm #27 FOR SALE!**

**3.21 Acres**

**\$29,995**

**\$295 DOWN!**

**\$258.45 mo/pmt**

**ALL FARMS ONLY \$295 DOWN!**

**Balance is owner financed over 360 months  
at 10.9% fixed simple interest (APR) with  
NO PENALTY TO PREPAY OR PAYOFF!**

**This for sale list was last updated on 7/26/10**

**HURDLE.COM**

P.O. Box 9  
Loganville, GA 30052

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1-800-762-4851**