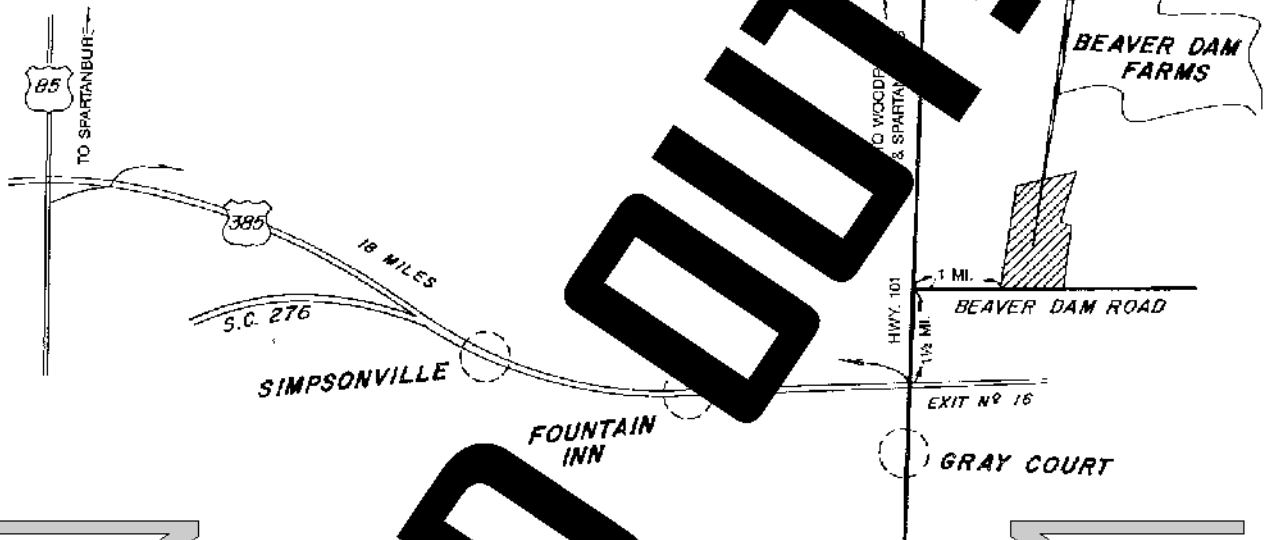


TO SEE FROM GREENVILLE

From the intersection of I-85 and I-385 take I-385 to the Gray Court Exit (Exit #16) Hwy 101. Turn left and go 1 1/2 miles to Beaverdam Road on right. Turn right on Beaverdam Road and go one mile and see property on left. Signs are on each farm giving price, terms and acreage.

GREENVILLE



PROTECTIVE COVENANTS

1. This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation #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. No other mobile homes are permitted. No single wide mobile homes may be joined together or have additions built on them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully underskirted and finished 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 the 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 or 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 septic tank system.
9. 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.
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.

BEAVERDAM FARMS

ONLY \$295 DOWN

NO CLOSING COSTS

CLOSE TO GREENVILLE

LOW MONTHLY PAYMENTS

IMMEDIATE POSSESSION

WARRANTY DEED

COUNTY WATER

PAVED ROAD

SALE OUT!

HURDLE.COM

P.O. Box 9
Loganville, GA 30052

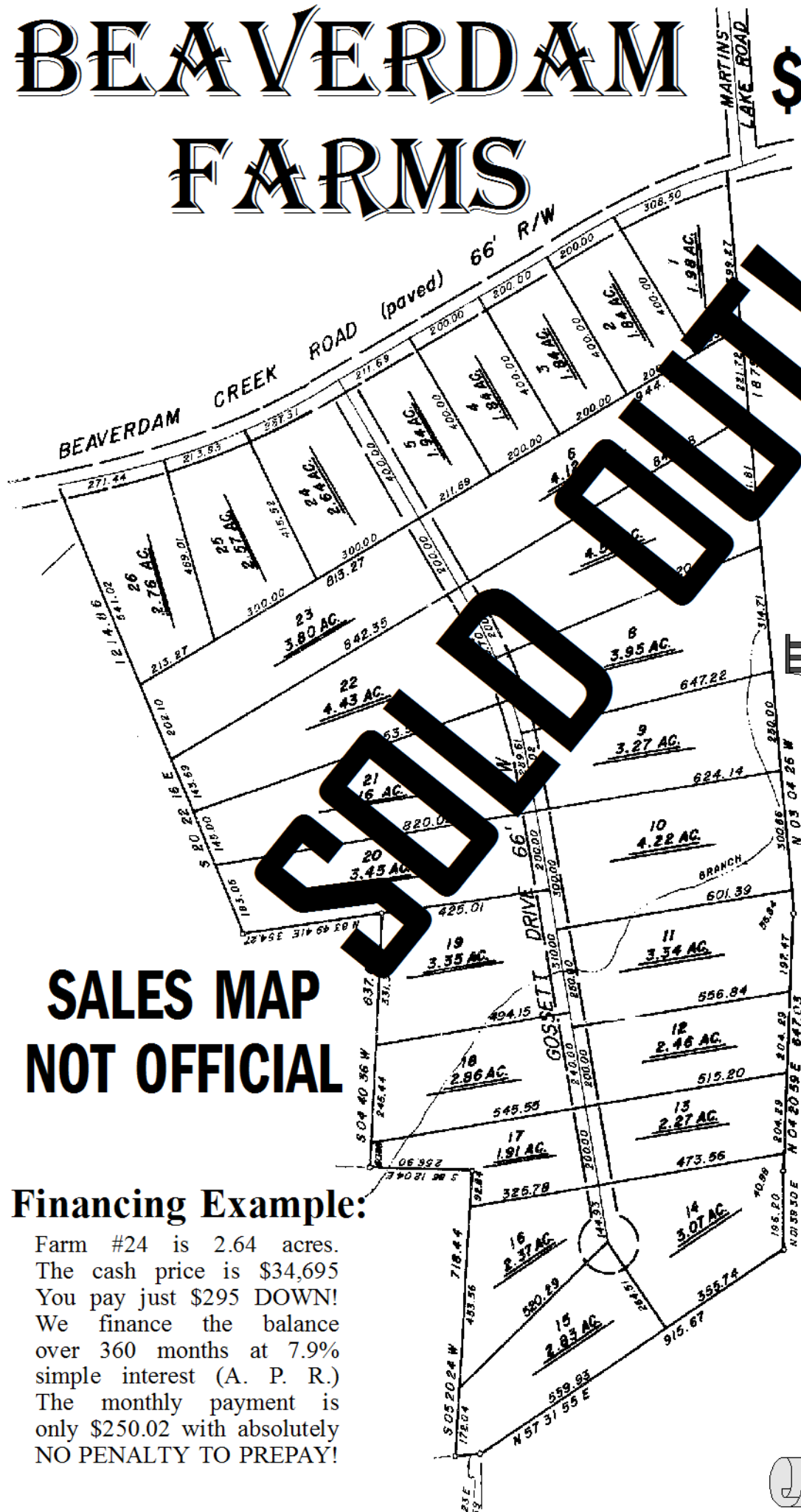


HURDLE.COM

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

BEAVERDAM FARMS

\$295 DOWN!



**SALES MAP
NOT OFFICIAL**

Financing Example:

Farm #24 is 2.64 acres.
The cash price is \$34,695
You pay just \$295 DOWN!
We finance the balance
over 360 months at 7.9%
simple interest (A. P. R.)
The monthly payment is
only \$250.02 with absolutely
NO PENALTY TO PREPAY!

THIRTY MINUTES FROM TOWN by: Anonymous

No skyscrapers here to mar the view,
Just growing fields and tall green trees,
Occasionally a plane or two,
No poison billows pollute the breeze.

Just 30 Minutes and 30 miles
Can surely make a difference-
Instead of beer cans in the street,
Wild flowers wave along the fence.

I don't intend to bug the guys
Behind the urban renewal plan,
But 30 minutes and 30 miles
Would make each one feel like
a brand new man.

So if you contemplate a change
A quiet small town is just the place
To help your worries disappear
And put a smile back on your face.

BEAVERDAM FARMS

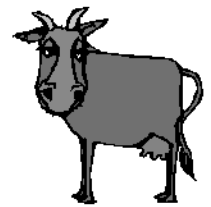
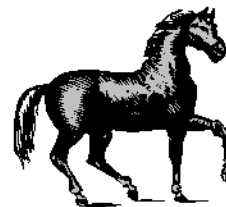
PROTECTIVE COVENANTS

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 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 must 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 camp 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 on the property.
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 and septic tank system.
9. All driveway culverts and drainage pipes installed into 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. 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.



--SAVE MONEY--
GROW YOUR OWN FOOD!

HORSES WELCOME! - COWS TOO!



Updated: 10/28/11

P.O. Box 9
Loganville, GA 30052



HURDLE.COM

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