

Creekside Farms

Owner Financing

\$295 Down

Low Monthly Payments

No Closing Costs

No Pre-Payment Penalty

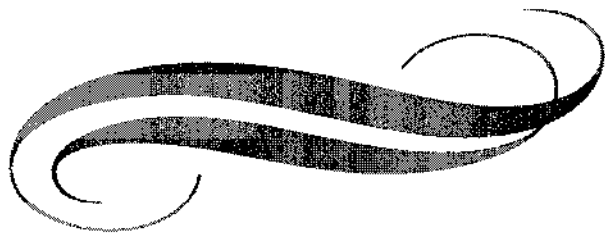
Nature is truly revealed with

Beautiful Creek Frontage,

Waterfalls, Shoals,

Hardwood Trees and,

Abundant Wildlife!



Close to Schools, Shopping, and
Major Highways

Conventional and Manufactured Homes are Welcome!
Protective Covenants, Paved Roads, Underground
Utilities including County Water! Convenient to
Greenville, Laurens and Greenwood.

HURDLE LAND & REALTY, INC.

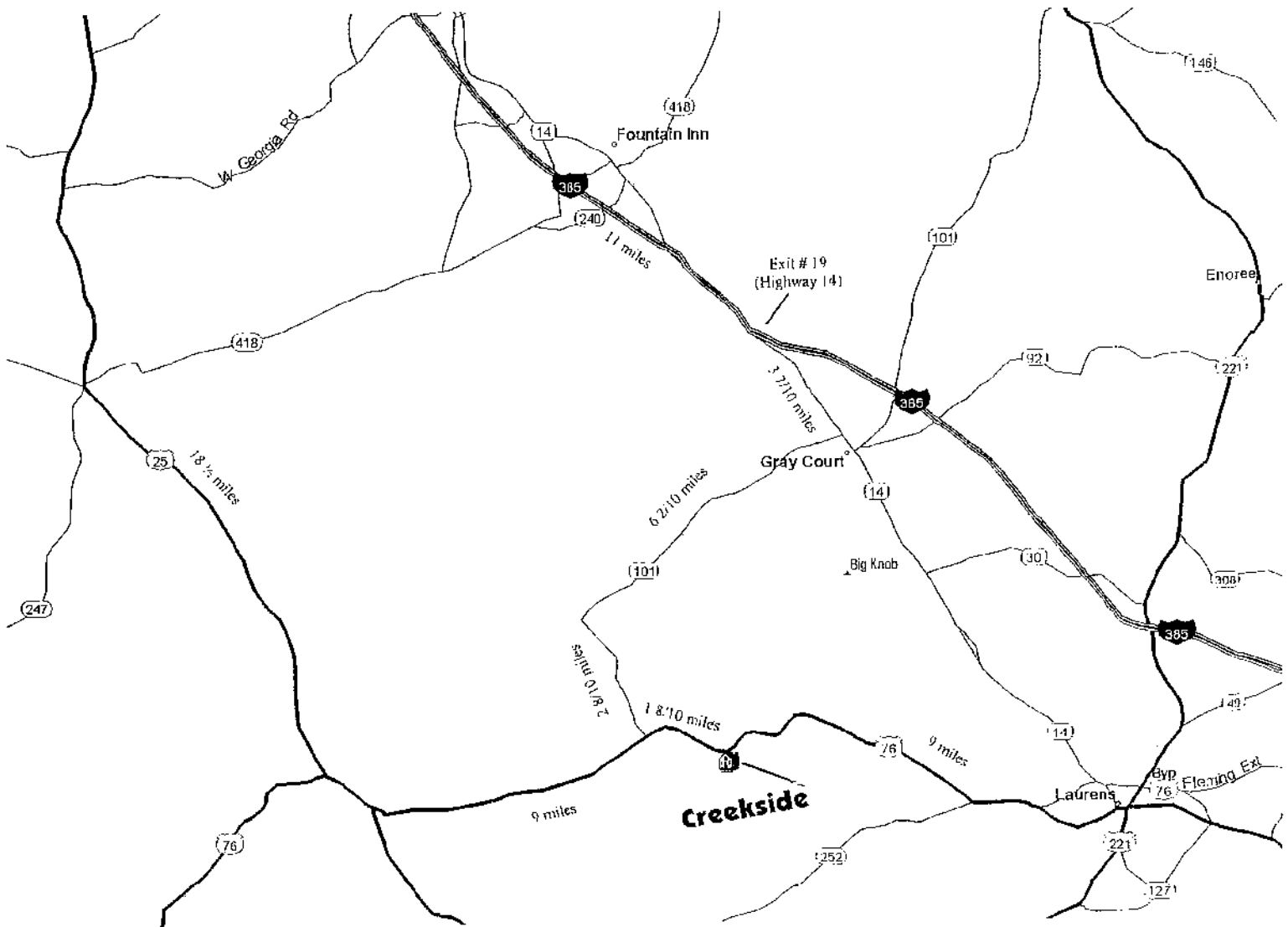
For more information call

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

www.hurdle.com



Creekside



To See from 276 & 385:

Follow I-385 South for 11 miles to exit # 19 (Highway 14 / Gray Court). Exit and go straight. Follow Highway 14 for 3 and 7/10 miles to the traffic light in Gray Court. Go right at the light and turn right directly after the railroad tracks. Follow for 4/10 mile and follow Highway 101 when it turns left. Continue on Highway 101 for 6 and 2/10 miles. At the stop sign turn left, remaining on Highway 101. Follow for 2 and 8/10 miles to Highway 76 in Hickory Tavern. Turn left on Highway 76 and follow for 1 and 8/10 miles and Creekside Farms will be on the right.

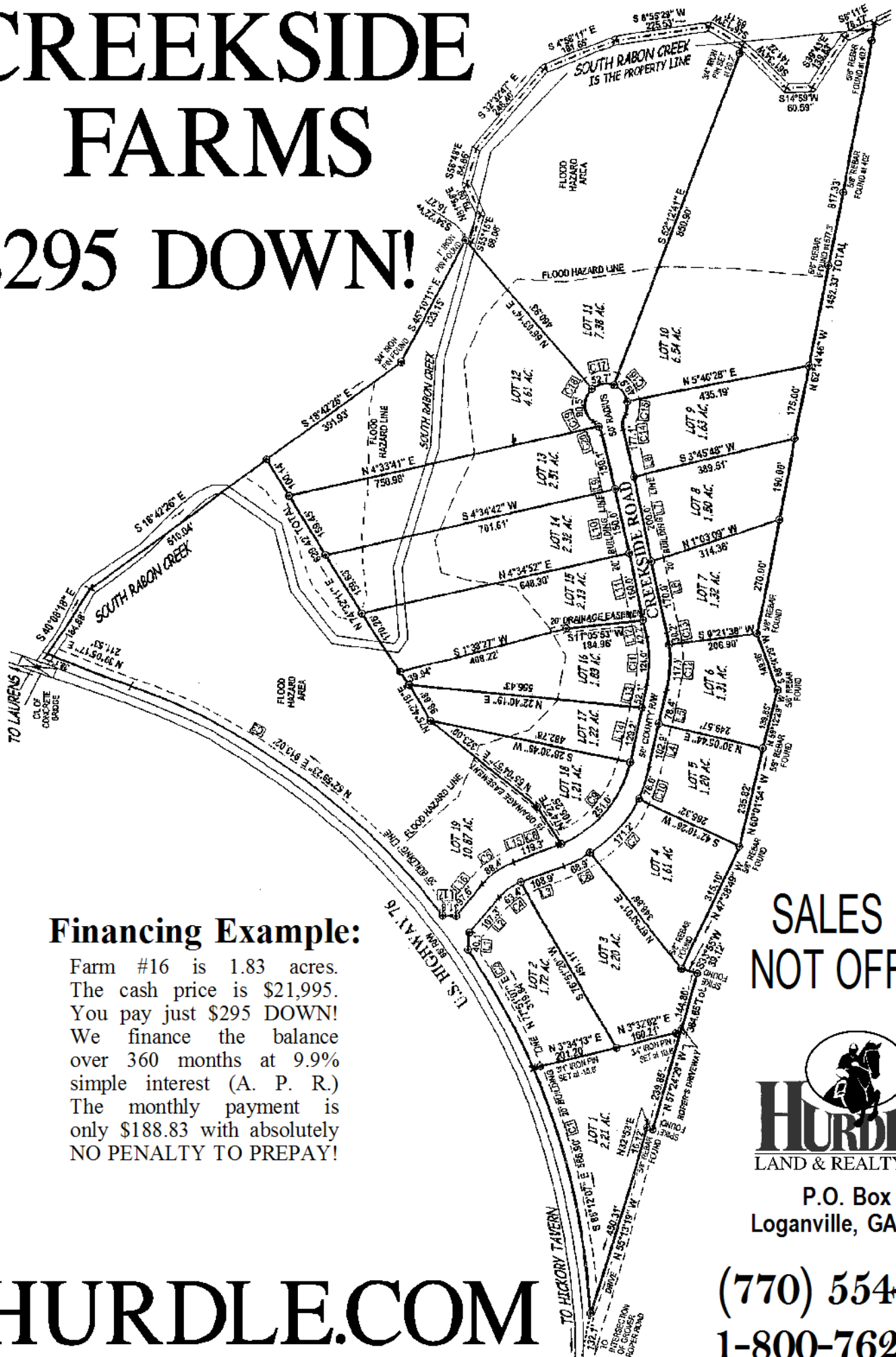
To see from Donaldson Center Area:

From Highway 25 and Conastee Road follow Highway 25 South for 18 and ½ miles to Highway 76. Turn left onto Highway 76 and follow 9 miles and Creekside Farms will be on the right.

Hurdle Land & Realty, Inc.
1/800-762-4851

CREEKSIDE FARMS

\$295 DOWN!



Financing Example:

Farm #16 is 1.83 acres.
 The cash price is \$21,995.
 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 \$188.83 with absolutely
 NO PENALTY TO PREPAY!

SALES MAP
 NOT OFFICIAL



P.O. Box 9
 Loganville, GA 30052

HURDLE.COM

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

Farm #2 FOR SALE!

1.72 Acres

\$24,995

\$295 DOWN!

\$214.94 mo/pmt

Farm #16 FOR SALE!

1.83 Acres

\$21,995

\$295 DOWN!

\$188.83 mo/pmt

CREEKSIDE 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 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 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 20 feet from right-of-way 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 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.
11. No timber may be cut for sale without permission of the Developer.

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

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