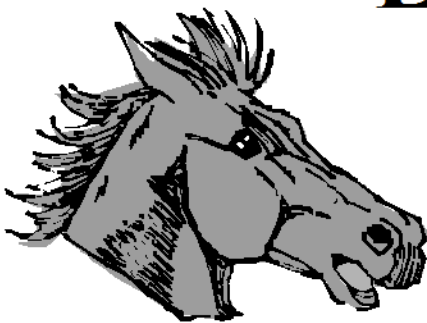


# EAST JACKSON FARMS

## ONLY \$295 DOWN!

**March 15, 2011 UPDATE:**  
**Interest rates REDUCED to 7.9% FIXED!**  
**(Your payments never go up!)**

**Close to Jackson**  
**No Closing Costs**  
**Owner Financing**  
**Low Monthly Payments**  
**Immediate Possession**  
**E - Z Terms**



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Atlanta



75

# DIRECTIONS TO EAST JACKSON FARMS

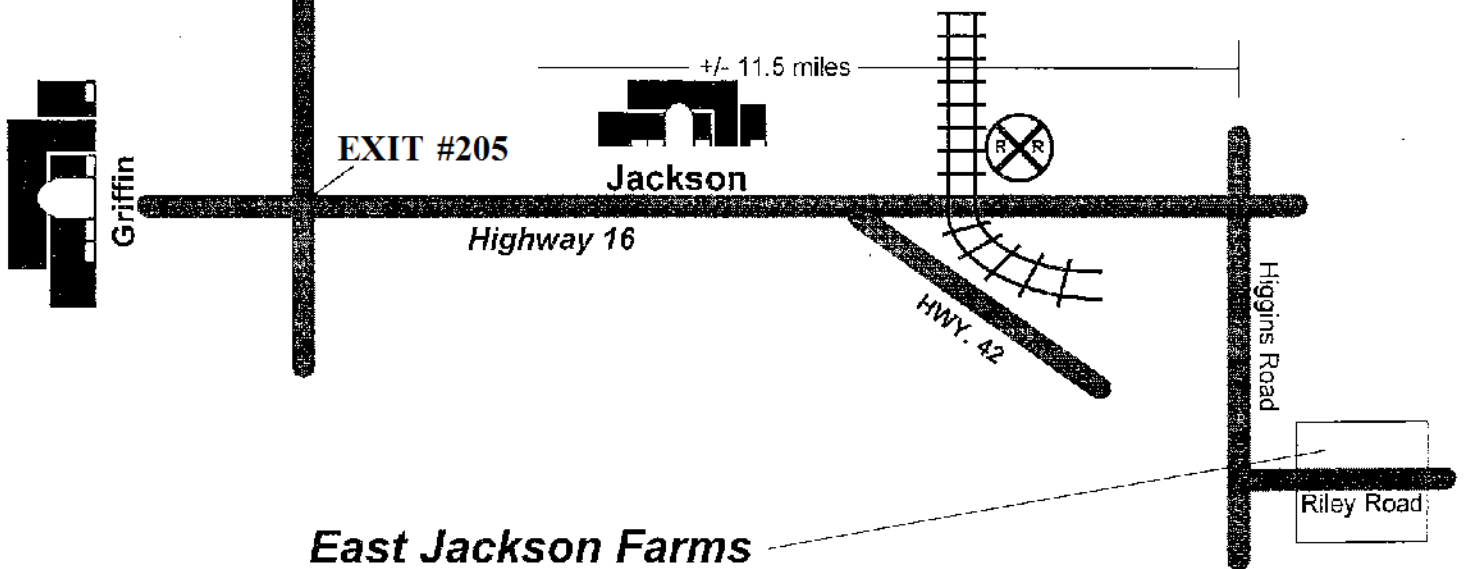
**\$295 TOTAL DOWN PAYMENT**

**NO CLOSING COSTS**

**OWNER FINANCING**

**LOW MONTHLY PAYMENTS**

**NO PENALTY FOR PRE-PAYMENTS**



TO SEE FROM ATLANTA:

FOLLOW I-75 SOUTH TO EXIT #205 (HIGHWAY 16 / GRIFFIN & JACKSON) EXIT AND TURN LEFT. FOLLOW HIGHWAY 16 INTO THE CITY OF JACKSON. FOLLOW HIGHWAY 16 STRAIGHT THROUGH TOWN. AT THE FORK OF HIGHWAY 16 AND 42 GO STRAIGHT ON HIGHWAY 16 AND CROSS THE RR TRACKS. CONTINUE FOR APPROXIMATELY 3 AND 3/10 MILES TO HIGGINS ROAD. TURN RIGHT ONTO HIGGINS ROAD AND FOLLOW FOR 7/10 MILES TO RILEY ROAD. TURN LEFT ONTO RILEY ROAD. FOLLOW STRAIGHT FOR 2/10 MILES TO THE PROPERTY ON BOTH SIDES OF THE ROAD.

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

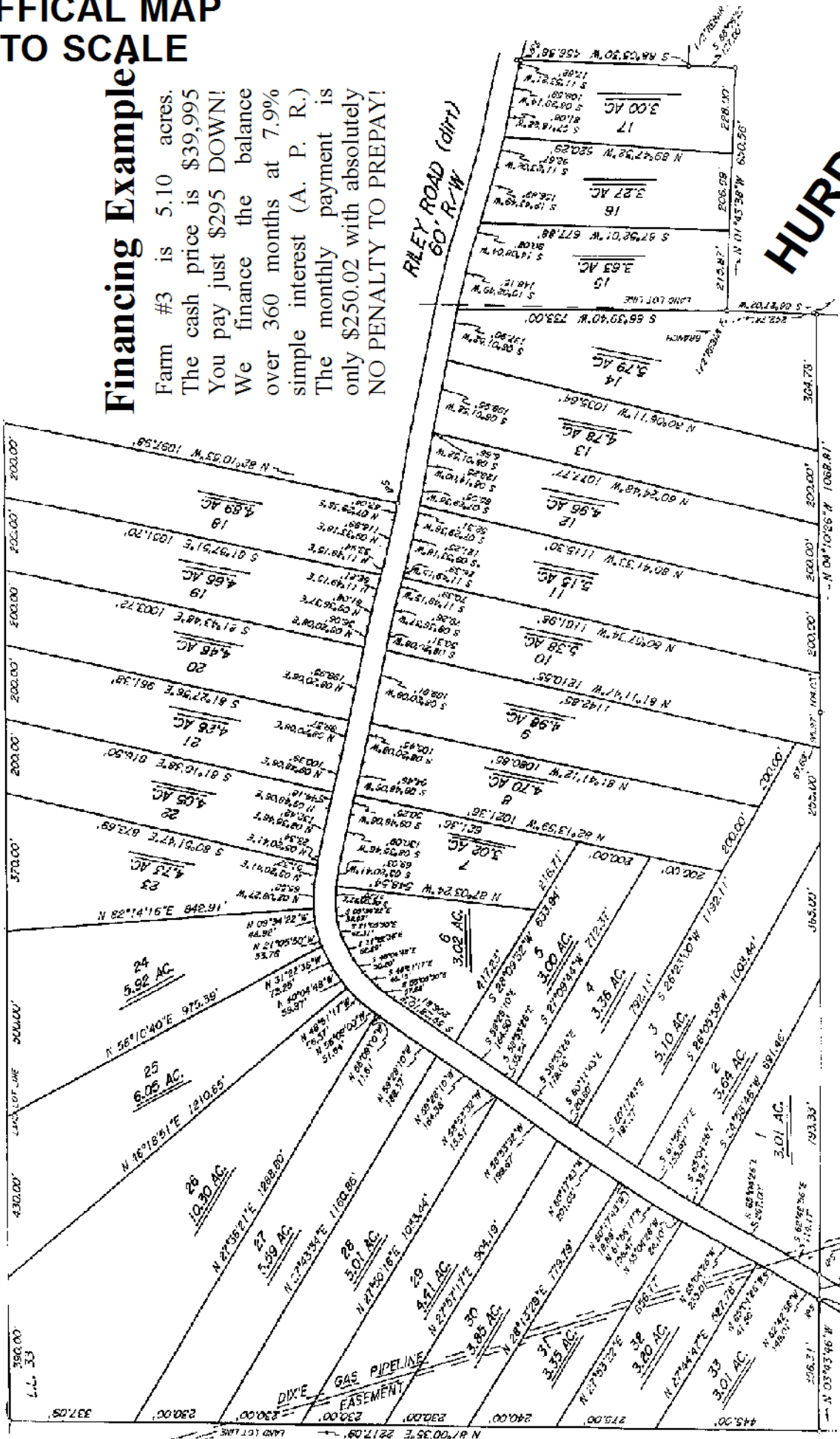
NOT OFFICAL MAP  
NOT TO SCALE

# East Jackson Farms

DOUBLE-WIDE MANUFACTURED HOMES WELCOME

## Financing Example

Farm #3 is 5.10 acres.  
The cash price is \$39,995  
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!



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# PROTECTIVE COVENANTS - EAST JACKSON FARMS

1. This lot shall be for one single family private dwelling (except as outlined in the herein attached 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 1,050 square feet of indoor heated area. All manufactured homes, sectional homes, modular homes or any other type factory built home shall have a minimum width of 24 (twenty-four) feet. Single wide manufactured homes are prohibited. No other manufactured homes are permitted. No single wide manufactured homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All manufactured homes must be on a masonry foundation with outside areas visible from the road being of block, brick, stone, or masonry type finish. All manufactured homes must have at least 8" of overhang on all sides. All manufactured homes must have a shingled roof with a minimum pitch of 3-12. All manufactured homes must be firmly anchored 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 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 80 feet from the center line of any road nor nearer than 30 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 Butts 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 a material approved by Butts 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.

10. No lot shall be subdivided, except the subdivision into no more than two parcels is permitted if the lot contains 10 acres or more or when caused by a partial release on any mortgages 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.

**ALL FARMS ONLY \$295 DOWN PAYMENT**  
 Balance is owner financed over 360 months at 7.9% fixed simple interest.  
 No penalty to prepay or payoff at anytime

**Farm #2 FOR SALE!**

**3.64 Acres**

**\$29,995**

**\$295 DOWN!**

**\$215.86 mo/pmt**

**Farm #3 FOR SALE!**

**5.10 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #10 FOR SALE!**

**5.38 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #11 FOR SALE!**

**5.15 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #13 FOR SALE!**

**4.78 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #29 FOR SALE!**

**4.41 Acres**

**\$32,995**

**\$295 DOWN!**

**\$237.67 mo/pmt**

**This for sale list was last updated on 1/27/12**



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