

FAIRFIELD FARMS

\$295 DOWN!

Bedford County, Tennessee

Manufactured Homes Welcome

5 - 12 Acre Farms

**Easy Access to Nashville,
Shelbyville, & Murfreesboro**

Immediate Possession

Homesites, Horses, Investments

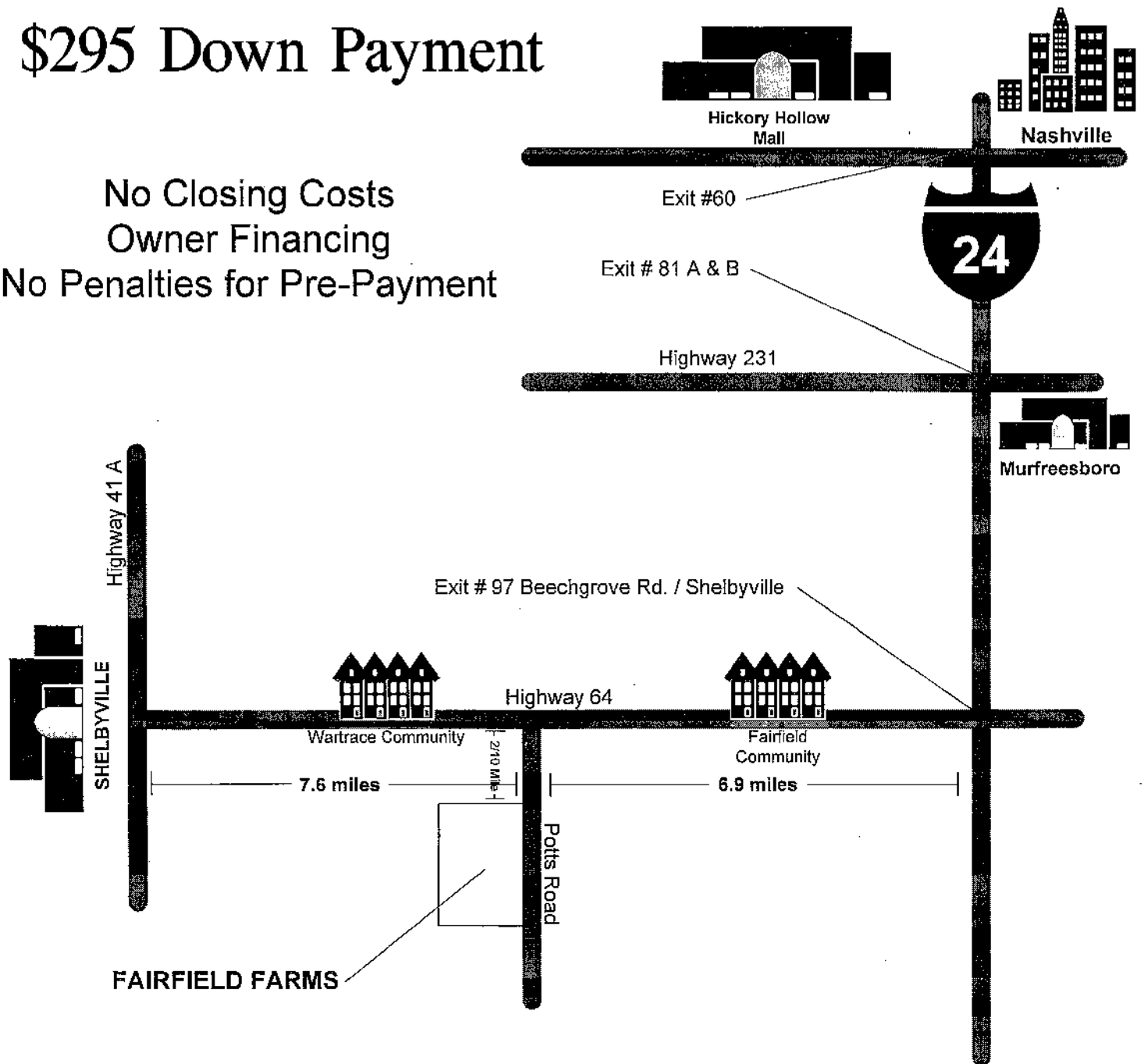
Owner Pays All Closing Costs



1/800-762-4851

\$295 Down Payment

No Closing Costs
Owner Financing
No Penalties for Pre-Payment



TO SEE FROM NASHVILLE:

Follow I-24 East towards Murfreesboro. Exit at Exit # 97 (Beechgrove Rd. / Shelbyville / Highway 64) and turn right (West). Follow Highway 64 for 6.9 miles through the Fairfield community to Potts Road on the left. Turn left on Potts Road and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

TO SEE FROM MURFREESBORO:

Follow I-24 East. Exit at Exit # 97 (Beechgrove Rd. / Shelbyville / Highway 64) and turn right (West). Follow Highway 64 for 6.9 miles through the Fairfield community to Potts Road on the left. Turn left on Potts Road and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

TO SEE FROM SHELBYVILLE:

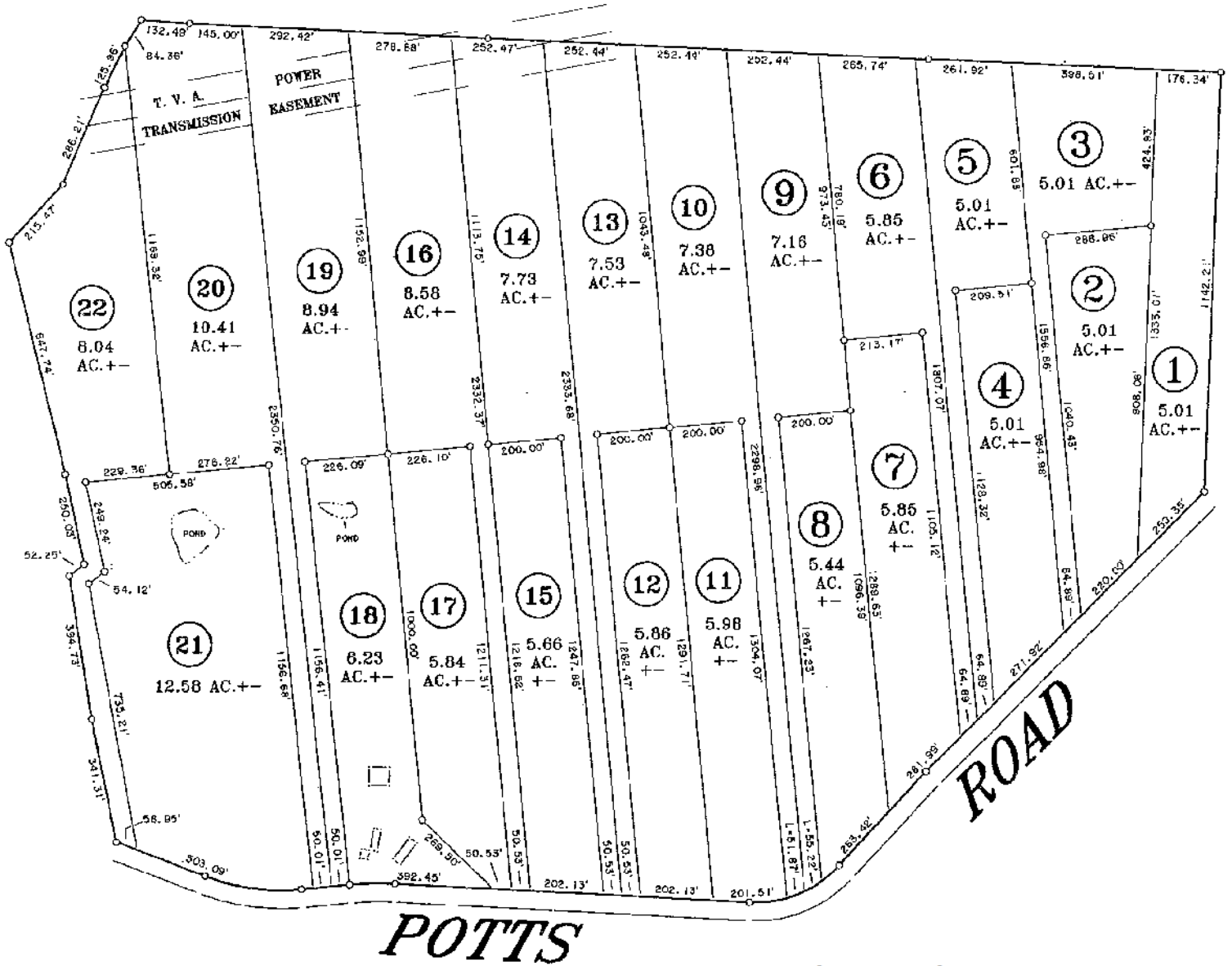
At the intersection of 41A and Highway 64 go east on Highway 64 for 7.6 miles, passing through the Wartrace community, to Potts Road on your right. Turn right and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

CALL 1/800-762-4851 FOR MORE INFO.

FAIRFIELD FARMS

Bedford County, Tennessee

\$295 DOWN!



NOT OFFICAL MAP
NOT TO SCALE

FOR MORE INFO CONTACT:
Dugdale & Hurdle, L.L.C., owner
1/800-762-4851

Financing Example:

Farm #6 is 5.85 acres.
The cash price is \$34,995.00
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 \$301.96 with absolutely
NO PENALTY TO PREPAY!

FAIRFIELD FARMS

PROTECTIVE COVENANTS AND CONDITIONS:

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

Farm #6 FOR SALE!

5.85 Acres

\$34,695

\$295 DOWN!

\$299.35 mo/pmt

THE PURCHASERS OF THE WITHIN DESCRIBED FARM, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, BY THE PURCHASE OF SAID FARM, AGREE TO BE BOUND BY THE FOLLOWING COVENANTS WHICH ARE COVENANTS RUNNING WITH THE LAND. SAID COVENANTS MAY BE ENFORCED BY THE OWNER OF ANY FARM IN THE DEVELOPMENT.

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 (mobile, modular or conventional) erected on lot numbers 3, 5, 6, 9, 10, 13, 14, 16, 19, 20 and 22 shall contain a minimum of 840 square feet of indoor heated area and a minimum width of 14 feet. All residences (mobile, modular or conventional) erected on lot numbers 1, 2, 4, 7, 8, 11, 12, 15, 17 and 21 shall contain a minimum of 960 square feet of indoor heated area and a minimum width of 24 feet. 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 manufactured 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 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 Bedford County Health Department must be obtained prior to installing a septic tank system.

9. All driveway pipes installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if pipe is needed.

10. No lot shall be subdivided, except the subdivision into no more than two parcels is permitted on any lot that is 12 acres or larger, or 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.

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!

**FOR MORE INFO CONTACT:
Dugdale & Hurdle, L.L.C., owner
1/800-762-4851**