

# GOOSEPOND FARMS

Coffee County, Tennessee

1 to 14 Acre Farms  
Beautiful Coffee County  
Paved Road  
Community Water

**\$295 DOWN**

Owner Financing  
No Closing Costs  
No Penalty for Pre-Payment  
Immediate Possession  
Warranty Deed

FOR ADDITIONAL INFO - CONTACT:  
GEM PARTNERSHIP, owners

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

## DIRECTIONS TO GOOSEPOND FARMS

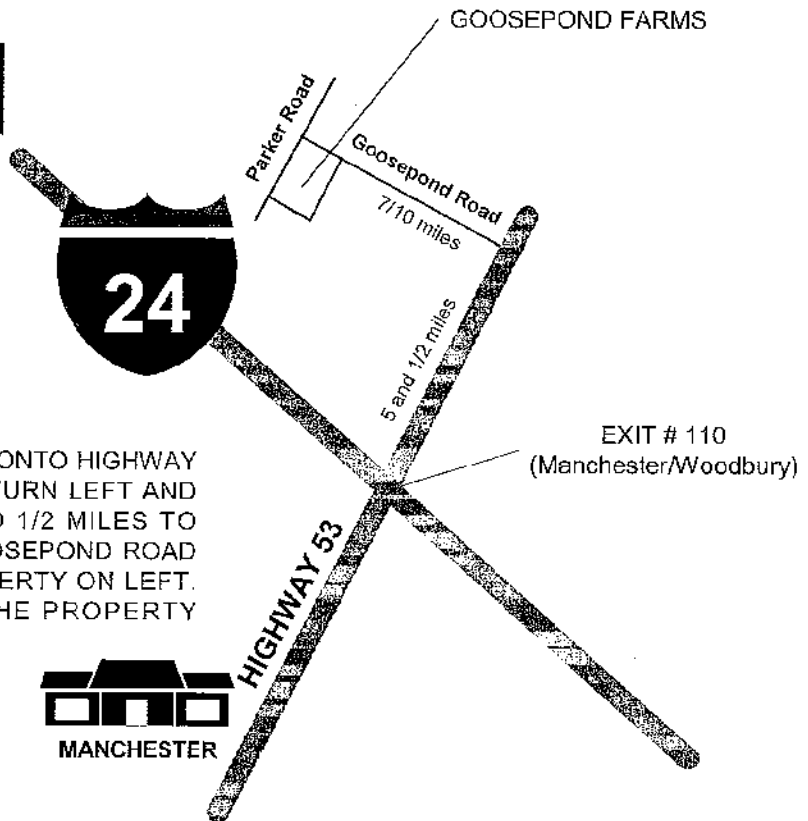
### TO SEE FROM MANCHESTER:

FROM EXIT #110 ON I-24 AND HIGHWAY 53 GO NORTH ON HIGHWAY 53 FOR 5 AND 1/2 MILES TO GOOSEPOND ROAD. TURN LEFT ON TO GOOSEPOND ROAD AND FOLLOW FOR 7/10 OF A MILE TO PROPERTY ON LEFT. TURN LEFT ONTO PARKER ROAD AND THE PROPERTY CONTINUES ON THE LEFT.



NASHVILLE

# \$295 DOWN



### TO SEE FROM NASHVILLE:

TAKF I-24 TOWARDS MANCHESTER AND EXIT ONTO HIGHWAY 53 (EXIT #110 MANCHESTER/WOODBURY). TURN LEFT AND HEAD NORTH ON HIGHWAY 53 FOR 5 AND 1/2 MILES TO GOOSEPOND ROAD. TURN LEFT ON TO GOOSEPOND ROAD AND FOLLOW FOR 7/10 OF A MILE TO PROPERTY ON LEFT. TURN LEFT ONTO PARKER ROAD AND THE PROPERTY CONTINUES ON THE LEFT.



MANCHESTER

### PROTECTIVE COVENANTS

1. This lot shall be for one single family private dwelling except as outlined in the herein stated stipulation number 11, with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
2. It is expressly understood and agreed by the seller and purchaser that no tobacco allotment is transferred with this sale.
3. All residences erected shall have a minimum of 1200 square feet of heated living area and underskirted with a material approved by the developer. No exposed concrete block shall be allowed. All sectional homes, modular homes or conventional built homes shall have a minimum width of 24 feet or greater. No single wide mobile homes are permitted. No single wide mobile homes may be joined together or have additions built onto them for the purpose of conforming to these covenants. Any modular home placed on the property shall be no older than 5 years from the date of placement.
4. 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. Any structure erected upon any lot must be completed within twelve (12) months from the date construction begins.
5. 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 on any lot less than 2 acres. Any lot over 2 acres may have no more than 2 large animals (horses and cattle) per acre. Notwithstanding the above, cattle and horses raised on property may be sold providing that the limit is observed.
6. No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
7. All building setbacks and drainage easements must comply with the setbacks and easements as shown on the recorded plat of Goose Pond Farms recorded in the land records office of Coffee County Tennessee.
8. No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
9. All permits required from Coffee County Health Department must be obtained prior to installing a septic tank system.
10. All driveways installed to the property from its abutting road 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.
11. 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 or deed of trust 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.

**GHM PARTNERSHIP, (OWNERS)**  
770-554-5263 OR 1/800-762-4851

# GOOSEPOND FARMS

## \$295 DOWN

### Financing Example:

Farm #15 is 14.01 acres.  
 The cash price is \$49,995.00  
 You pay just \$295 DOWN!  
 We finance the balance  
 over 360 months at 10.9%  
 simple interest (A. P. R.)  
 The monthly payment is  
 only \$469.55 with absolutely  
 NO PENALTY TO PREPAY!

**NOT OFFICAL MAP  
 NOT TO SCALE**

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