

Hickory Hollow Farms

ONLY \$295 DOWN

NO CLOSING COSTS

CLOSE TO GREENVILLE

LOW MONTHLY PAYMENTS

IMMEDIATE POSSESSION

WARRANTY DEED

E - Z TERMS

HURDLE.COM

P.O. Box 9
Loganville, GA 30052



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

Hickory Hollow Farms

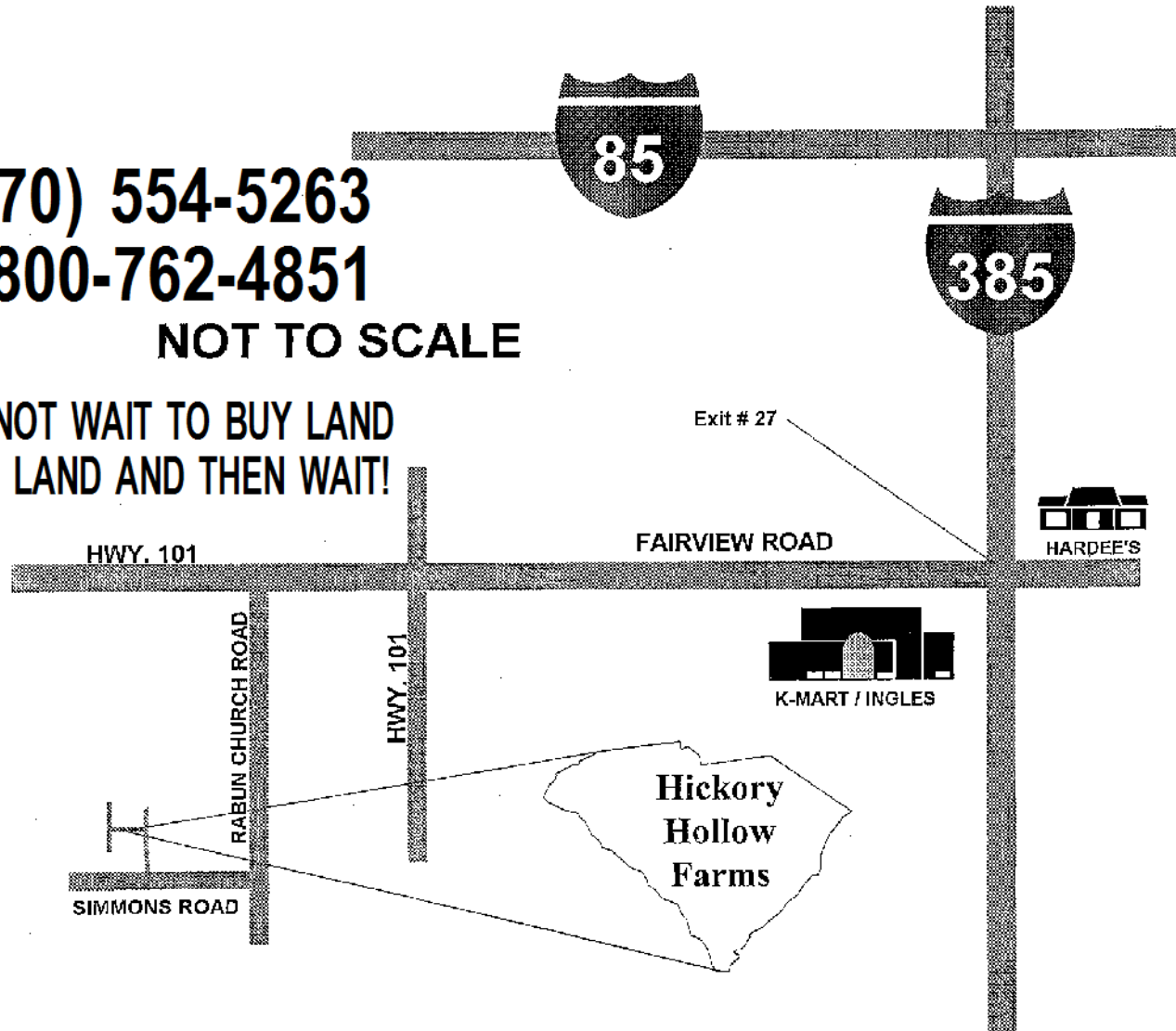
DIRECTIONS FROM GREENVILLE



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NOT TO SCALE

DO NOT WAIT TO BUY LAND
BUY LAND AND THEN WAIT!



From the intersection of Interstate 85 and Interstate I-385, go SOUTH ON 385. Follow I-385 until you get to Exit number 27 (Fairview Road). EXIT FAIRVIEW ROAD AND TURN LEFT. Follow Fairview Road for Approximatley 12.3 miles to Rabun Church Road on left. (You will cross thru the intersection of Hwy. 101, 1 mile before Rabun Church Road.) TURN LEFT ON RABUN CHURCH ROAD and go 1.4 miles to Simmons Road on right. TURN RIGHT ON SIMMONS ROAD and go 4/10 of a mile to new road on right. TURN RIGHT ONTO NEW ROAD AND SEE PROPERTY ON BOTH SIDES ON THE ROAD.

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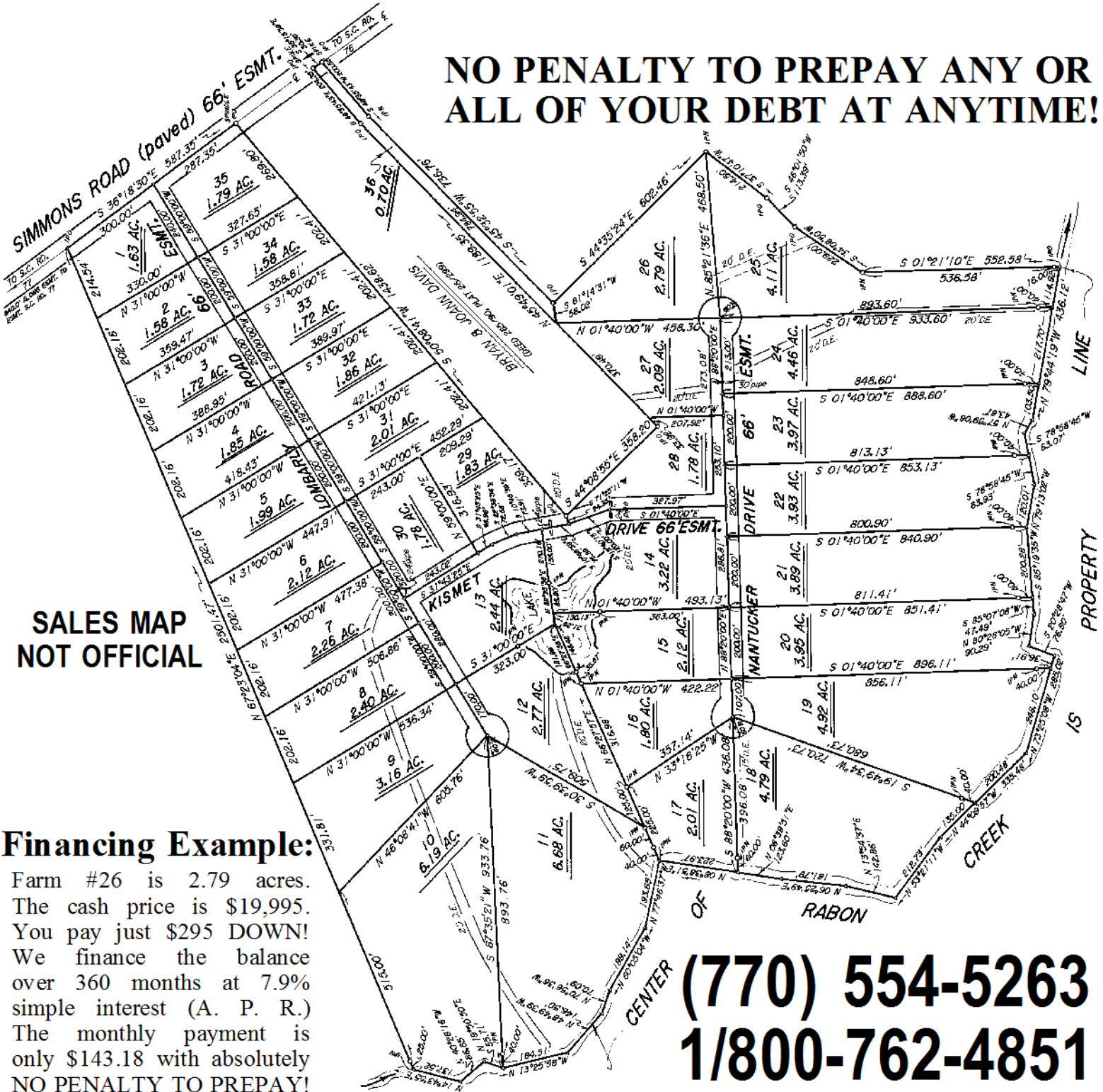
March 15, 2011 UPDATE:

Interest rates REDUCED!

7.9% FIXED RATE!

(Your payment never increases!)

NO PENALTY TO PREPAY ANY OR ALL OF YOUR DEBT AT ANYTIME!



SALES MAP NOT OFFICIAL

Financing Example:

Farm #26 is 2.79 acres. The cash price is \$19,995. 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 \$143.18 with absolutely NO PENALTY TO PREPAY!

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Protective Covenants

1. This farm shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.
2. No lot shall be subdivided and each lot shall be restricted to one (1) residence per lot.
3. All residences erected on the property shall contain a minimum of 840 square feet of indoor heated area. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirements. All mobile homes must be fully underskirted and firmly anchored in attractive and workmanlike manner. Concrete block houses are prohibited.
4. Any factory built home placed on the property shall be no older than five (5) years from the date of placement.
5. No incomplete or junk type structure shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
6. Permission from Laurens County Health Department must be obtained prior to installing a septic tank system or well.
7. All structures shall be completed within one (1) year from the date that structural work begins.
8. No kennels, livestock, or other animals may be raised or kept for commercial purposes. All swine and poultry are prohibited. No more than two (2) large animals (horses and cattle) are permitted per acre, not withstanding the above, cattle and horse raised on the property may be sold providing that the two animal per acre limit is observed.
9. No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
10. No inoperative or unlicensed cattle and horses raised shall be permitted to remain on any lot.
11. No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
12. 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.
13. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Farm #26 FOR SALE!

2.79 Acres

\$19,995

\$295 DOWN!

\$143.18 mo/pmt

ALL FARMS ONLY \$295 DOWN!

Balance is owner financed over 360 months
at 7.9% fixed simple interest (APR) with
NO PENALTY TO PREPAY OR PAYOFF!

This for sale list was last updated on 1/13/12

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