

Rascaltown Farms

March 15, 2011 UPDATE:

Interest rates REDUCED!

7.9% FIXED RATE!

(Your payment never increases!)



BEAUTIFUL 3 TO 20 ACRE TRACTS,
SOME ON BLUEWATER CREEK

\$295 DOWN!

**Manufactured Housing Welcome
Convenient to Florence and Lawrenceburg**

**Homesites • Horse Farms • Investment
Immediate Possession • No Closing Costs
Warranty Deed • No Pre-payment penalty
Community Water**

GHM PARTNERSHIP, OWNERS

800-762-4851

**March 15, 2011 UPDATE:
Interest rates REDUCED!
7.9% FIXED RATE!**

(Your payment never increases!)

RASCALTOWN FARMS

Loretto

Florence

Rascaltown Farms

**\$295 Down
Owner Financing
Manufactured Homes Welcome
Community Water
3 - 20 acre Farms**

TO SEE FROM LAWRENCEBURG:
Take Hwy. 43 South 12 and 1/2 miles from the city limits at Crockett Hospital and turn left on Hwy. 227 East (Lexington Hwy.) in Loretto and go 1 and 1/2 miles and turn right on Rascaltown Road and go 4 and 1/2 miles and see signs on the right.

TO SEE FROM FLORENCE:
Take Hwy. 72 East to Hwy. 43 and go North on Hwy. 43 for 6 and 1/2 miles. Turn Right on CR 47 and go 2 and 7/10 miles and turn right on CR 33 and go 1 and 6/10 miles and turn left on CR 39 and go 3 and 7/10 miles and see signs on left.

GHM PARTNERSHIP 1/800-762-4851

**PROTECTIVE COVENANTS
RASCALTOWN FARMS**

1. All lots shall be for one single-family private dwelling except as outlined in the herein stated stipulation number ten, with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture. Not withstanding the above, any lot containing 10 acres or more may be subdivided one time and not have more than two single-family dwellings, if proper government approval can be obtained. No building shall be erected on this lot to be used as a school, church or kindergarten.
2. All residences erected on the property shall contain a minimum of 720 square feet of indoor heated area. All mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 12 x 60. (twelve feet wide by sixty feet long) or greater. 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 underskirted and 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 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. Not withstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.

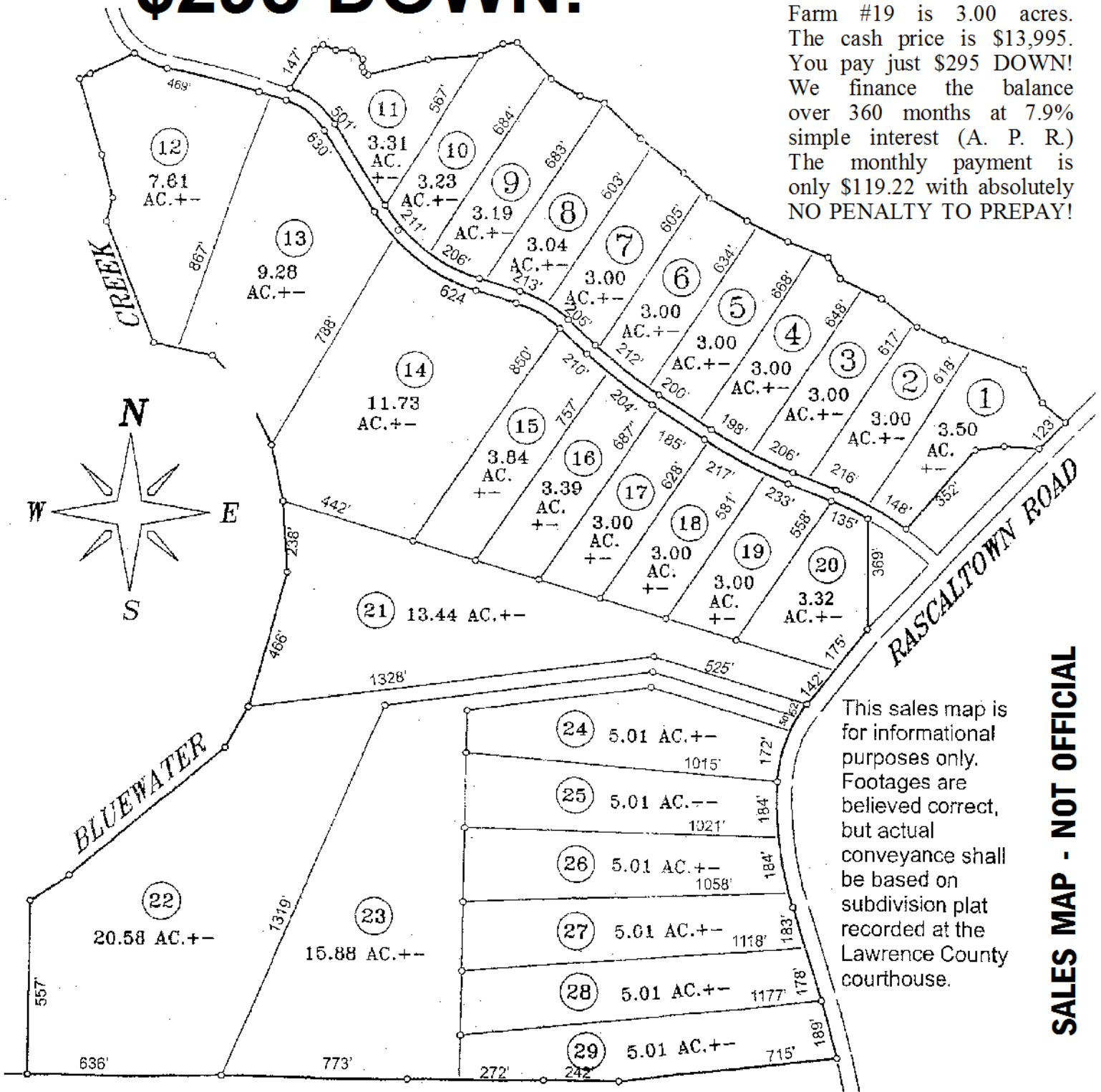
5. No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
6. No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
7. Permit from Lawrence County Health Department must be obtained prior to installing a septic tank system.
8. 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.
9. No timber may be cut for sale without permission of the developer.
10. No lot except those larger than 10 acres as provided above shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any 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 a group of lots.

RASCALTOWN FARMS

\$295 DOWN!

Financing Example:

Farm #19 is 3.00 acres.
 The cash price is \$13,995.
 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 \$119.22 with absolutely
NO PENALTY TO PREPAY!



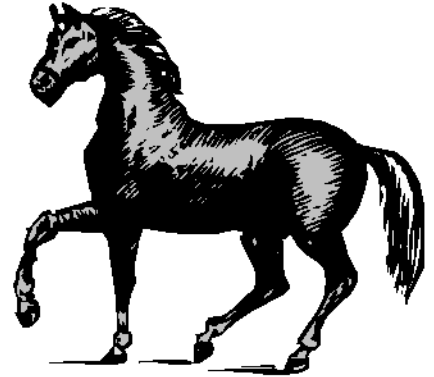
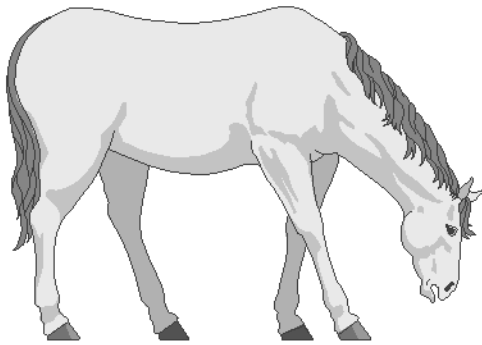
GHM PARTNERSHIP, owners

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

RASCALTOWN FARMS

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!



**March 15, 2011 UPDATE:
Interest rates REDUCED!
7.9% FIXED RATE!
(Your payment never increases!)**

Farm #19 FOR SALE!
3.00 Acres
\$13,995
\$295 DOWN!
\$99.57 mo/pmt

Farm #25 FOR SALE!
5.01 Acres
\$19,995
\$295 DOWN!
\$143.18 mo/pmt

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

GHM PARTNERSHIP, owners (770) 554-5263
1/800-762-4851