

# Riverbrooke

## ***PLANTATION***

*On the Scenic Yellow River*

### **Protective Covenants**

*Newton County*

*Close to Atlanta & Conyers*

*County Water*

*Paved Roads*

**\$295 Total Down Payment**

*Low Monthly Payments*

*No Closing Costs*

**Owner Financing**

*Immediate Possession*

*All Units*

*Farms 1-125*



P.O. Box 9  
Loganville, GA 30052

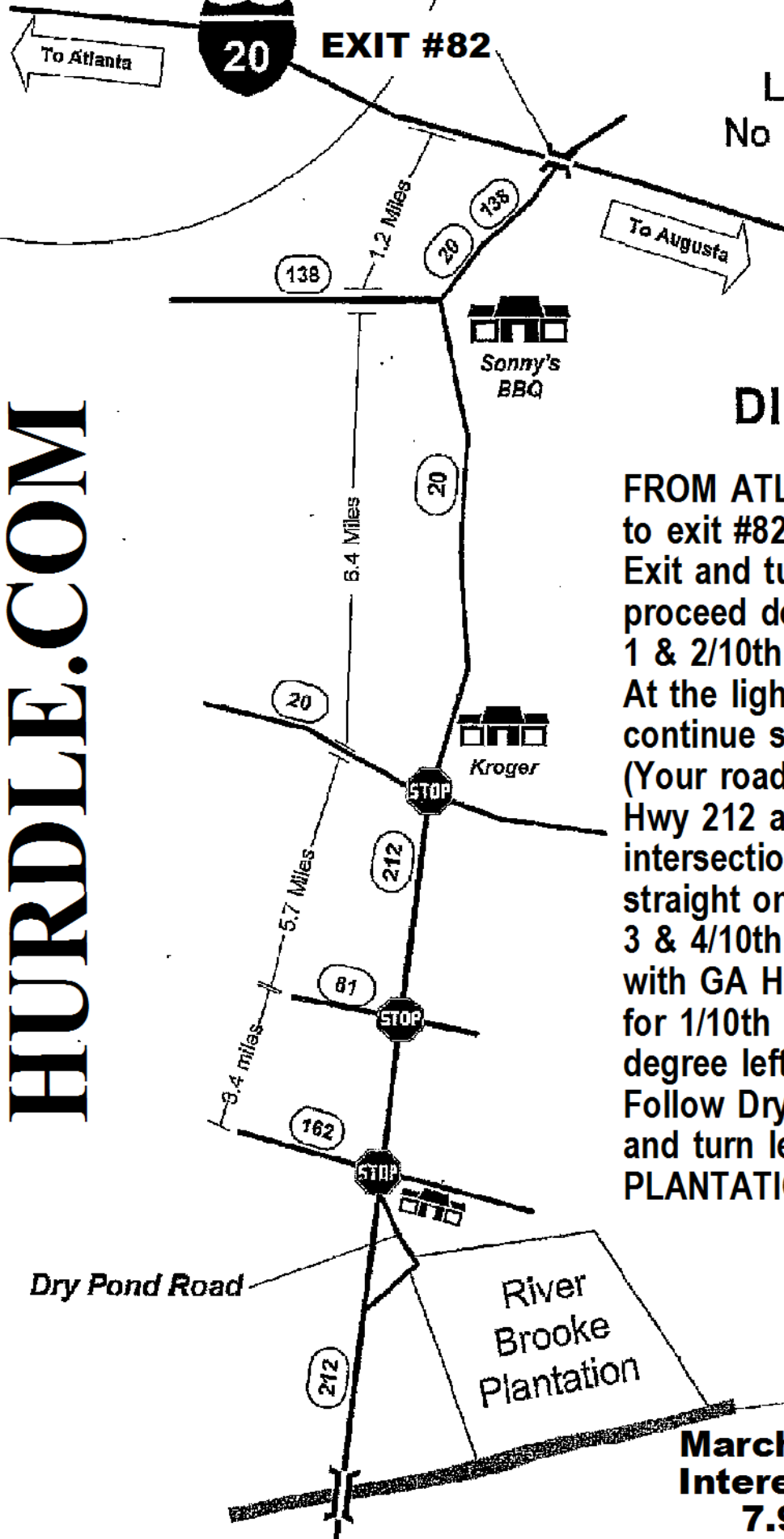
**1/800 762-4851**

**(770) 554-5263**



# CONYERS

Owner Financing  
County Water  
Low Monthly payments  
No Penalty for Pre-payment



HURDLE.COM

## DIRECTIONS

**FROM ATLANTA:** Follow I-20 EAST to exit #82 (Hwy 20/138 - Conyers). Exit and turn right (SOUTH) and proceed down GA Hwy 20/138 for 1 & 2/10th mile to traffic light. At the light (Sonny's BBQ on left) continue straight for 5 & 7/10th mile. (Your road has now turned into GA Hwy 212 and you are at the intersection with Hwy 81). Continue straight on Hwy 212 and go 3 & 4/10th mile to the Intersection with GA Hwy 162. Continue straight for 1/10th mile and turn left (a 45 degree left turn) onto Dry Pond Road. Follow Dry Pond Road for 7/10th mile and turn left into RIVERBROOKE PLANTATION. SEE SIGNS!

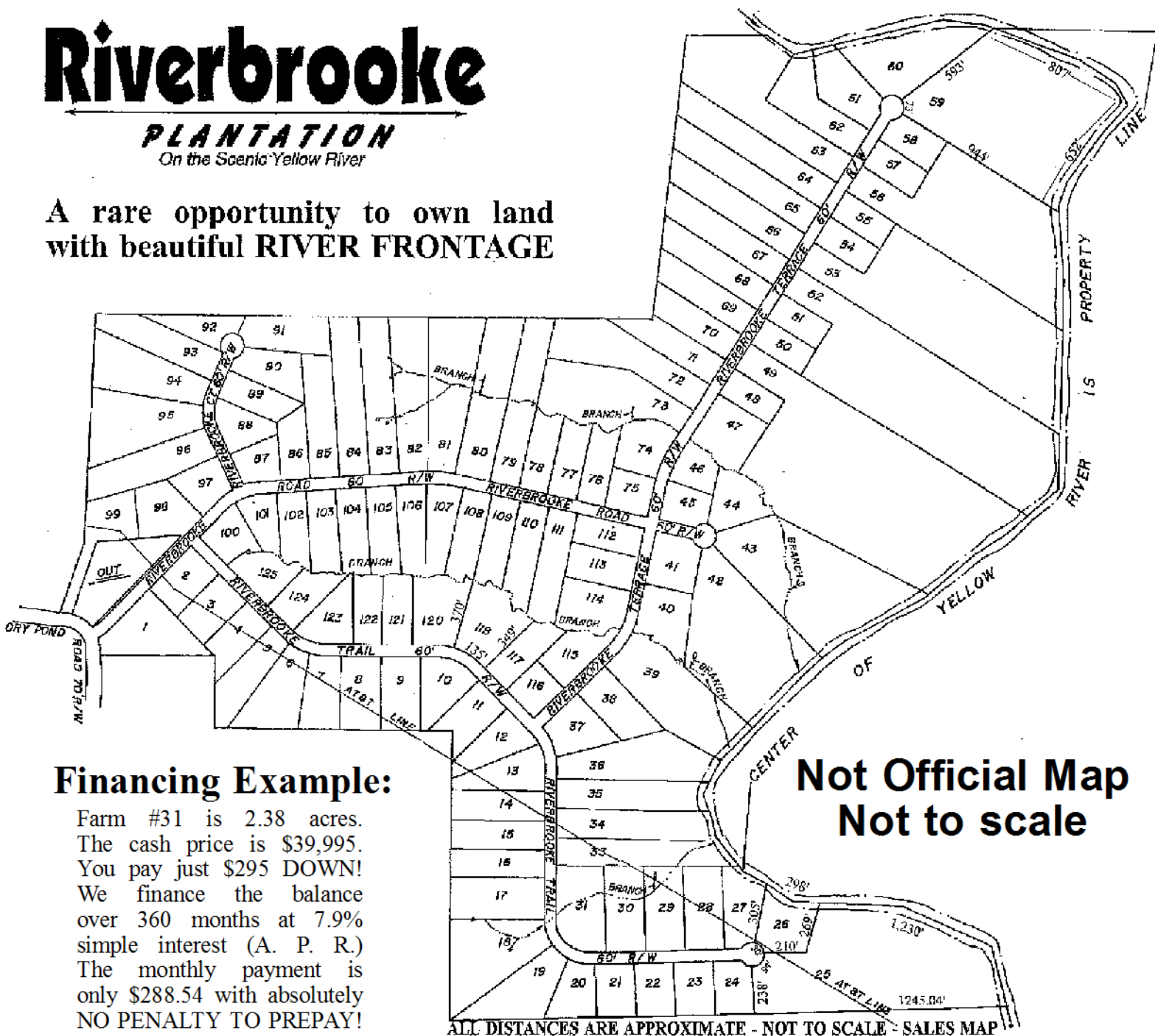
**March 15, 2011 UPDATE:**  
**Interest rates REDUCED!**  
**7.9% FIXED RATE!**

**(Your payment never increases!)**

# Riverbrooke

**PLANTATION**  
On the Scenic Yellow River

A rare opportunity to own land  
with beautiful RIVER FRONTAGE



## Financing Example:

Farm #31 is 2.38 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 \$288.54 with absolutely  
NO PENALTY TO PREPAY!

**Not Official Map  
Not to scale**

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



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or

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Loganville, GA 30052

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# 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!

**Farm #3 FOR SALE!**

**1.41 Acres**

**\$29,995**

**\$295 DOWN!**

**\$215.86 mo/pmt**

**Farm #17 FOR SALE!**

**2.29 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #25 FOR SALE!**

**12.27 Acres**

**\$119,295**

**\$1995 DOWN!**

**\$852.54 mo/pmt**

**Farm #30 FOR SALE!**

**1.99 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #31 FOR SALE!**

**2.38 Acres**

**\$39,995**

**\$295 DOWN!**

**\$288.54 mo/pmt**

**Farm #33 FOR SALE!**

**3.02 Acres**

**\$42,995**

**\$295 DOWN!**

**\$310.35 mo/pmt**

**Farm #36 FOR SALE!**

**3.48 Acres**

**\$49,995**

**\$295 DOWN!**

**\$361.22 mo/pmt**

**Farm #39 FOR SALE!**

**4.78 Acres**

**\$59,995**

**\$995 DOWN!**

**\$428.82 mo/pmt**

**Farm #59 FOR SALE!**

**13.02 Acres**

**\$108,995**

**\$995 DOWN!**

**\$784.94 mo/pmt**

**Farm #84 FOR SALE!**

**2.81 Acres**

**\$34,695**

**\$295 DOWN!**

**\$250.02 mo/pmt**

**Farm #87 FOR SALE!**

**1.00 Acres**

**\$26,995**

**\$295 DOWN!**

**\$194.06 mo/pmt**

# PROTECTIVE COVENANTS

- 1) This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 12) 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 1,200 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 home 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 brick, stucco, stone or masonry type finish. No exposed concrete block is allowed. All manufactured homes must be firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited. All homes shall be no older than 5 (five) years from the time of placement.
- 3) All house plans must be submitted to Developer prior to construction or delivery for approval.
- 4) All structures shall be completed within one (1) year from the date that structural work begins.
- 5) 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.
- 6) No livestock or other animals may be raised or kept for commercial purposes. All swine, poultry and ostriches 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. Other large animals must be approved by the developer prior to their arrival to the property.
- 7) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 8) 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.
- 9) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 10) Permit from Newton County Health Department must be obtained prior to installing a septic tank system.
- 11) All driveway culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Newton 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. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches. All driveways at their connecting point to the road must be no less than twenty (20) feet wide.
- 12) No lot shall be subdivided, except the subdivision into no more than two parcel is permitted 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.
- 13) No timber may be cut for sale without permission of the Developer.

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