



# SAW MILL FARMS



2-12 ACRE FARMS

LAURENS COUNTY

MANUFACTURED HOMES WELCOME

EASY COMMUTE TO GREENVILLE

PROTECTIVE COVENANTS

PAVED ROADS

**COUNTY WATER!**

OWNER FINANCING

**\$295 TOTAL DOWN PAYMENT**

LOW MONTHLY PAYMENTS

NO CLOSING COSTS

IMMEDIATE POSSESSION

**HURDLE LAND & REALTY, INC.**

For more information call

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

[www.hurdle.com](http://www.hurdle.com)



# **SAW MILL FARMS**

**\$295 DOWN**

**OWNER FINANCING**

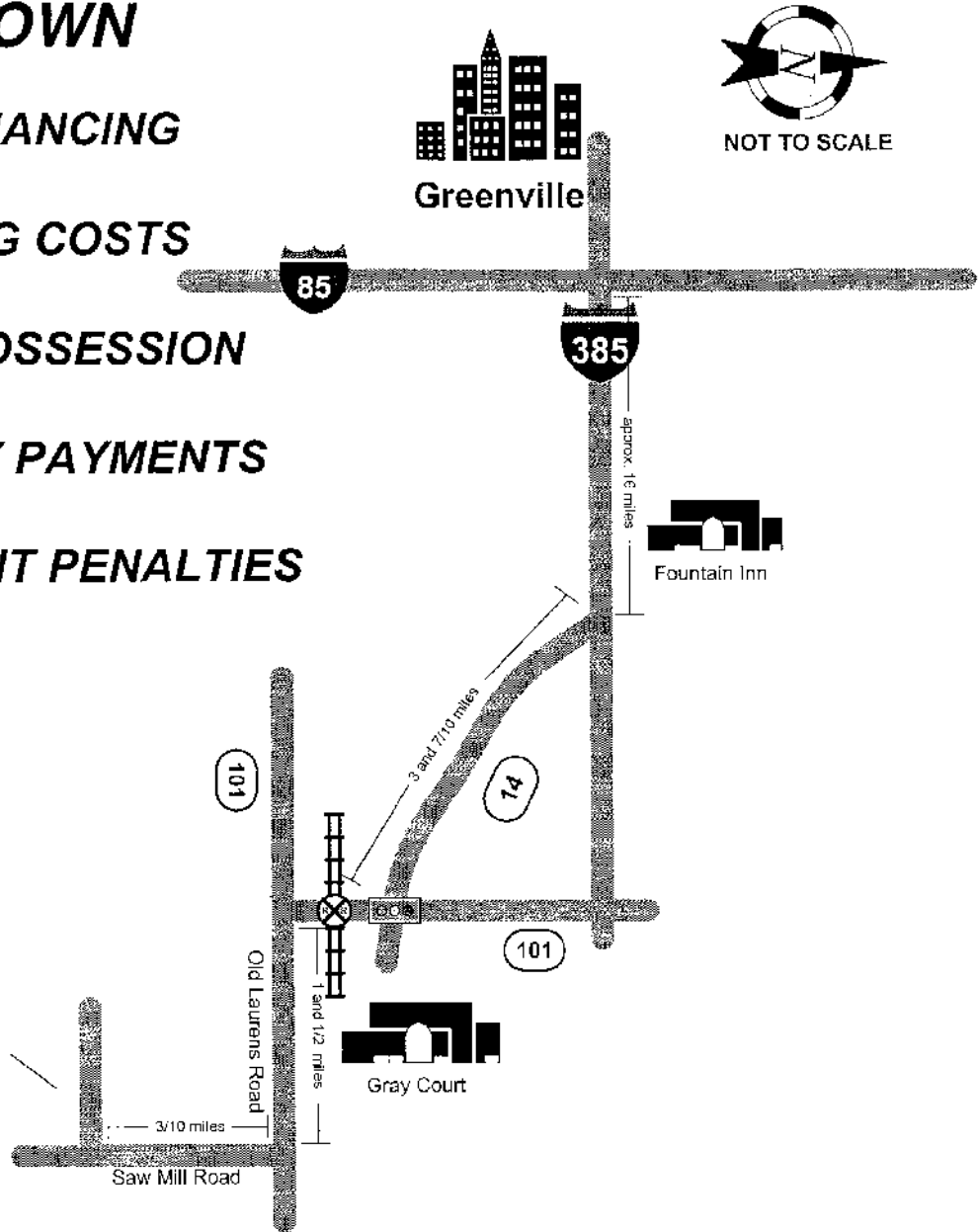
**NO CLOSING COSTS**

**IMMEDIATE POSSESSION**

**LOW MONTHLY PAYMENTS**

**NO PRE-PAYMENT PENALTIES**

***SAW MILL FARMS***



## **Directions From Greenville:**

From the intersection of I-85 and I-385 follow I-385 South approximately 16 miles to the Highway 14 Gray Court exit. Follow Highway 14 for 3 and 7/10 miles to the stop light in Gray Court. Turn right at the light, cross the rail road tracks and make an immediate left onto Old Laurens Road. Follow Old Laurens Road for 1 and 1/2 miles to Saw Mill Road on the right. Turn onto Saw Mill Road and follow for 3/10 miles to the subdivision on the right.

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# SAW MILL FARMS

**SALES MAP  
NOT OFFICIAL**

**Financing Example:**

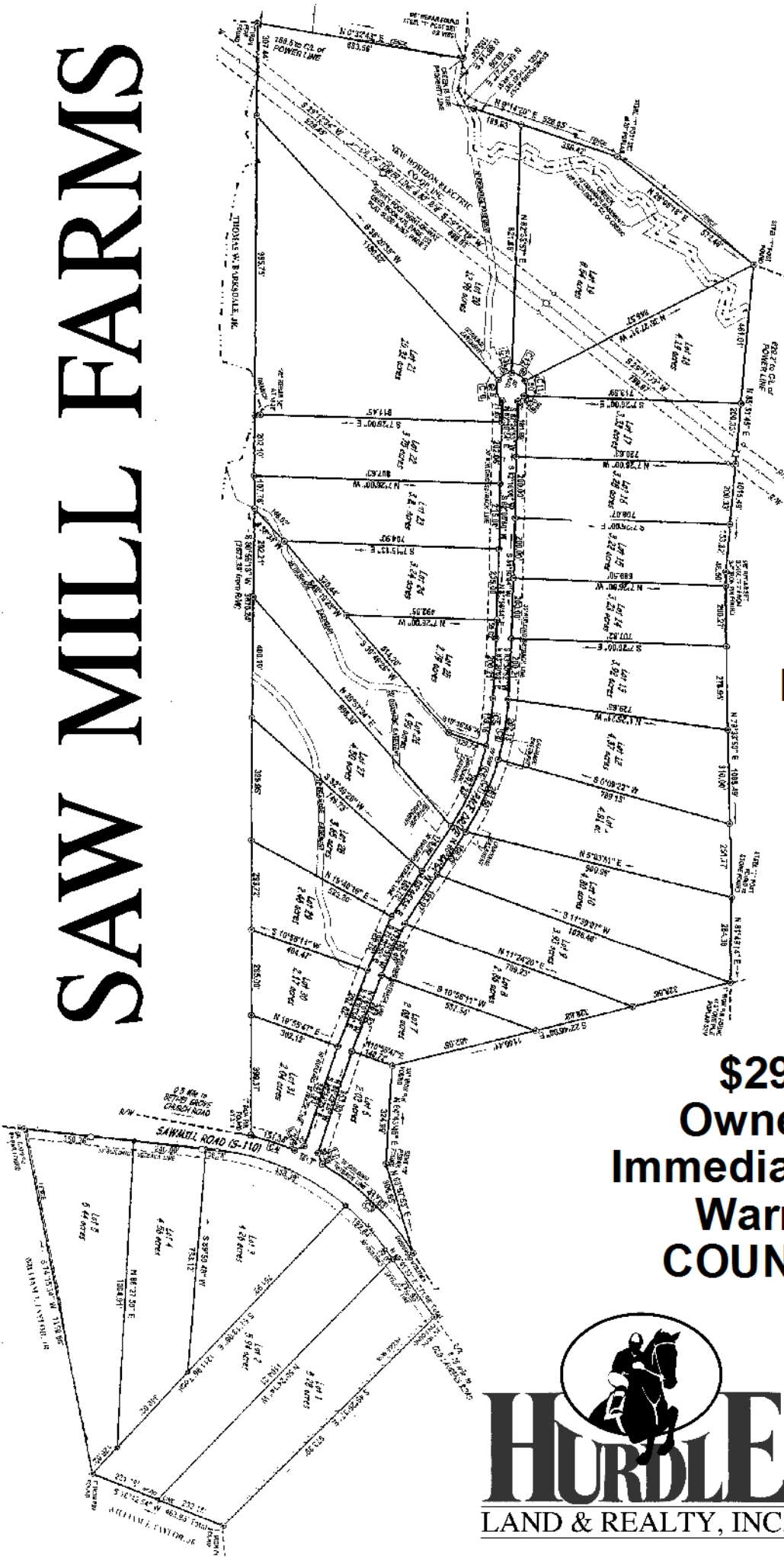
Farm #9 is 3.93 acres.  
The cash price is \$29,995.  
You pay just \$295 DOWN!  
We finance the balance  
over 360 months at 9.9%  
simple interest (A. P. R.)  
The monthly payment is  
only \$258.45 with absolutely  
NO PENALTY TO PREPAY!

**HURDLE.COM**

**\$295 DOWN!**  
**Owner Financed**  
**Immediate Possession**  
**Warranty Deed**  
**COUNTY WATER!**



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



# SAW MILL FARMS PROTECTIVE COVENANTS

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 erected on the property shall contain a minimum of 960 square feet of indoor heated area. All double wide mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 24 x 40 (twenty-four feet wide by forty feet long) or greater. Single wide mobile homes are prohibited. 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 under skirted and 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 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.

**Farm #4 FOR SALE!**

**4.56 Acres**

**\$29,995**

**\$295 DOWN!**

**\$258.45 mo/pmt**

**Farm #17 FOR SALE!**

**3.33 Acres**

**\$24,995**

**\$295 DOWN!**

**\$214.94 mo/pmt**

**Farm #27 FOR SALE!**

**4.50 Acres**

**\$32,995**

**\$295 DOWN!**

**\$284.55 mo/pmt**

**Farm #26 FOR SALE!**

**4.90 Acres**

**\$31,995**

**\$295 DOWN!**

**\$275.85 mo/pmt**

**Farm #29 FOR SALE!**

**2.46 Acres**

**\$21,995**

**\$295 DOWN!**

**\$188.83 mo/pmt**

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 Laurens County Health Department must be obtained prior to installing a well and septic tank system.

9. All driveway culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Laurens 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.

10. 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 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.

**HURDLE.COM**

**This for sale list was last updated on 7/29/10**

**MOST 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!

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