

Settler's Row Farms \$295 DOWN!

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

South of Greenville
Laurens County
Farms from 3/4ths to 4+ Acres
Low Monthly Payments
Owner Financing

LOCATION! LOCATION!! LOCATION!!!

ONLY 2 MILES FROM 

Immediate Possession
Paved Roads
County Water
Natural Gas Line
Manufactured Homes Welcome



HURDLE.COM

**P.O. Box 9
Loganville, GA 30052**

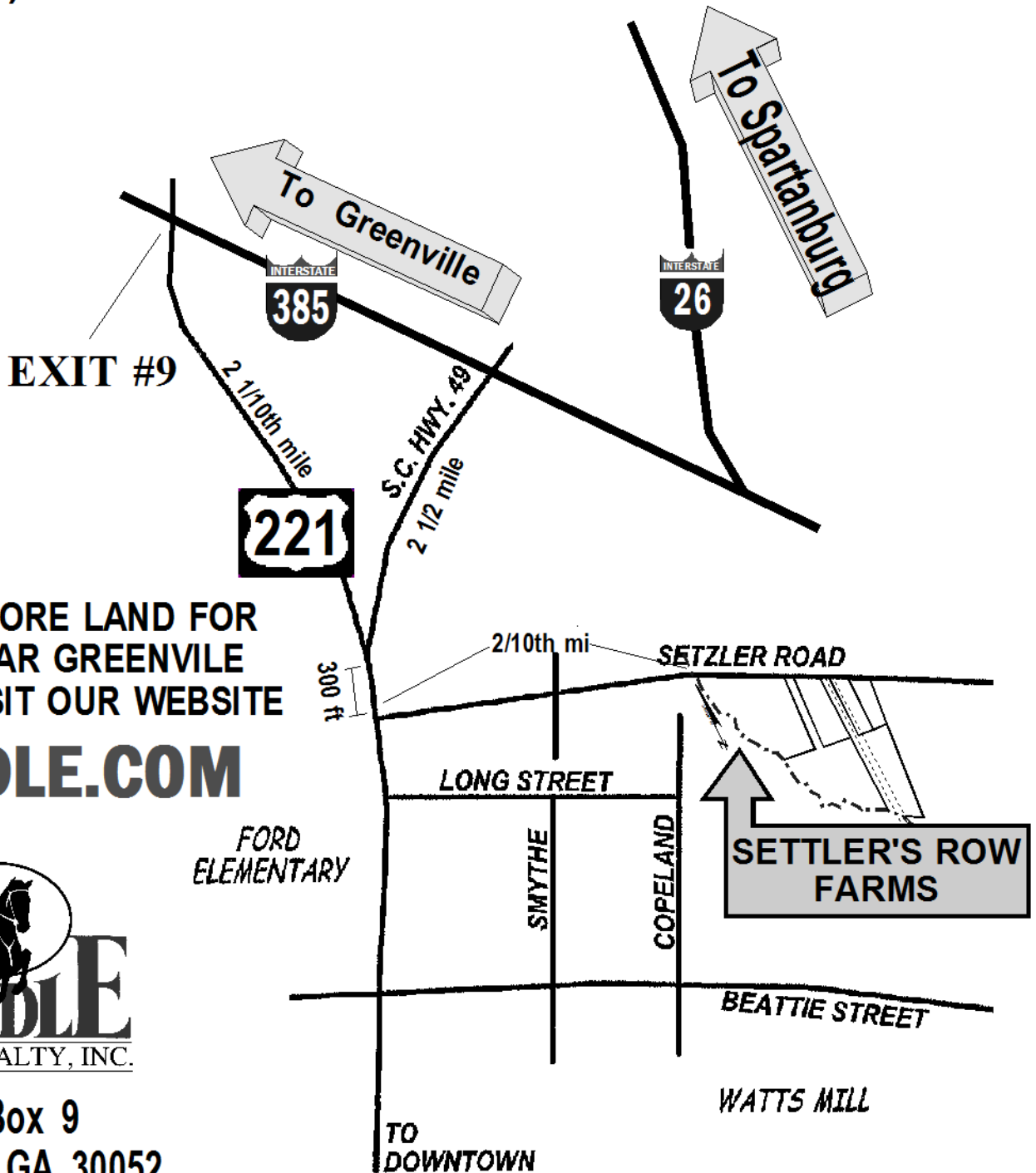
(770) 554-5263 or 1/800-762-4851

DIRECTIONS:

From Greenville/Simpsonville Area:

Follow Interstate 385 South to Exit number 9 (Highway 221). (The Wal-Mart Distribution Center is at this exit).

Exit and turn left (South). Follow for about 2 & 2/10ths mile and turn left onto Setzler Road. (Just past intersection with Hwy 49). Go 2/10ths mile and SEE SIGNS ON RIGHT!



TO SEE MORE LAND FOR
SALE NEAR GREENVILLE
PLEASE VISIT OUR WEBSITE

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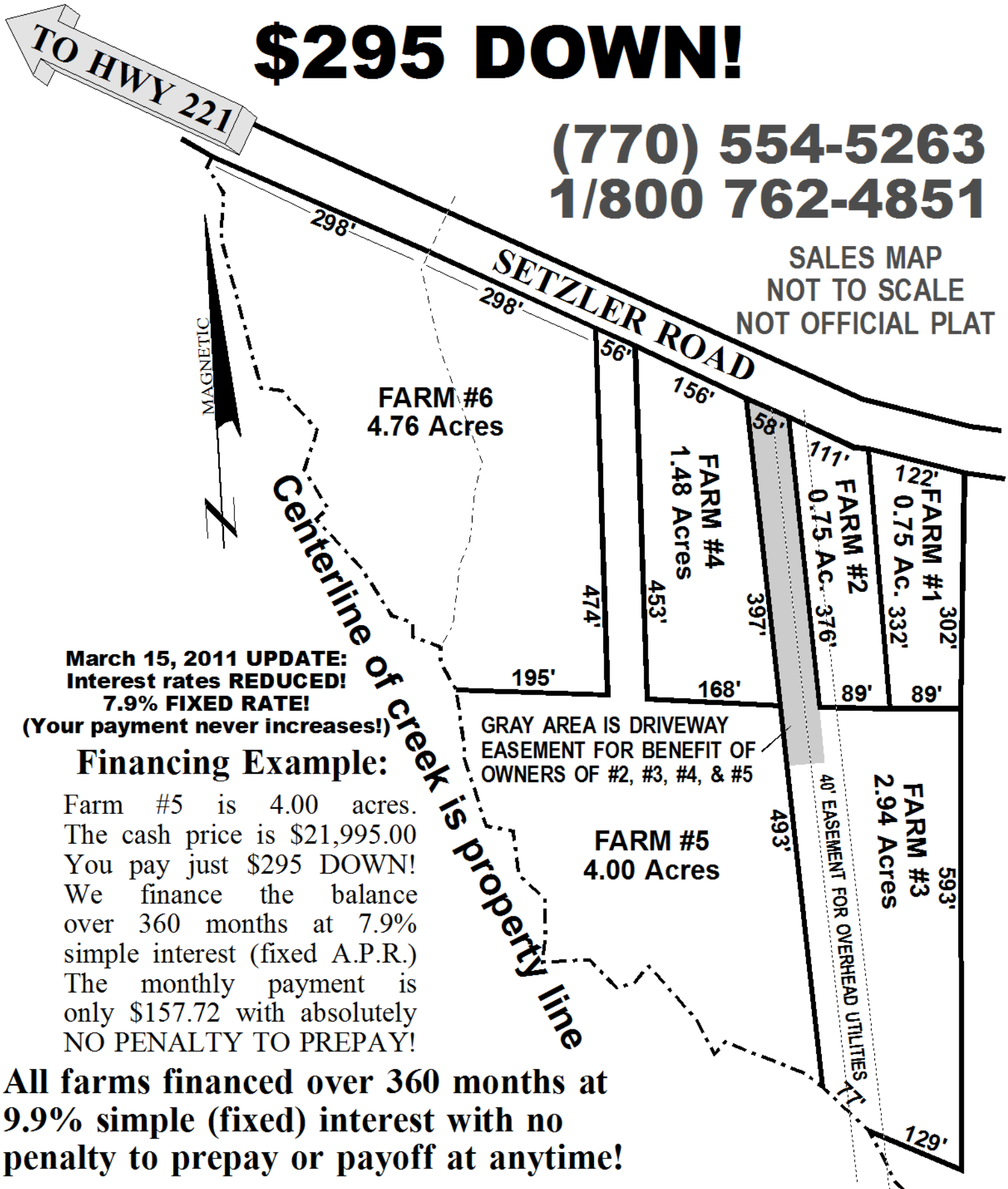
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\$295 DOWN!

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SALES MAP
NOT TO SCALE
NOT OFFICIAL PLAT



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Financing Example:

Farm #5 is 4.00 acres.
The cash price is \$21,995.00
You pay just \$295 DOWN!
We finance the balance
over 360 months at 7.9%
simple interest (fixed A.P.R.)
The monthly payment is
only \$157.72 with absolutely
NO PENALTY TO PREPAY!

**All farms financed over 360 months at
9.9% simple (fixed) interest with no
penalty to prepay or payoff at anytime!**

Price List - Settler's Row Farms

ALL FARMS ONLY \$295 DOWN!

All farms financed over 360 months at 7.9% simple (fixed) interest with no penalty to prepay or payoff at anytime!

Farm #1 FOR SALE!	Farm #2 FOR SALE!	Farm #3 FOR SALE!	Farm #4 FOR SALE!	Farm #5 FOR SALE!	Farm #6 FOR SALE!
0.75 Acres	0.75 Acres	2.94 Acres	1.48 Acres	4.00 Acres	4.76 Acres
\$12,995	\$12,995	\$19,995	\$16,995	\$21,995	\$24,995
\$295 DOWN!	\$295 DOWN!	\$295 DOWN!	\$295 DOWN!	\$295 DOWN!	\$295 DOWN!
\$92.30 mo/pmt	\$92.30 mo/pmt	\$143.18 mo/pmt	\$121.38 mo/pmt	\$157.72 mo/pmt	\$179.52 mo/pmt

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

PROTECTIVE COVENANTS

1. Any lot shall be for one single family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
2. All residences erected or factory built homes placed on the property shall contain a minimum of 700 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 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 unless permission is obtained from Developer.
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 (2) 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. No dog kennel shall be allowed - no Pit Bulldogs are permitted.
5. No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
6. No private dwelling shall be nearer a frontage road than 20 feet from right-of-way 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 or 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.
10. No lot shall be subdivided.
11. No timber may be cut for sale without permission of the Developer.

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