

# TANNERS RIDGE FARMS

**Barrow County  
Close to Hwy 316  
Apalachee River Frontage  
Paved Roads  
County Water  
Underground Utilities  
Wooded Parcels**

## **\$295 DOWN**

**Owner Financing  
Low Monthly Payments  
No Closing Costs  
Immediate Possession  
No Pre-Payment Penalty**

**FOR MORE INFO CALL:**

**(770) 554-5263**

**1/800 762-4851**



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

# Directions to Tanners

## Ridge Farms

**(770) 554-5263**

**1/800 762-4851**



Winder

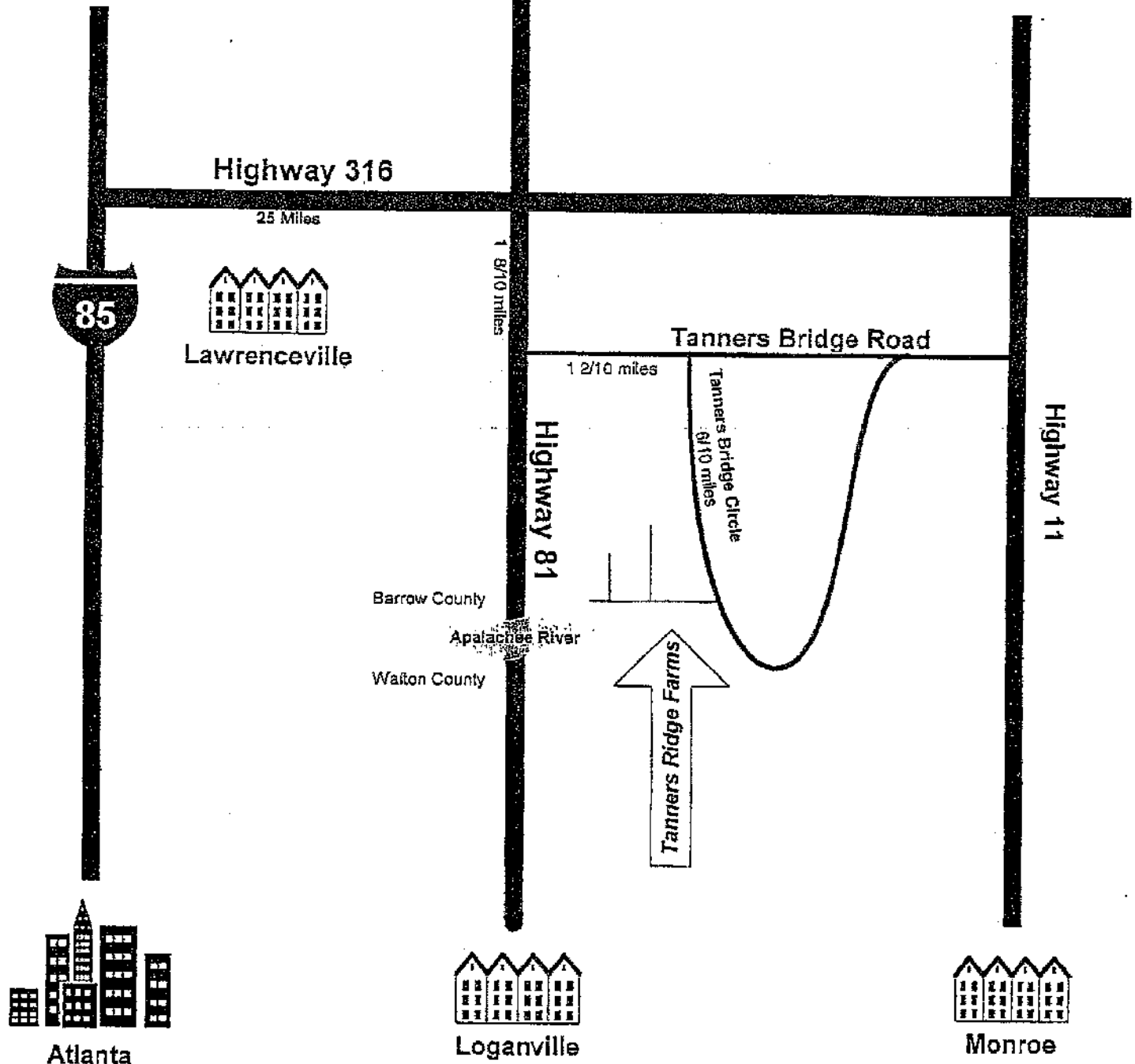
**\$295 Down**

**Owner Financing**

**No Closing Costs**

**Low Monthly Payments**

**Immediate Possession**

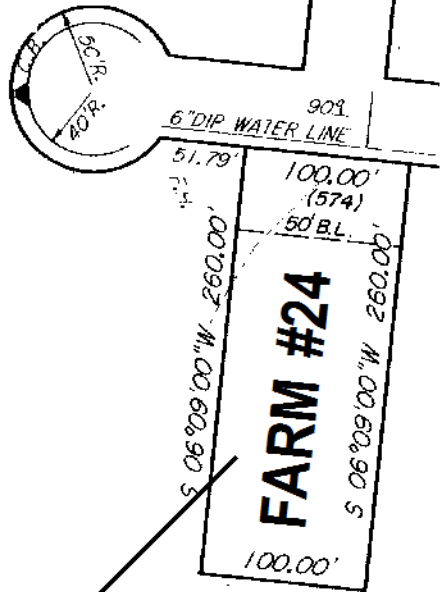
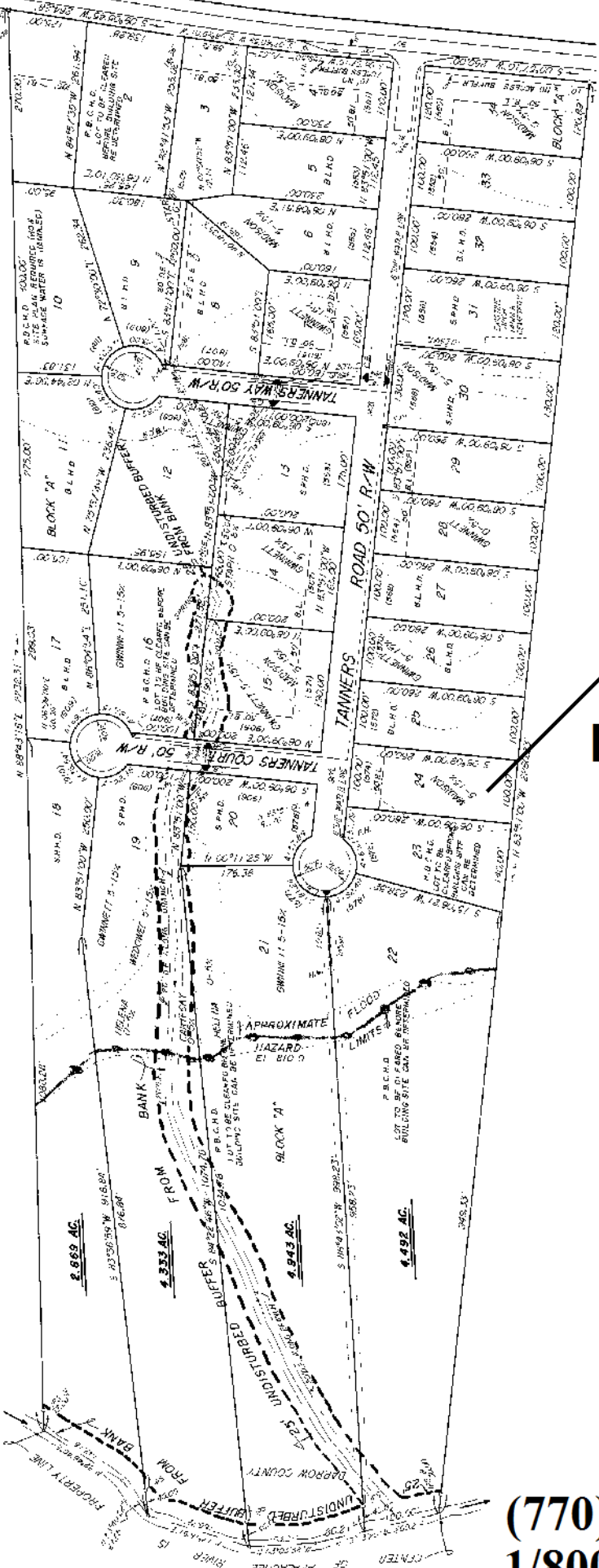


Follow I-85 North to Highway 316. Follow Highway 316 for approximately 25 miles to the traffic light at Highway 81. Turn right onto Highway 81. Follow for about 1 mile to Tanners Bridge Road on the left. Turn left onto Tanners Bridge Road and follow for 1 and 2/10 miles to Tanners Bridge Circle on the right. Turn right onto Tanners Bridge Circle and follow for 6/10 miles to our new road on the right.

CALL HURDLE LAND & REALTY FOR MORE INFO. (770) 554-5263 OR 1/800-762-4851

MAGNETIC

# TANNERS RIDGE FARMS



**NOT OFFICAL MAP  
NOT TO SCALE**

## Financing Example:

Farm #31 is 1/2 acres +.  
 The cash price is \$19,995.00  
 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!**

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

**ALL FARMS ONLY  
\$295 DOWN!**

**Balance is owner financed  
over 360 months at 9.9%  
fixed simple interest with  
NO PENALTY TO PREPAY!**

**Farm #31 FOR SALE!**

**1/2 Acres**

**\$19,995**

**\$295 DOWN!**

**\$143.18 mo/pmt**

**PROTECTIVE COVENANTS  
TANNERS RIDGE FARMS**

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 1150 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. Within ninety (90) days of placement, any factory built structure shall be under skirted with a material of either masonry or metal. All homes placed on the property shall be a minimum of twenty-four (24) feet wide.
4. Any factory built home placed on the property shall be no older than five (5) years from the date of placement.
5. All stick-built structures shall be completed within one (1) year from the date that structural work begins.
6. Landscaping and all weather drive shall be completed within six (6) months from the date that structural work begins.
7. Lots #18, 19, 21 and 22 are allowed no more than two (2) large animals (horses and cattle) per acre. All swine and poultry are prohibited. No livestock or other animals may be raised or kept for commercial purposes. All other tracts can have a reasonable number of generally recognized house pets that shall be maintained on the property and then only if kept thereon solely as household pets and for no other purposes. No such animal shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance.
8. No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
9. No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.
10. No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
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 Barrow 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 there connecting point to the road must be no less than twenty (20) feet wide.
12. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. The above covenants are superseded by all County restrictions.

**Updated: 1/27/12**

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**HURDLE.COM**

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