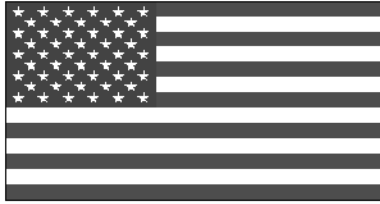


TURKEY CREEK FARMS

ONLY \$295 DOWN

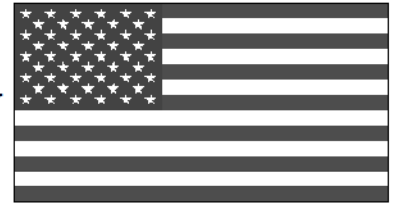
Hurdle & Jackson Properties, Inc., owner



3 to 9 acre Farms

Meriwether County

Phases I & II



**July, 2011 UPDATE:
PRICES REDUCED!
INTEREST RATE REDUCED!
7.9% FIXED INTEREST RATE
(Your payment never increases!)**

**Easy Drive to Atlanta Airport
Near Interstate 85
Paved Roads
Owner Financing
Immediate Possession
E-Z Terms
Low Monthly Payments
Manufactured Homes Welcome**



P.O. Box 9
Loganville, GA 30052

TurkeyCreekLand.Com

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

DIRECTIONS

FROM ATLANTA: Beginning at the South intersection of I-85 and I-285, go South on I-85 for 27 miles to Hwy 27A (Exit 41 - Moreland/Greenville exit). Follow directions from the "From Moreland/Greenville Exit"

FROM EXIT 41 - MORELAND/GREENVILLE EXIT: Take Hwy 27A South (through Moreland and Luthersville) for 12 miles to Primrose road. Turn right and go 1 1/2 miles. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first NEW PAVED ROAD (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM FAYETTEVILLE: Take Hwy 54 for 9 miles to Peachtree City. Follow "From Peachtree City" Directions.

FROM PEACHTREE CITY: At the intersection of Hwy 34 and Hwy 54 take hwy 54 South to Luthersville. Turn left on Hwy 27A in Luthersville and go 4 miles to Primrose Road. Turn right and go 1 1/2 miles to Ellis Road. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM HOGANSVILLE: Take Hwy 54 East for 3 7/10 mile past Lone Oak to Primrose Road. Turn right and go 4 miles to Ellis Road. Turn right on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM GREENVILLE: Take Hwy 27A North 8 1/2 miles to Primrose Road. Turn left and go 1 1/2 miles to Ellis Road. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

Useful Information:

IMPORTANT PHONE NUMBERS

Electricity - Southern Rivers Energy - (770) 358-1383
 Telephone - Bell South - - - - - 1-888-757-6500

SCHOOLS:

George E. Washington Elementary - - (706) 553-3951
 Greenville Middle School - - - - - (706) 672-3115
 Greenville High School - - - - - (706) 672-4930
 Meriwether Co. Board of Education - (706) 672-4297

COUNTY:

Board of Commissioners - - - - - (706) 672-1314
 Building / Zoning - - - - - (706) 672-1283
 Sheriff's Office - - - - - (706) 672-4489
 Health Department - - - - - (706) 672-4974
 Post Office - Hogansville - - - - - (706) 637-4344
 Chamber of Commerce - - - - - (706) 655-2558

OWNER FINANCING:

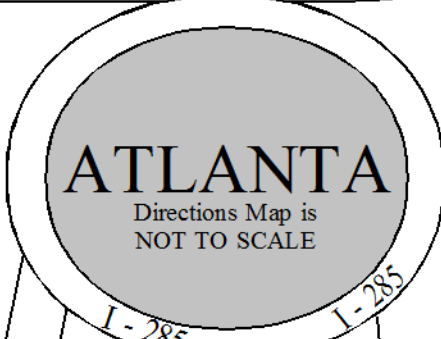
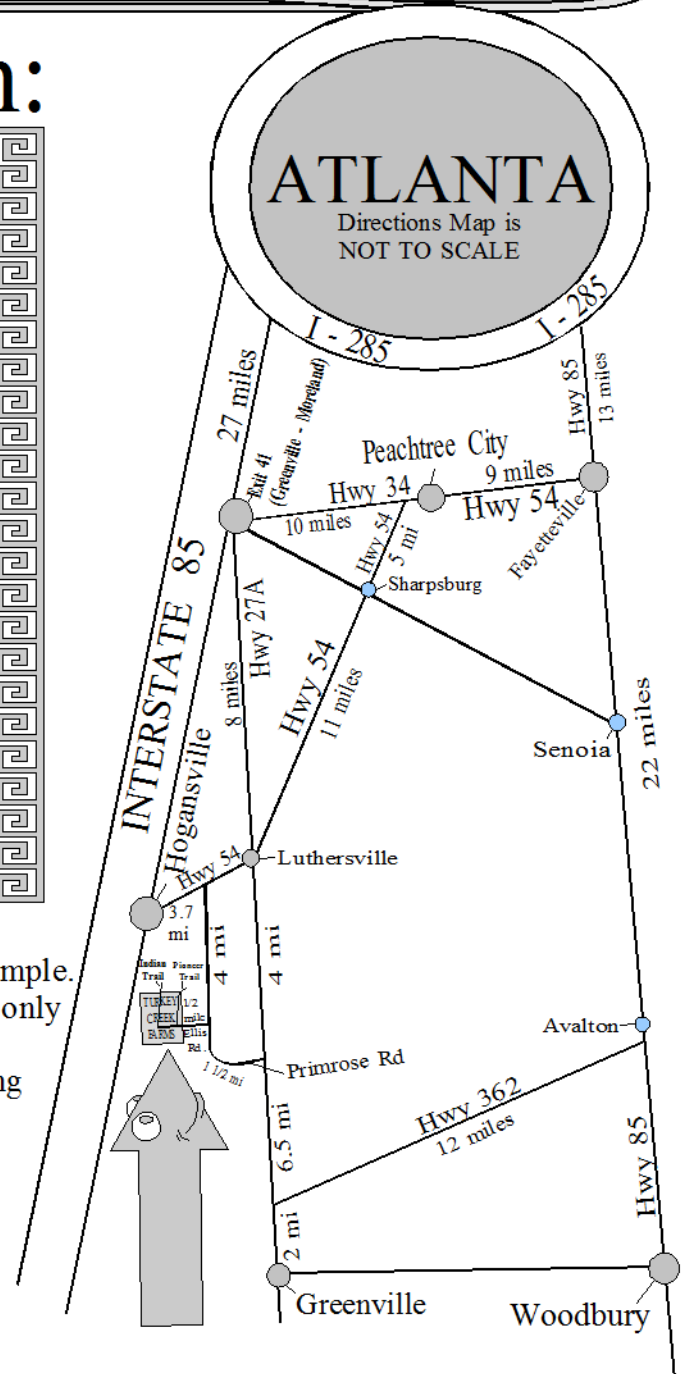
Each lot is owner financed at an interest rate of only 7.9 simple. There is no penalty for prepayment and interest is charged only for the time the money is actually owing. GO LOOK ANYTIME! Survey flags and signs are on each farm giving price, terms and acreage.

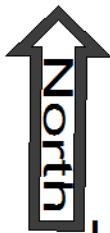
COUNTY: Meriwether County
 ADDRESS: Hogansville, GA 30230

PLATS RECORDED: Phase I - Plat Book 21, Page 53
 Phase II (#1 - #24) - Plat Book 21, Page 318
 Phase II (#24 - #41) - Plat Book 21, Page 435

UTILITIES:

Water - Individual well Sewer - Individual septic tank





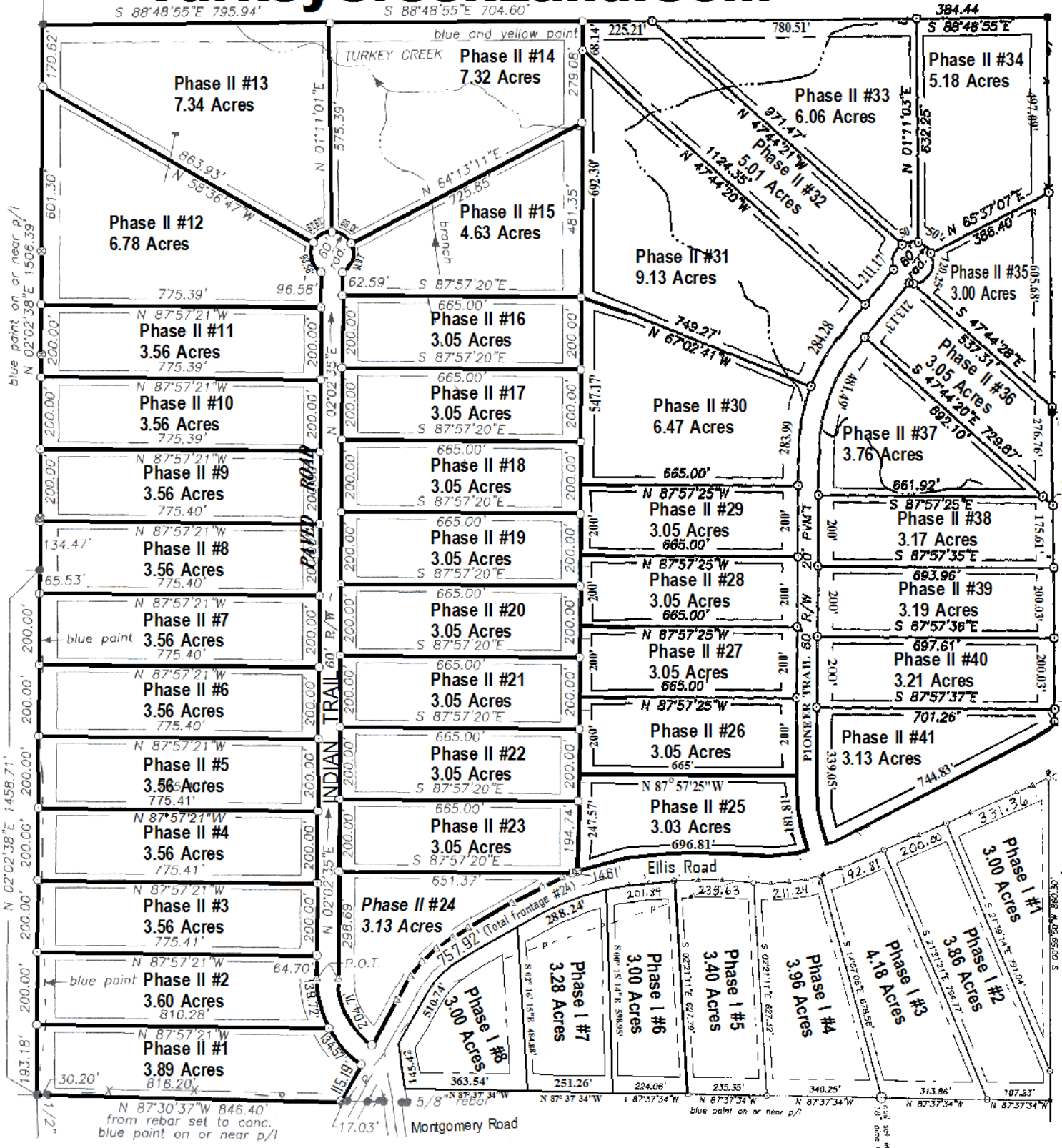
TURKEY CREEK FARMS

\$295 DOWN PAYMENT

Low Monthly Payments Easy Access to Atlanta Airport
 E-Z Terms 3+ Acre Farms No Penalty to Prepay
 Warranty Deed Immediate Possession Owner Financing

TurkeyCreekLand.Com

FINANCING EXAMPLE:
 Phase I #8 is 3.00 acres.
 The cash price is \$24,995.
 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 \$179.52 with absolutly
NO PENALTY TO PREPAY!



SALES MAP - NOT AN OFFICIAL PLAT - NOT TO SCALE

TURKEY CREEK FARMS

PRICES REDUCED!

ALL FARMS ARE ONLY \$295 DOWN!

Balance is OWNER FINANCED
at 7.9% simple FIXED interest
over 360 months with
NO PENALTY TO PREPAY!

Farm #1 - Phase I

3.00 Acres

\$24,995

\$295 DOWN!

\$179.72 mo/pmt

Farm #8 - Phase I

3.00 Acres

\$24,995

\$295 DOWN!

\$179.72 mo/pmt

Farm #10 - Phase II

3.56 Acres

\$27,995

\$295 DOWN!

\$201.33 mo/pmt

Farm #32 - Phase II

5.01 Acres

\$34,995

\$295 DOWN!

\$252.20 mo/pmt

Farm #35 - Phase II

3.00 Acres

\$24,995

\$295 DOWN!

\$179.72 mo/pmt

Farm #5 - Phase I

3.40 Acres

\$26,995

\$295 DOWN!

\$194.06 mo/pmt

Farm #9 - Phase II

3.56 Acres

\$27,995

\$295 DOWN!

\$201.33 mo/pmt

Farm #21 - Phase II

3.05 Acres

\$24,995

\$295 DOWN!

\$179.72 mo/pmt

Farm #34 - Phase II

5.18 Acres

\$34,995

\$295 DOWN!

\$252.20 mo/pmt

Farm #37 - Phase II

3.76 Acres

\$27,795

\$295 DOWN!

\$199.87 mo/pmt

**--SAVE MONEY--
GROW YOUR OWN FOOD!**



HORSES WELCOME! - COWS TOO!

PROTECTIVE COVENANTS

1. Lots shown shall be for single-family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture. No buildings shall be erected on any lot to be used as a school, church, or kindergarten.
2. No lot shall be subdivided and each lot is restricted to only one (1) residence per lot unless permission is given in writing by Developer.
3. No residence shall be placed or erected on any lot to have less than 1,400 square feet of indoor heated area and must meet all Meriwether County code requirements. Any modular or manufactured home placed on any lot must be underpinned within six (6) months of placement with a material of either brick, stone, masonry or such material approved by the Developer and may not be older than five (5) years from date of placement.
4. No structure shall be placed, constructed or erected upon such property without the prior written approval of the plans and specifications by the Developer.
5. No single-wide mobile home, temporary house, shack, tent or trailer shall be permitted.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
7. No junk vehicles or parts of same shall be permitted. Any motor vehicle parked or placed on any lot must be registered and licensed.
8. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than one large animal (horse and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the one animal per acre limit is observed.
9. No dwelling shall be nearer than 90 feet from the center line of road right-of-way or 20 feet from a side line or 50 feet from a rear line.
10. All structures erected shall be completed within one year from the date that structural work begins.
11. Landscaping and all-weather drive shall be completed within one year from the date that structural work begins.
12. Any individual water system or sewage disposal system placed on said land must be approved by and comply with the Meriwether County Health Department's rules and regulations prior to placing or beginning the construction of residence; no outhouses or privies are allowed.
13. No timber may be cut for sale without permission of Developer.
14. Developer shall have the right to periodically mow the grass on said lots and do any other maintenance necessary to enhance the appearance of the property.
15. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.