

TUSSAHAW FARMS

**Henry County, Georgia
7 Acre Homesites**

ONLY \$995 DOWN!

No Closing Cost

Immediate Possession

**Close to Atlanta
via I-75 South**

Owner Financing

Warranty Deed

E-Z Terms

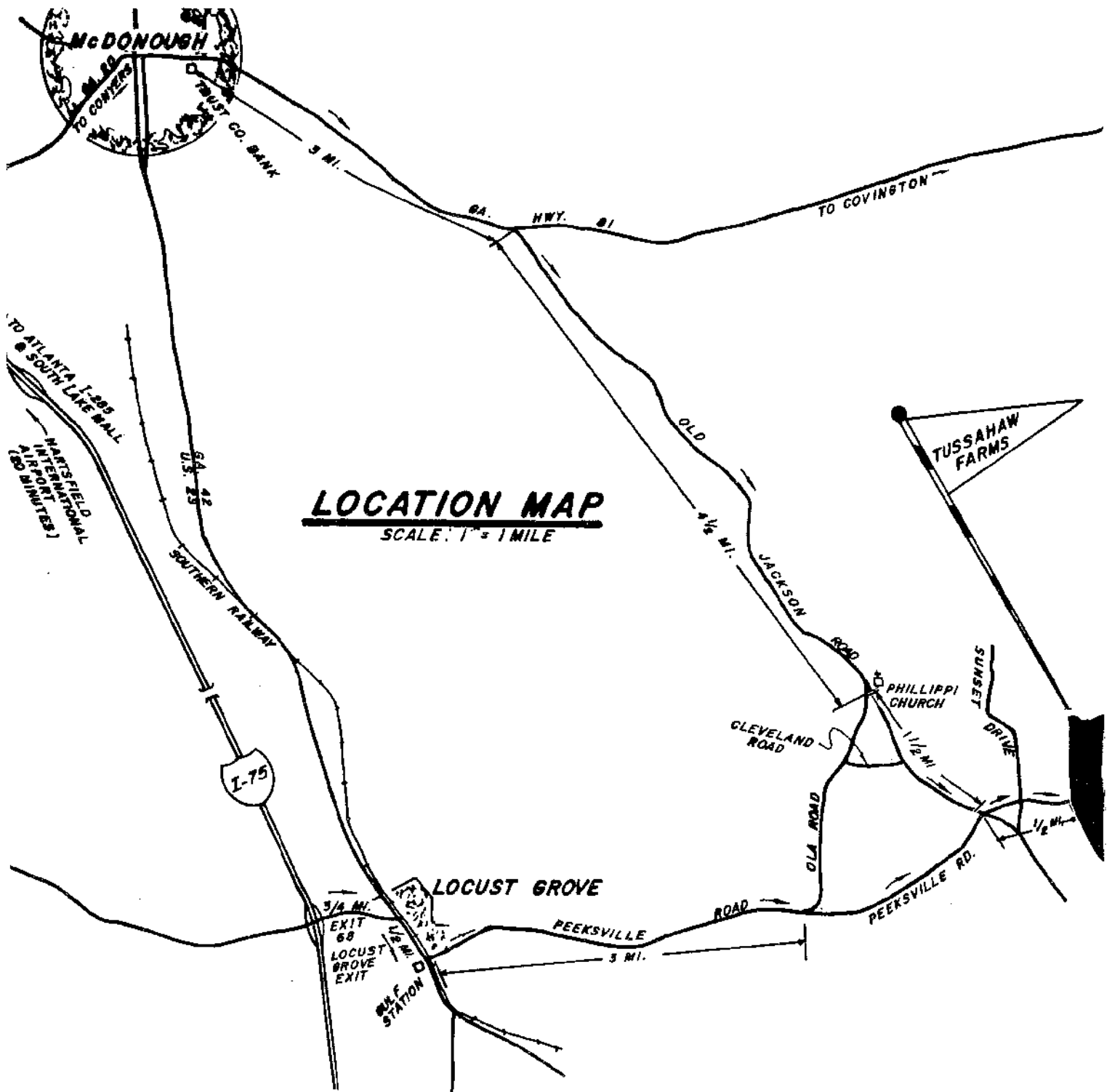
HURDLE.COM

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



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



TO SEE FROM ATLANTA, MORROW, JONESBORO AND STOCKBRIDGE:

Proceed to McDonough. From McDonough, take HIGHWAY 81 NORTH (towards Covington) for approximately 3 MILES to OLD JACKSON ROAD on RIGHT. Turn RIGHT on OLD JACKSON ROAD and go approximately 4 1/2 MILES to the fork in the road at PHILLIPPI CHURCH on LEFT. Bear LEFT at fork in the road and go another 1 1/2 MILES to PEEKSVILLE ROAD on LEFT; turn LEFT on PEEKSVILLE ROAD and go 1/2 MILE and see land on BOTH SIDES OF THE ROAD (SEE PLAT).

DRIVE OUT ANYTIME...SURVEY FLAGS AND SIGNS ON EACH FARM GIVING PRICE, TERMS, AND ACERAGE. ALL CORNERS MARKED WITH IRON PINS.

TUSSAHAW FARMS

Henry County, Georgia

**ONLY \$995 DOWN
OWNER FINANCED**

Farm #1 FOR SALE!

7.02 Acres

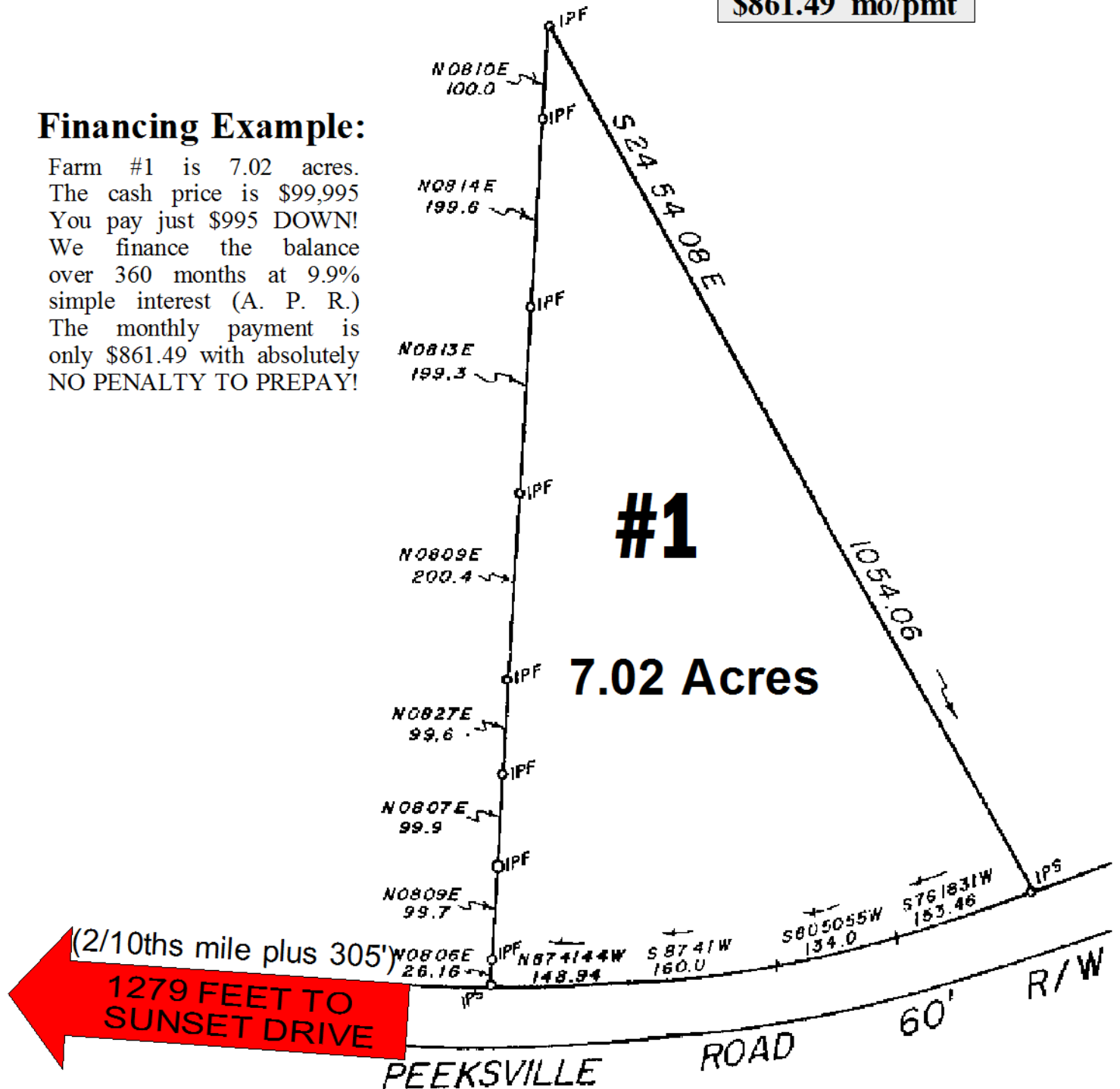
\$99,995

\$995 DOWN!

\$861.49 mo/pmt

Financing Example:

Farm #1 is 7.02 acres.
The cash price is \$99,995
You pay just \$995 DOWN!
We finance the balance
over 360 months at 9.9%
simple interest (A. P. R.)
The monthly payment is
only \$861.49 with absolutely
NO PENALTY TO PREPAY!



TUSSAHAW FARMS

PROTECTIVE COVENANTS

Each farm is subject to the following covenants, which are covenants running with the land and all Purchaser(s) of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the following covenants:

- (1) This Farm shall be for a single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.
- (2) This Farm shall not be subdivided without the express written consent of the developer.
- (3) No commercial breeding shall be allowed except for horses or cattle.
- (4) No more than two (2) large animals (horses and cattle) shall be permitted per acre.
- (5) No private dwelling shall be nearer a frontage road than 60 feet, nor nearer than 40 feet from a rear lot line, nor nearer than 10 feet from a side line; nor shall the sum of the two side yards be less than 20 feet.
- (6) No building shall be erected on this Farm to be used as a school, church or kindergarten.
- (7) No residence shall be erected on this farm to have less than 1200 square feet of indoor heated area, no mobile homes.
- (8) No swine or poultry shall occupy this Farm.
- (9) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter shall be permitted on this Farm.
- (10). Exterior of house shall be of brick veneer or contemporary type siding.
- (11) House plans must be submitted to Developer and approved prior to construction.
- (12) Any sewage disposal system placed on said Farm must comply with the local Health Department's rules and regulations; no outhouses or privies are allowed.
- (13) No inoperative vehicle, or parts of same, shall remain parked on said Farm.
- (14) No timber can be cut without permission of Developer and all proceeds must apply to the outstanding indebtedness.
- (15) All structures erected shall be completed within one (1) year from the date that structural work begins.

This conveyance is subject to all easements of record or in place. 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. Subject to the laws of the United States, the State of Georgia and its political subdivision.

ALL FARMS ONLY \$995 DOWN!

Balance is owner financed over 360 months
at 9.9% fixed simple interest (APR) with
NO PENALTY TO PREPAY OR PAYOFF!

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This for sale list was last
updated on 9/3/10