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# **EAST FRANKLIN FARMS**

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## **CONVENIENT TO BOWLING GREEN**

- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 I-800-762-4851**

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

# EAST FRANKLIN FARMS, ALLEN COUNTY, KY



## Financing Example

**Purchase Price:** \$29,995

**Down Payment:** \$295

**Financed Amount:** \$29,700

**Interest Rate:** 7.9% Fixed simple interest

**Term:** 360 Months

**Monthly Payment:** \$215.86

NO PRE-PAYMENT PENALTY

You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

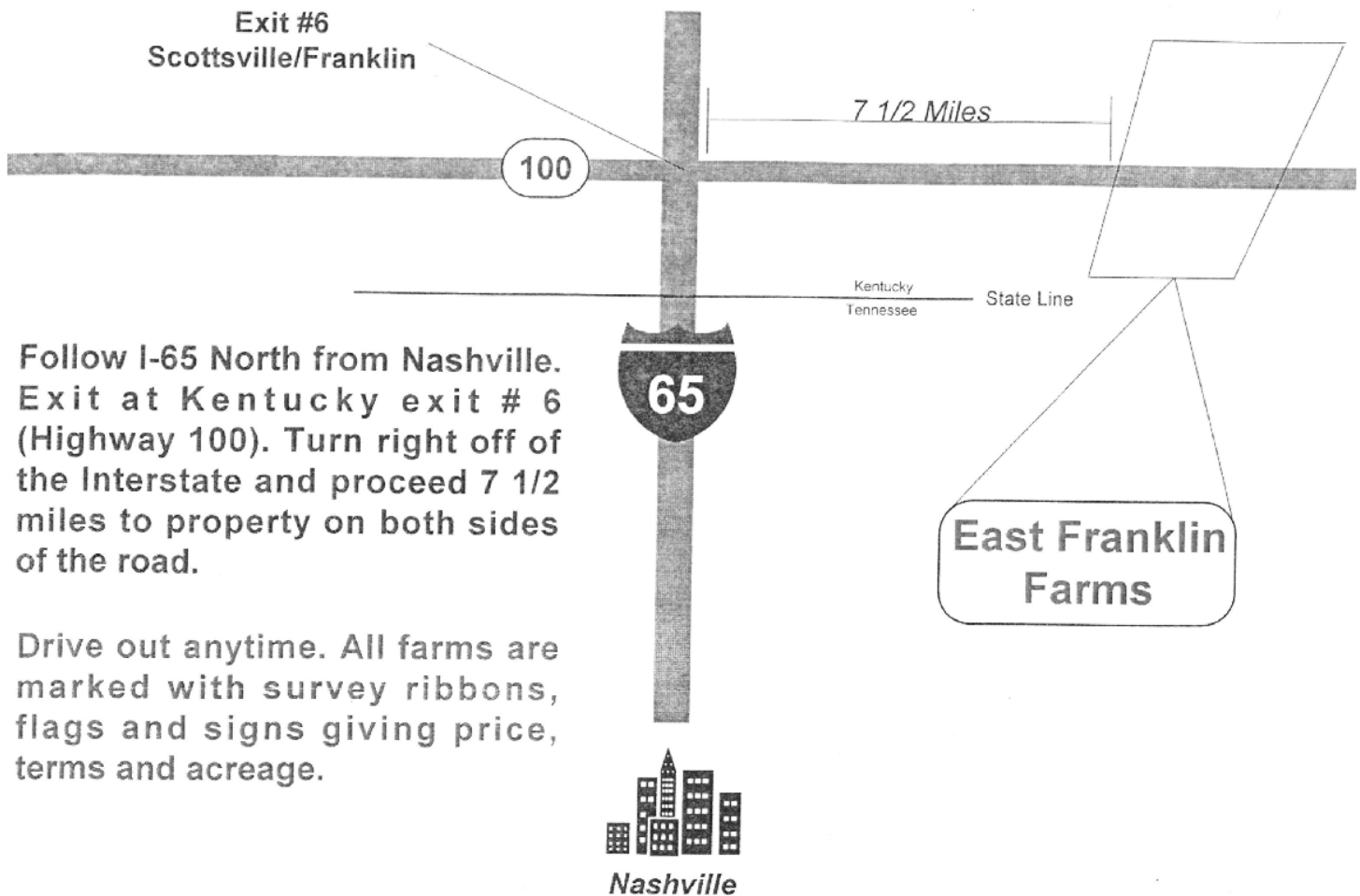
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# PROTECTIVE COVENANTS FOR EAST FRANKLIN FARMS

- 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 860 square feet of indoor heated area. No singlewide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. No other mobile homes are permitted. 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. Not withstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 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 Allen County Health Department must be obtained prior to installing a well or a septic tank system.
- 9) All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches.
- 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.

## Location Map for East Franklin Farms



Follow I-65 North from Nashville. Exit at Kentucky exit # 6 (Highway 100). Turn right off of the Interstate and proceed 7 1/2 miles to property on both sides of the road.

Drive out anytime. All farms are marked with survey ribbons, flags and signs giving price, terms and acreage.





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