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# OAK VALLEY FARMS

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## CONVENIENT TO MACON

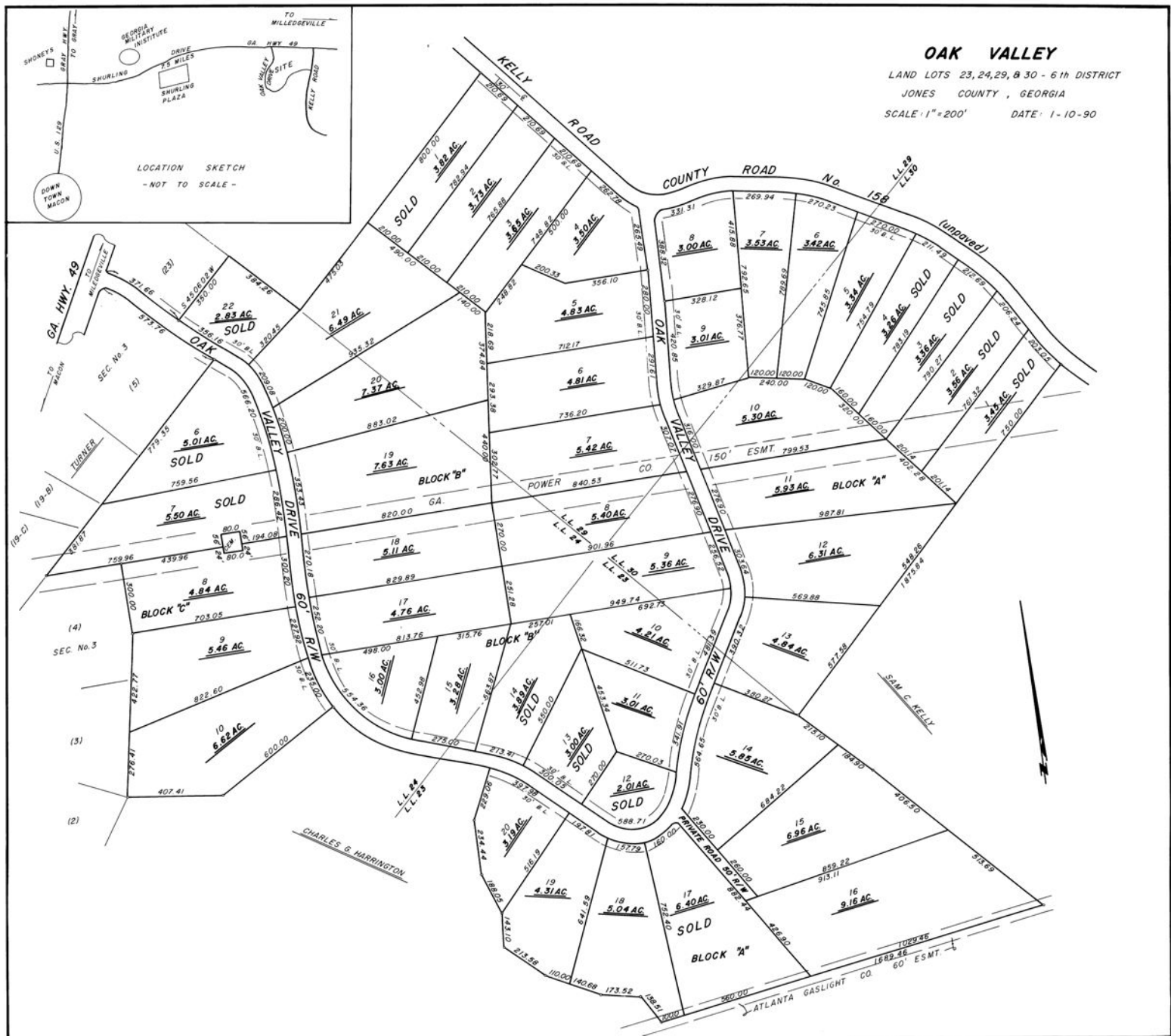
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

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

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

## OAK VALLEY FARMS, JONES COUNTY, GA



### 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.

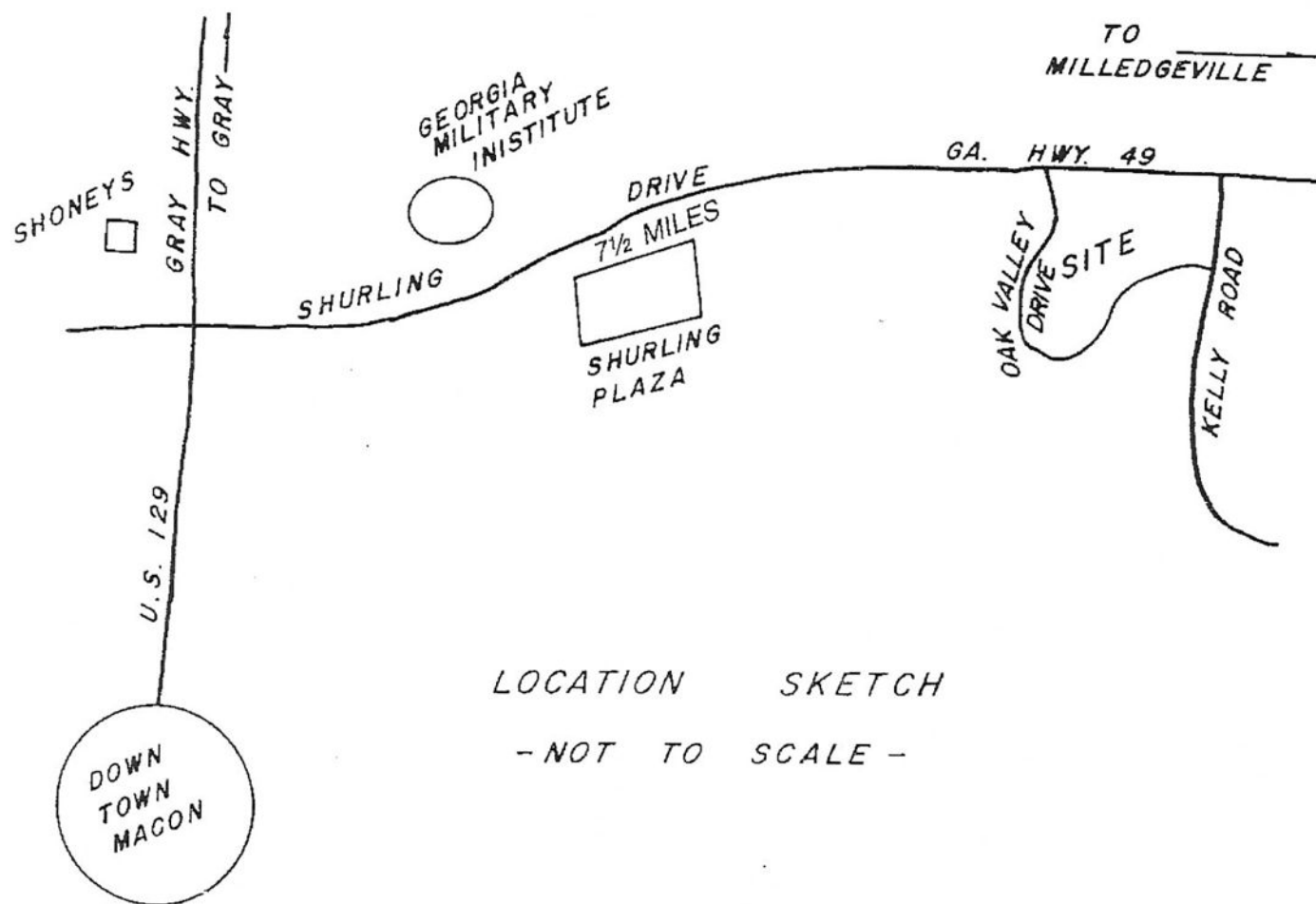
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# PROTECTIVE COVENANTS FOR OAK VALLEY FARMS

- 1)** This lot shall be for one single family private dwelling except as outlined in the herein stated stipulation number 9, 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 whether double wide, modular or conventional construction shall be so constructed as to meet the minimum requirements of Jones County, Georgia or its political subdivision.
- 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.
- 5)** No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6)** No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 7)** Permit from Jones County Health Department must be obtained prior to installing a septic tank system.
- 8)** All driveways installed to the property from its abutting roadway must use a pipe 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.
- 9)** No lot shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any deed to secure debt to developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder.
- 10)** No timber may be cut for sale without permission of the developer.

# Oak Valley Farms - Directions



**TO SEE FROM MACON:** Take U.S. 129 (Gray Highway) to Shurling Drive (Ga. Hwy. 49, the Milledgeville Hwy.) Turn right and go 7 and one half miles to Oak Valley Drive. Turn right onto Oak Valley Drive. Go 700 feet on Oak Valley Drive and the property is on the left and right sides of the road.

## DRIVE OUT TO LOOK ANYTIME!



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