



WEST AUGUSTA FARMS

CONVENIENT TO AUGUSTA

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

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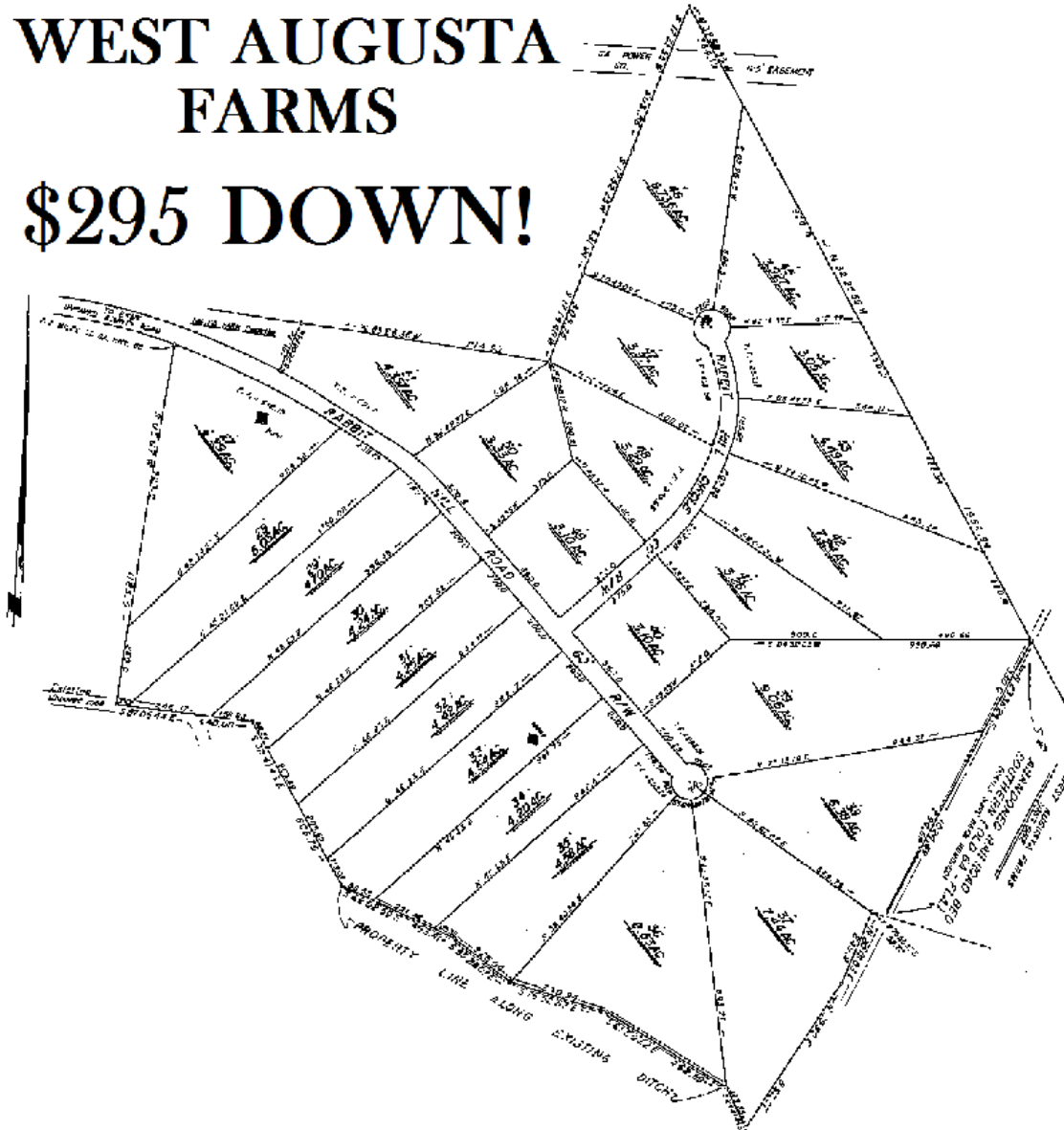
(770) 554-5263 I-800-762-4851

P.O. Box 9 Loganville, GA 30052

WEST AUGUSTA FARMS, BURKE COUNTY, GA

WEST AUGUSTA FARMS

\$295 DOWN!



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

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 WEST AUGUSTA FARMS

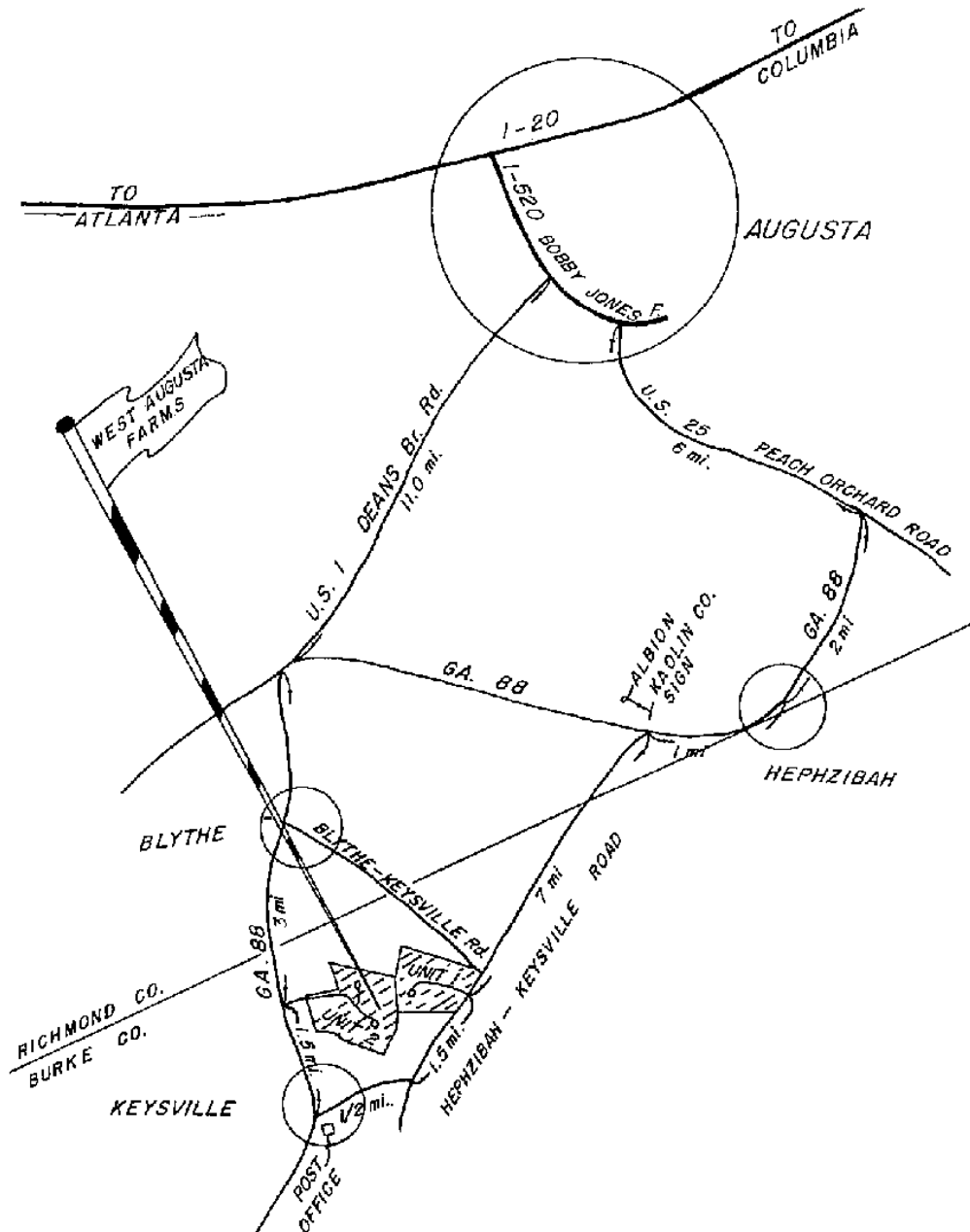
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT UNITED FARM PROPERTIES, INC. AS THE DEVELOPER OF SAID SUBDIVISION HEREBY IMPOSES THE FOLLOWING RESTRICTIVE COVENANTS UPON ALL LOTS IN SAID SUBDIVISION SHOWN BY THE PLAT ABOVE REFERRED TO AND IN CONSIDERATION OF BEING ALLOWED TO PURCHASE A LOT OR LOTS IN SAID SUBDIVISION EACH PURCHASER AGREES THAT NEITHER SAID PURCHASER NOR HIS, HER, OR ITS HEIRS, SUCCESSORS, OR ASSIGNS WILL VIOLATE ANY OF SAID COVENANTS AND SHALL COMPLY WITH SAID COVENANTS UNTIL SUCH TIME AS THEY MAY BE TERMINATED AS PROVIDED HEREIN OR THE LAWFUL ORDER OF A COURT OF COMPETENT JURISDICTION. THESE COVENANTS AND RESTRICTIONS MAY BE ENFORCED BY THE DEVELOPER, SO LONG AS THE DEVELOPER CONTINUES TO OWN LOTS IN SAID SUBDIVISION AND MAY BE ENFORCED BY ANY LOT OWNER AT ANY TIME AFTER PURCHASE, OR CONTRACT TO PURCHASE. THE VIOLATOR OF THESE COVENANTS SHALL BE RESPONSIBLE TO THE DEVELOPER OR TO THE LOT OWNER ENFORCING THESE COVENANTS BY SUIT OR BY ATTORNEY FOR ANY COURT COST AND ATTORNEYS FEES IN ADDITION TO ANY DAMAGES ACTUAL OR PUNITIVE WHICH MIGHT BE AWARDED BY THE COURT IN SUCH A MATTER.

- 1) This lot shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise. Each dwelling must have a minimum of 720 square feet of indoor heated area.
- 2) This lot shall not 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.
- 3) No dwelling shall be nearer than 50 feet from the road, or 25 feet from a side line.
- 4) No building shall be erected to be used as a school, church or kindergarten.
- 5) No swine allowed and no commercial poultry operation allowed.
- 6) No poultry, livestock or other animals shall be allowed or maintained for commercial purposes; provided however, that this shall not preclude the keeping of dogs, cats or other animals normally considered household or domestic pets; and provided further that the keeping or raising of household or domestic pets for commercial purposes is expressly prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on the property may be sold providing that the two animal per acre limit is observed. No feeding lots shall be allowed. No wild animals shall be kept on said property. All swine are prohibited.
- 7) All dwellings must be underpinned within 6 months of placement with a material of either brick, stone, wood, masonry or metal.
No swine or poultry shall occupy this Farm.
- 8) No accumulation of discarded personal effects, debris, waste, garbage, inoperative vehicles or other unsightly objects or matter will be permitted.
- 9) Permit from Burke County Health Department must be obtained prior to boring or drilling a well or installing a septic tank system.

- 10)** No timber may be cut for sale without permission of the Developer.
- 11)** Invalidation of any of these covenants by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

Location Map

TO SEE UNIT II FROM AUGUSTA: FROM THE BOBBY JONES FREEWAY TAKE U.S. 1 (DEAN'S BRIDGE ROAD) SOUTH APPROXIMATELY 11.5 MILES TO THE INTERSECTION OF GEORGIA HIGHWAY 88. TURN LEFT ON GA HIGHWAY 88 AT BLYTHE AND GO TO THE STOP SIGN AT THE BAIT & TACKLE SHOP. TURN RIGHT AND STAY ON GA. HIGHWAY 88 THROUGH THE CITY OF BLYTHE FOR 4 MILES TO COUNTY ROAD #9 TURN LEFT AND GO ONE HALF MILE AND SEE PROPERTY ON BOTH SIDES OF THE ROAD.



SURVEY FLAGS AND SIGNS ON EACH FARM GIVING PRICE, TERMS, AND ACREAGE. IRON PINS SET AT ALL CORNERS
DRIVE OUT ANYTIME.



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