



KEYSVILLE FARMS

CONVENIENT TO AUGUSTA

- ***\$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

KEYSVILLE FARMS, BURKE 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 KEYSVILLE FARMS

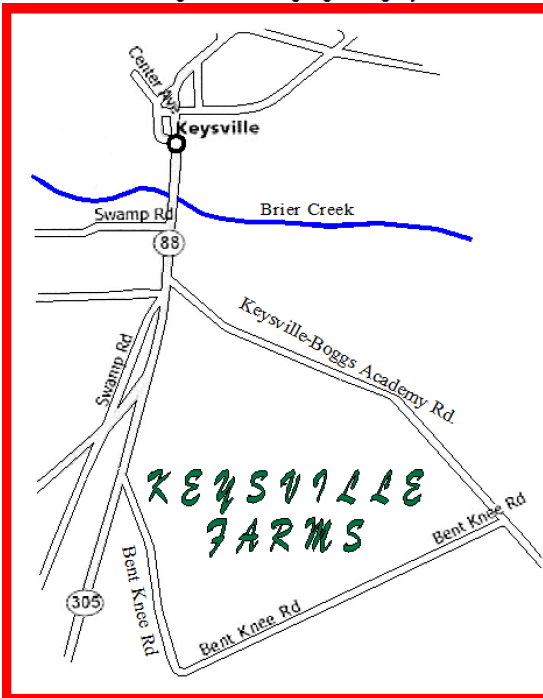
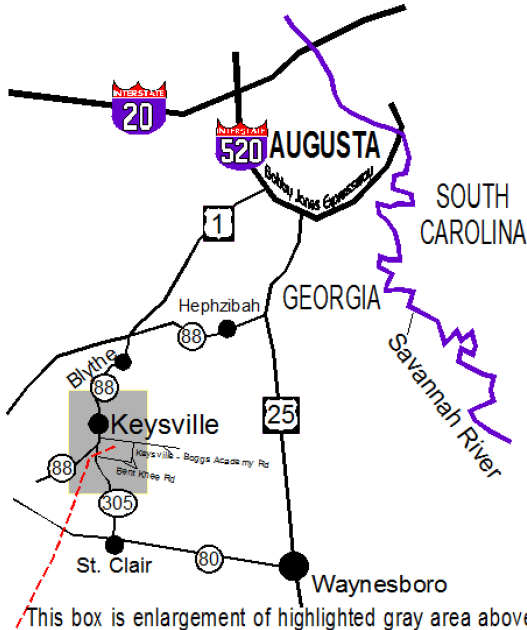
- 1) All lots shall be for one single family private dwelling, except as outlined in this paragraph below, with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture. Notwithstanding the above, any lot containing a minimum of 10 acres, or more, may be subdivided one time and not have more than two single family dwellings, if proper governmental approval can be obtained. Any lot containing a minimum of 15 acres, or more, may be subdivided into no more than three building lots, for a total of three single family dwellings, if proper governmental approval can be obtained. Any lot containing a minimum of 20 acres, or more, may be subdivided into no more than four building lots, for a total of four single family private dwellings, if proper governmental approval can be obtained.
- 2) No building shall be erected on any lot to be used as a school, church or kindergarten.
- 3) No single-wide mobile home shall be permitted.
- 4) No temporary house, shack, tent, or trailer shall be erected.
- 5) Any modular home placed on any lot must be underpinned within 6 months of placement with a material of brick, stone, masonry or such material approved by developer.
- 6) Any factory built home placed on any lot may not be older than five (5) years from the date of placement unless approved by developer.
- 7) Any relocated home must be approved by the developer prior to placement on any lot.
- 8) Any home erected on any lot or any factory home placed on any lot shall have dimensions of at least 24 x 40 (twenty four feet by forty feet) and contain a minimum of 960 square feet of indoor heated area. Any square footage contained in any additions to any factory built home shall not count towards the stated 960 square foot minimum. No two single wide mobile homes may be joined together to meet this 960 square foot minimum.
- 9) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
- 10) No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
- 11) 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. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
- 12) No dwelling shall be nearer than 70 feet from the road right-of-way or 30 feet from a side line or 50 feet from a rear line.
- 13) All structures erected shall be completed within one year of when work begins.

- 14)** No timber may be cut for sale without permission of developer.
- 15)** No lot except those larger than 10 acres as provided above 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. 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. 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.

DIRECTIONS TO KEYSVILLE FARMS

FROM AUGUSTA: From the Bobby Jones Freeway take U.S. HWY 1 (Dean's Bridge Road) SOUTH approximately 11 1/2 miles to the intersection of GA HWY 88. Turn left on GA HWY 88 and then immediately turn right to stay on GA HWY 88. Go 6 1/2 miles (through Keysville and across the bridge) and turn LEFT onto Keysville-Boggs Academy Road. Go 2/10ths mile and SEE SIGNS ON RIGHT! Turn right off of Keysville-Boggs Academy Road in about 1 mile to see MORE FARMS FOR SALE on Bent Knee Road. DRIVE OUT AND LOOK ANYTIME! CORNERS CLEARLY MARKED.

FROM WAYNESBORO: (From the west side of town where Hwy 80 and Hwy 24 SPLIT) Take GA HWY 80 WEST for 11 7/10ths miles to intersection with GA HWY 305. Turn Right (NORTH) on GA HWY 305 and go 6 3/10ths miles then turn RIGHT (EAST) onto Keysville-Boggs Academy Road. SEE SIGNS ON RIGHT! ALSO - Take FIRST RIGHT off of Keysville-Boggs Academy Road onto Bent Knee Road and see MORE FARMS FOR SALE! CORNERS MARKED WITH SURVEY RIBBON. DRIVE OUT AND LOOK ANYTIME!



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