HURDLE
LAND & REALTY, INC.

TROTTERS RIDGE FARMS

Convenient to Atlanta

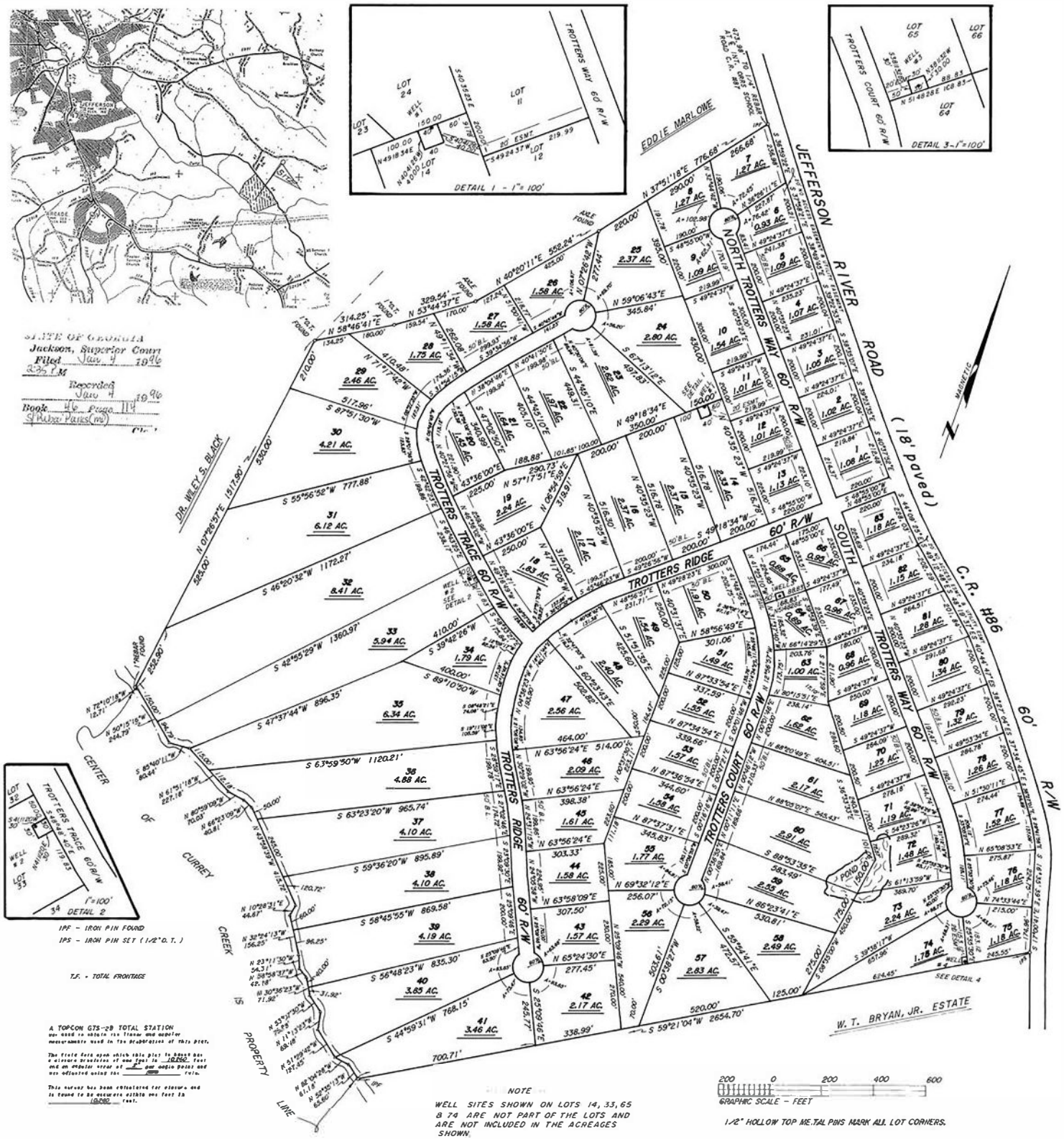
- *$1,250 Down*
- *Owner Financing*
- *No Closing Costs*
- *Low Monthly Payments*
- *No Pre-Payment Penalties*
- *Protective Covenants*
- *Warranty Deed*
- *Immediate Possession*

HURDLE.COM

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

P.O. Box 9 Loganville, GA 30052

Trotters Ridge Farms, Jackson County, GA



Financing Example

Purchase Price: $49,995
Down Payment: $1,250
Financed Amount: $48,745
Interest Rate: 10.9% Fixed simple interest
Term: 360 Months
Monthly Payment: $460.53

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.

(770) 554-5263 | 1-800-762-4851
HURDLE LAND & REALTY, INC.

PROTECTIVE COVENANTS FOR TROTTERS RIDGE FARMS

1) This farm shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.

2) No lot shall be subdivided and each lot shall be restricted to one (1) residence per lot.

3) All residences erected on the property shall contain a minimum of 1150 square feet of indoor heated area. Single wide mobile homes are prohibited. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirements. Within 90 days of placement, any factory built structure shall be underskirted with a material of either masonry or metal.

4) Any factory built home placed on the property shall be no older than five (5) years from the date of placement.

5) All structures shall be completed within one (1) year from the date that structural work begins.

6) Landscaping and all weather drive shall be completed within one (1) year from the date that structural work begins.

7) No kennels, livestock, or other animals may be raised or kept for commercial purposes. All swine and poultry are prohibited. No more than two (2) large animals (horses and cattle) are permitted per acre, not withstanding the above, cattle and horse raised on the property may be sold providing that the two animal per acre limit is observed.

8) No fencing within 30 feet of the center line of any road.

9) No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.

10) No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.

11) No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.

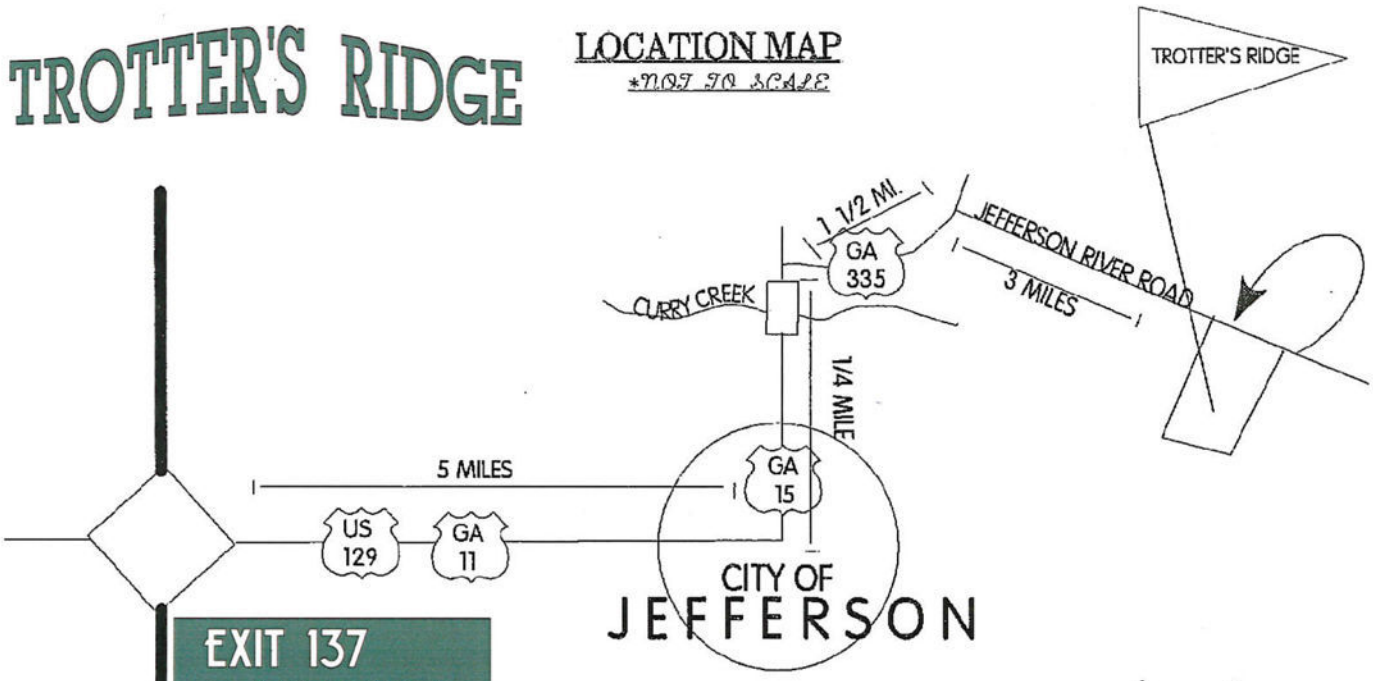
12) All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if a pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches.

13) 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.

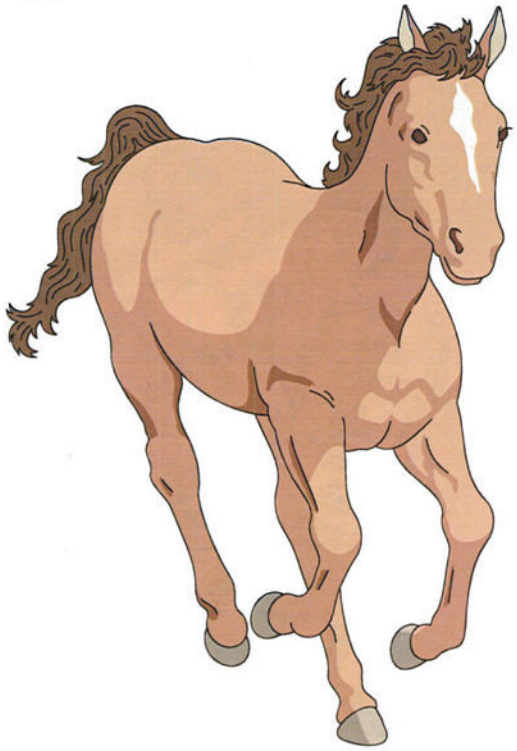
TROTTER'S RIDGE

LOCATION MAP

*NOT TO SCALE



EXIT 137
GAINESVILLE
JEFFERSON
GA. HWY 11
U.S. HWY 129



INTERSTATE 85

GWINNETT PLACE MALL

TO SEE FROM ATLANTA:
TAKE I-85 NORTH TO **EXIT #137 (GAINESVILLE-JEFFERSON, GEORGIA HIGHWAY 11 AND U.S. HIGHWAY 129)** EXIT HERE AND TURN **RIGHT**. FOLLOW HIGHWAY 11 AND 129 FOR 5 MILES TO THE INTERSECTION OF **HIGHWAY 15** IN JEFFERSON. TURN LEFT ON HIGHWAY 15 AND GO FOR 1/4 MILE TO GEORGIA **HIGHWAY 335 ON RIGHT. TURN RIGHT** ON HIGHWAY 335 AND GO ANOTHER **1 AND 1/2 MILES** TO **JEFFERSON RIVER ROAD ON RIGHT. TURN RIGHT** ON JEFFERSON RIVER ROAD AND GO **3 MORE MILES** TO LAND ON **RIGHT**.

(770) 554-5263 | 1-800-762-4851
HURDLE LAND & REALTY, INC.

HURDLE

LAND & REALTY, INC.

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

P.O. Box 9 Loganville, GA 30052

HURDLE.COM

landinfo@hurdle.com