



TURKEY CREEK FARMS

CONVENIENT TO ATLANTA

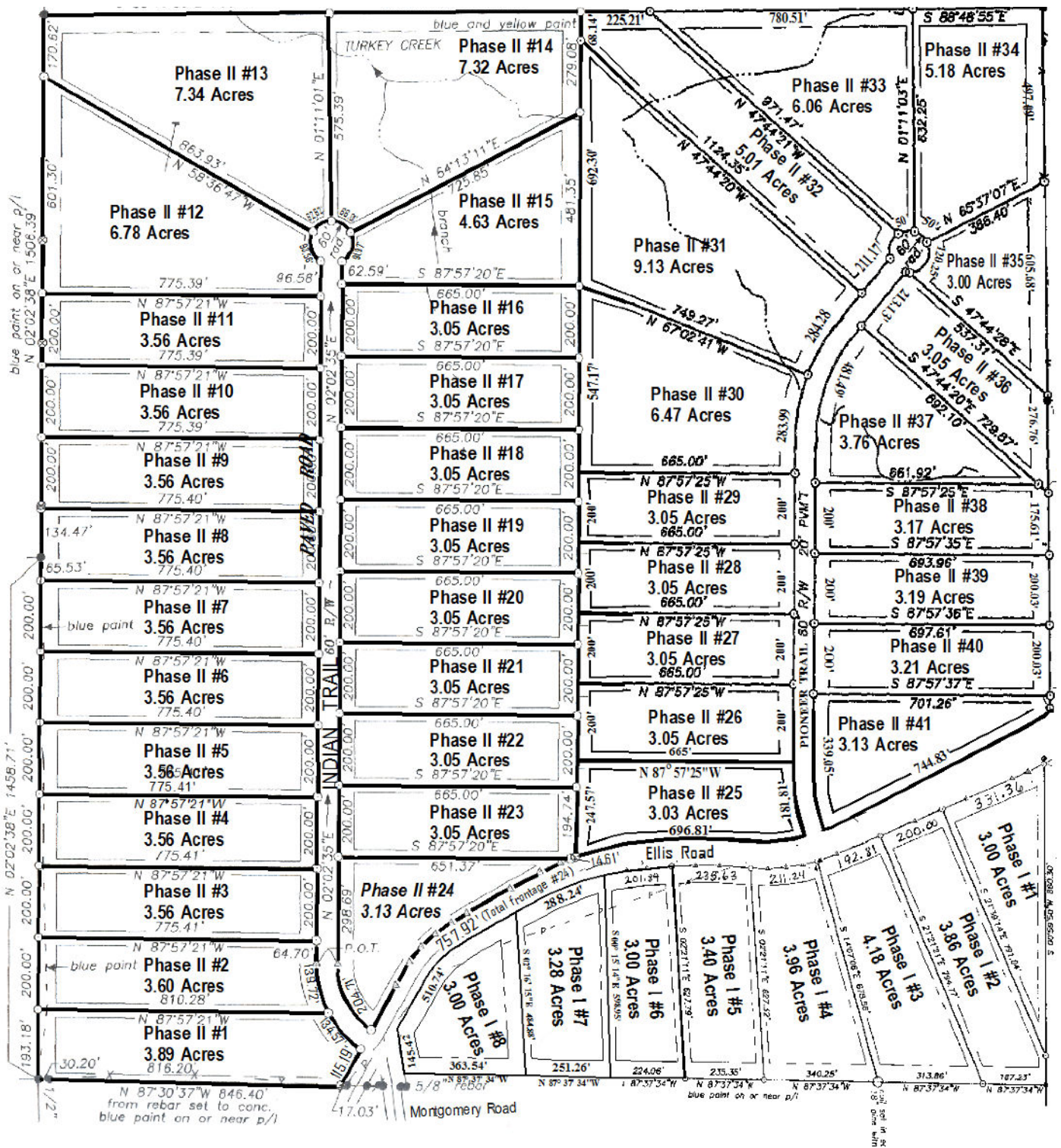
- ***\$1,250 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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

P.O. Box 9 Loganville, GA 30052

TURKEY CREEK FARMS, MERIWETHER 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.

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PROTECTIVE COVENANTS FOR TURKEY CREEK FARMS

- 1) All lots shall be for one single-family private dwelling except as outlined in the herein stated stipulation number twelve, 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 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. No building shall be erected on this lot to be used as a school, church, or kindergarten.
- 2) No single-wide mobile home shall be permitted.
- 3) No temporary house, shack, tent, or trailer shall be erected.
- 4) Any modular home placed on this lot must be underpinned within 6 months of placement with a material of either brick, stone, masonry or such material approved by the developer.
- 5) Any factory built home placed on any lot may not be older than five (5) years from the date of placement.
- 6) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
- 7) 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.
- 8) 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 animal per acre limit is observed.
- 9) No dwelling shall be nearer than 100 feet from the centerline of a road or 30 feet from a side line or 50 feet from a rear line.
- 10) All structures erected shall be completed within one year of when work begins.
- 11) No timber may be cut for sale without permission of the developer.
- 12) 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 a 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. These covenants are in addition to any other restrictions or conditions imposed by the governmental authorities under their zoning ordinances and the specific conditions of approval as stated in zoning requirements.

DIRECTIONS

FROM ATLANTA: Beginning at the South intersection of I-85 and I-285, go South on I-85 for 27 miles to Hwy 27A (Exit 41 - Moreland/Greenville exit). Follow directions from the "From Moreland/Greenville Exit"

FROM EXIT 41 - MORELAND/GREENVILLE EXIT: Take Hwy 27A South (through Moreland and Luthersville) for 12 miles to Primrose road. Turn right and go 1 1/2 miles. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first NEW PAVED ROAD (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM FAYETTEVILLE: Take Hwy 54 for 9 miles to Peachtree City. Follow "From Peachtree City" Directions.

FROM PEACHTREE CITY: At the intersection of Hwy 34 and Hwy 54 take hwy 54 South to Luthersville. Turn left on Hwy 27A in Luthersville and go 4 miles to Primrose Road. Turn right and go 1 1/2 miles to Ellis Road. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM HOGANSVILLE: Take Hwy 54 East for 3 7/10 mile past Lone Oak to Primrose Road. Turn right and go 4 miles to Ellis Road. Turn right on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

FROM GREENVILLE: Take Hwy 27A North 8 1/2 miles to Primrose Road. Turn left and go 1 1/2 miles to Ellis Road. Turn left on Ellis Road. Phase I is 1/2 mile on left. Across from phase I turn right on first (Pioneer Trail - Farms #25-41, Phase II) and turn right on 2nd NEW PAVED ROAD (Indian Trail - Farms #1-24, Phase II)

Useful Information:

IMPORTANT PHONE NUMBERS

Electricity - Southern Rivers Energy - (770) 358-1383
Telephone - Bell South - - - - - 1-888-757-6500

SCHOOLS:

George E. Washington Elementary - - (706) 553-3951
Greenville Middle School - - - - - (706) 672-3115
Greenville High School - - - - - (706) 672-4930
Meriwether Co. Board of Education - (706) 672-4297

COUNTY:

Board of Commissioners - - - - - (706) 672-1314
Building / Zoning - - - - - (706) 672-1283
Sheriff's Office - - - - - (706) 672-4489
Health Department - - - - - (706) 672-4974
Post Office - Hogansville - - - - - (706) 637-4344
Chamber of Commerce - - - - - (706) 655-2558

OWNER FINANCING:

Each lot is owner financed at an interest rate of only 7.9 simple. There is no penalty for prepayment and interest is charged only for the time the money is actually owing. GO LOOK ANYTIME! Survey flags and signs are on each farm giving price, terms and acreage.

COUNTY: Meriwether County

ADDRESS: Hogansville, GA 30230

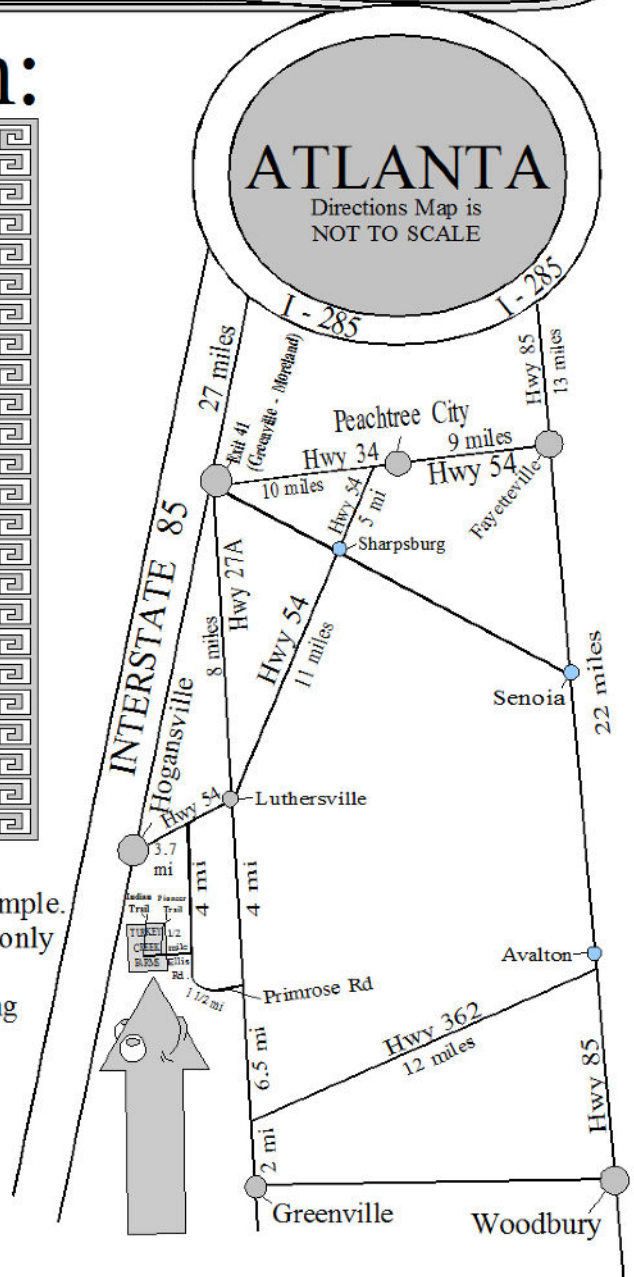
PLATS RECORDED: Phase I - Plat Book 21, Page 53

Phase II (#1 - #24) - Plat Book 21, Page 318

Phase II (#24 - #41) - Plat Book 21, Page 435

UTILITIES:

Water - Individual well Sewer - Individual septic tank



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