



O'QUINN PONDS FARM

**JUST OUTSIDE MILLEDGEVILLE
CONVENIENT TO MACON, GA**

- ***\$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 I-800-762-4851

P.O. Box 9 Loganville, GA 30052

O'QUINN PONDS FARM, MILLEDGEVILLE 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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DECLARATION OF PROTECTIVE COVENANTS FOR O'QUINN PONDS FARM

This property shall be for one single family private dwelling with customary out-buildings with no structure being used for any type of business or commercial enterprise other than agriculture. The minimum square footage shall follow the Development Regulations of Baldwin County at the time of application for a permit by the property owner.

- 1) No single wide mobile, single wide manufactured or single wide modular homes are permitted. Concrete block houses are prohibited. No camper, shack, tent, trailer or any other type of temporary housing shall be erected on any property for temporary or permanent housing.
- 2) No mobile, manufactured or modular home shall be older than 10 years from the date of placement.
- 3) Any manufactured home placed on any property must be completely underpinned within 60 days of placement with a material of either brick, stone or stucco. No exposed concrete block is permitted.
- 4) No vinyl, aluminum or material other than what has been named will be permitted for underpinning.
- 5) No incomplete or junk type structures shall be permitted on the property. All structures erected shall be fully completed within one year of when a permit from the appropriate governing authorities is issued.
- 6) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) No property shall be subdivided.
- 9) No property may be used as any type of school for any age other than the homeschooling of only full-time residents of the home.
- 10) No church, synagogue, mosque or other type of religious houses of worship may be built upon any property.
- 11) In the effort to keep a neat and clean community and to promote a healthy lifestyle, any of these Protective Covenants may be enforced by any property owner in the platted community, by the Baldwin County Codes Department or by any closely neighboring property owner of the platted community. Should the platted community ever be annexed into the city limits of a municipality, then that municipality may also enforce these Protective Covenants.
- 12) These Protective Covenants do not apply to lots 15, 16 and 17.

DIRECTIONS TO O'QUINN PONDS FARM

In Milledgeville

From Hwy 24 at the Oconee River Bridge

After you cross the bridge, turn right onto Kings Road.

Follow Kings Road 5 and 3/10 miles to Hwy. 24.

Turn right onto Hwy 24.

Follow Hwy. 24 for 6/10 of a mile to the split of Hwy. 24 and Deepstep Road.

Farms front Deepstep and Hwy 24. See signs.

From W. Church Street and the Fall Line Freeway in Sandersville

Follow GA-24 N/GA-540 (Fall Line Freeway) towards Milledgeville for 18 miles.

Turn right onto Hwy. 24.

Farms will begin on the right, down O'Quinn's Pond Road and up Deepstep Road. See signs.



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