

# HUCK FINN FARMS



**March 15, 2011 UPDATE:  
Interest rates REDUCED!  
7.9% FIXED RATE!  
(Your payment never increases!)**



**5 to 20 Acre Farms  
Only 22 miles from Columbia  
Beautiful Aiken County  
(Near Lexington Co. Line)  
3 Miles from I-20  
Manufactured Homes Welcome**

**Most Farms ONLY \$295 DOWN!**

**Owner Financing  
No Closing Costs  
No Penalty for Pre-Payment  
Immediate Possession  
Warranty Deed**

**[HuckFinnFarms.com](http://HuckFinnFarms.com)**

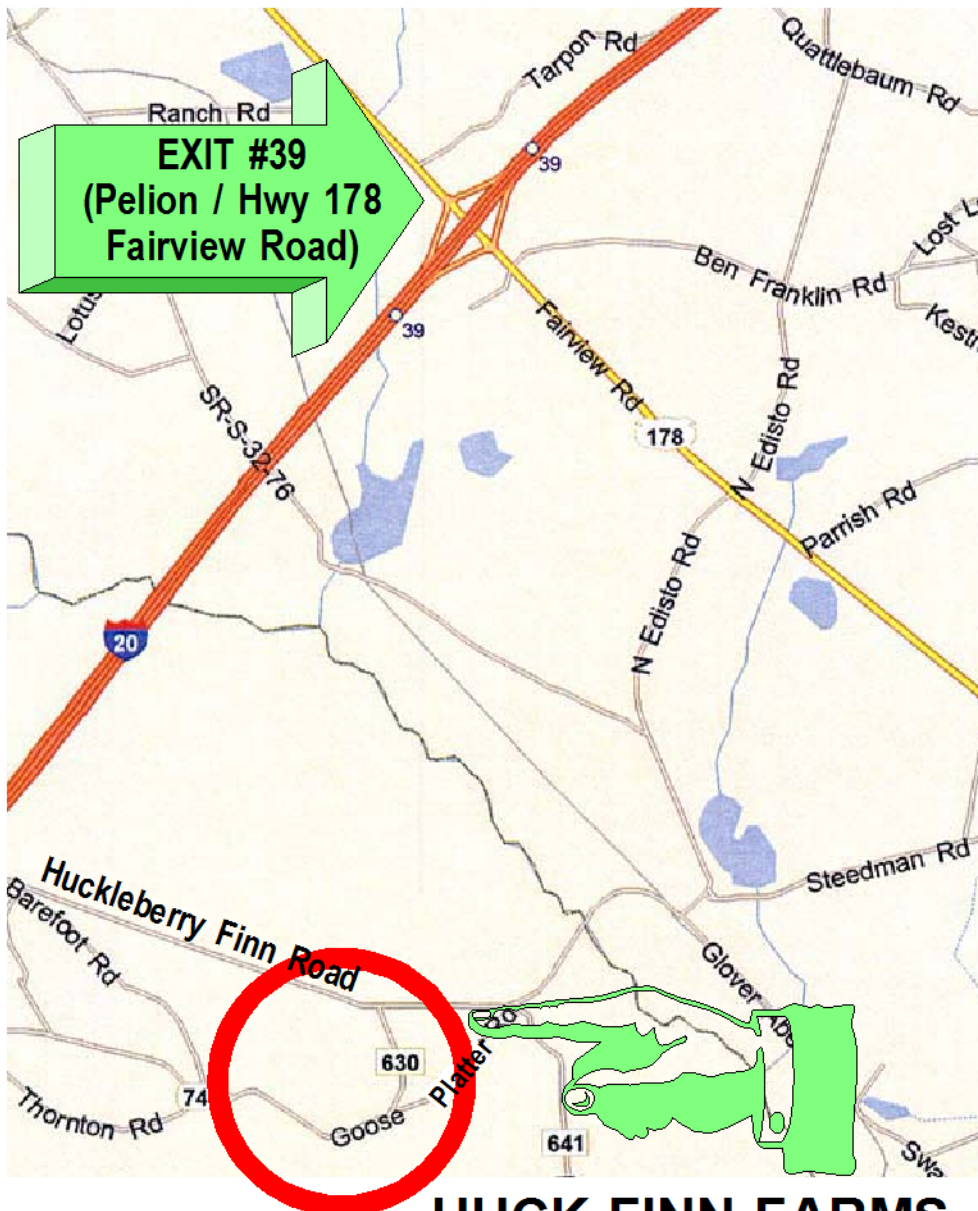
**FOR ADDITIONAL INFO - CONTACT:  
JMH LAND, INC., owner**

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

# DIRECTIONS TO HUCK FINN FARMS

## FROM COLUMBIA, SC:

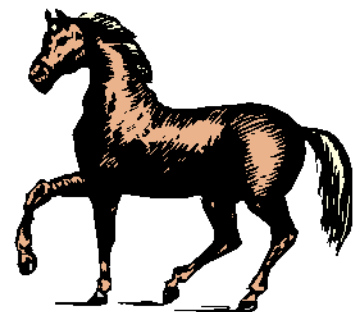
Go west on Interstate 20 for approximately 20 miles to Exit #39 (Pelion / Hwy 178 / Fairview Road). After exiting, Turn Left (SOUTHEAST) and go 1.2 miles then TURN RIGHT onto N. Edisto Road. Go 2 miles to the Aiken County Line (N. Edisto Road turns into Huckleberry Finn Road at this point). Continue for 8/10ths of a mile and SEE SIGNS ON LEFT! Each farm is clearly marked with survey ribbon. Signs are on each farm giving Price, Terms and Acreage. **DRIVE OUT ANYTIME!**



**HUCK FINN FARMS**

MUCH USEFUL INFO  
ABOUT AIKEN COUNTY  
AND USEFUL CONTACT  
TELEPHONE NUMBERS  
CAN BE FOUND AT:

[AikenCountySC.Gov](http://AikenCountySC.Gov)



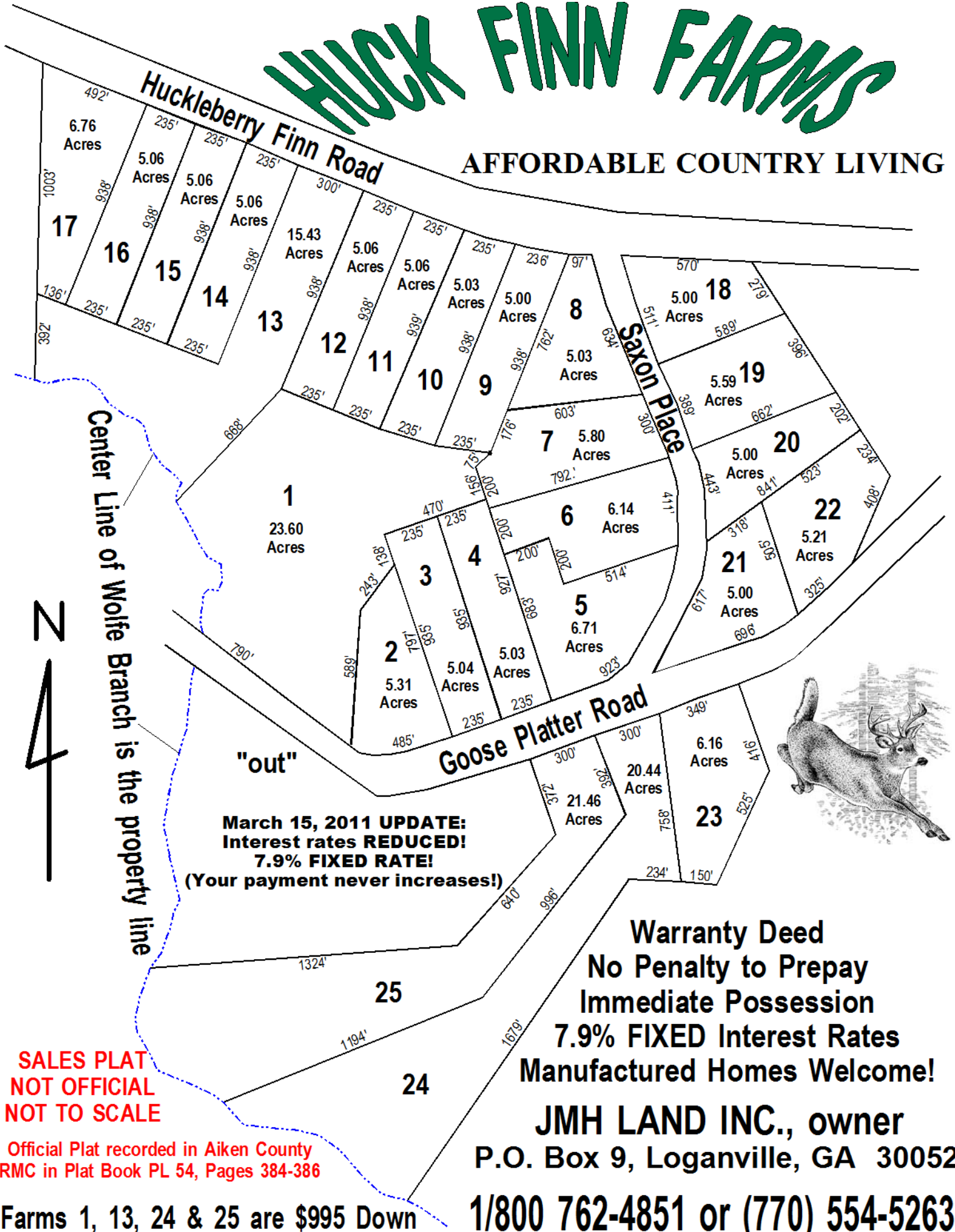
**Horses Welcome!**

FOR MORE INFO  
CONTACT  
JMH LAND, INC., owner

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

# HUCK FINN FARMS

AFFORDABLE COUNTRY LIVING



**SALES PLAT  
NOT OFFICIAL  
NOT TO SCALE**

Official Plat recorded in Aiken County  
RMC in Plat Book PL 54, Pages 384-386

Farms 1, 13, 24 & 25 are \$995 Down

# HICK FINN FARMS

## PRICE LIST

All farms under 15 Acres are  
**ONLY \$295 DOWN!**

This for sale list was last updated on 9/27/11

NO PENALTY TO PREPAY OR PAY OFF AT ANY TIME!

FARM #	PRICE	MONTHLY PMT
1	SOLD	
2	SOLD	
3	SOLD	
4	\$29,995	\$215.86
5	SOLD	
6	SOLD	
7	SOLD	
8	SOLD	
9	SOLD	
10	SOLD	
11	SOLD	
12	SOLD	
13	SOLD	
14	SOLD	
15	SOLD	
16	SOLD	
17	SOLD	
18	SOLD	
19	SOLD	
20	SOLD	
21	SOLD	
22	SOLD	
23	SOLD	
24	SOLD	
25	SOLD	

### Financing Example:

Farm #4 is 5.03 acres.  
The cash price is \$29,995.  
You pay just \$295 DOWN!  
We finance the balance  
over 360 months at 7.9%  
simple interest (A. P. R.)  
The monthly payment is  
only \$215.86 with absolutely  
NO PENALTY TO PREPAY!

## PROTECTIVE COVENANTS

- 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. No division of any lot shall create a lot or leave a remaining lot that contains less than five (5) acres.
- No building erected or placed on this land is to be used as a school, church or kindergarten.
- Any residence erected or factory built homes placed on the property shall contain a minimum of 960 square feet of indoor heated area. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully under-skirted and firmly anchored in an attractive and workmanlike manner. Under-skirting material shall be either brick, stone, masonry or such material approved by the developer. Concrete block houses are prohibited. All homes shall be no older than five (5) years from the date of placement unless permission is obtained from Developer.
- No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
- 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.
- 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. No dog kennel shall be allowed - no pit bulldogs are permitted.
- No dwelling shall be nearer than 30 feet from the road right-of-way or 10 feet from a side line or 20 feet from a rear line.
- All structures erected shall be completed within one year of when work begins.
- Permit from Aiken County Health Department must be obtained prior to installing a septic tank system or well.
- All driveway culverts and drainage pipes installed to the property from it's abutting roadway must be of sufficient size and length and comply with Aiken County regulations if a pipe is needed.
- No timber may be cut for sale without permission of the developer.
- 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 Purchase Money Mortgage to Developer with subsequent default and foreclosure or deed back in lieu of foreclosure on the remainder.
- These Restrictive Covenants shall run with the land for twenty (20) years and shall renew for an additional twenty (20) years automatically unless a majority of the lot owners vote to repeal these Restrictive Covenants prior to the twentieth (20th) anniversary date of the recorded document.

These Restrictive Covenants are recorded in the office of the Aiken County RMC and dated February 2, 2009.

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