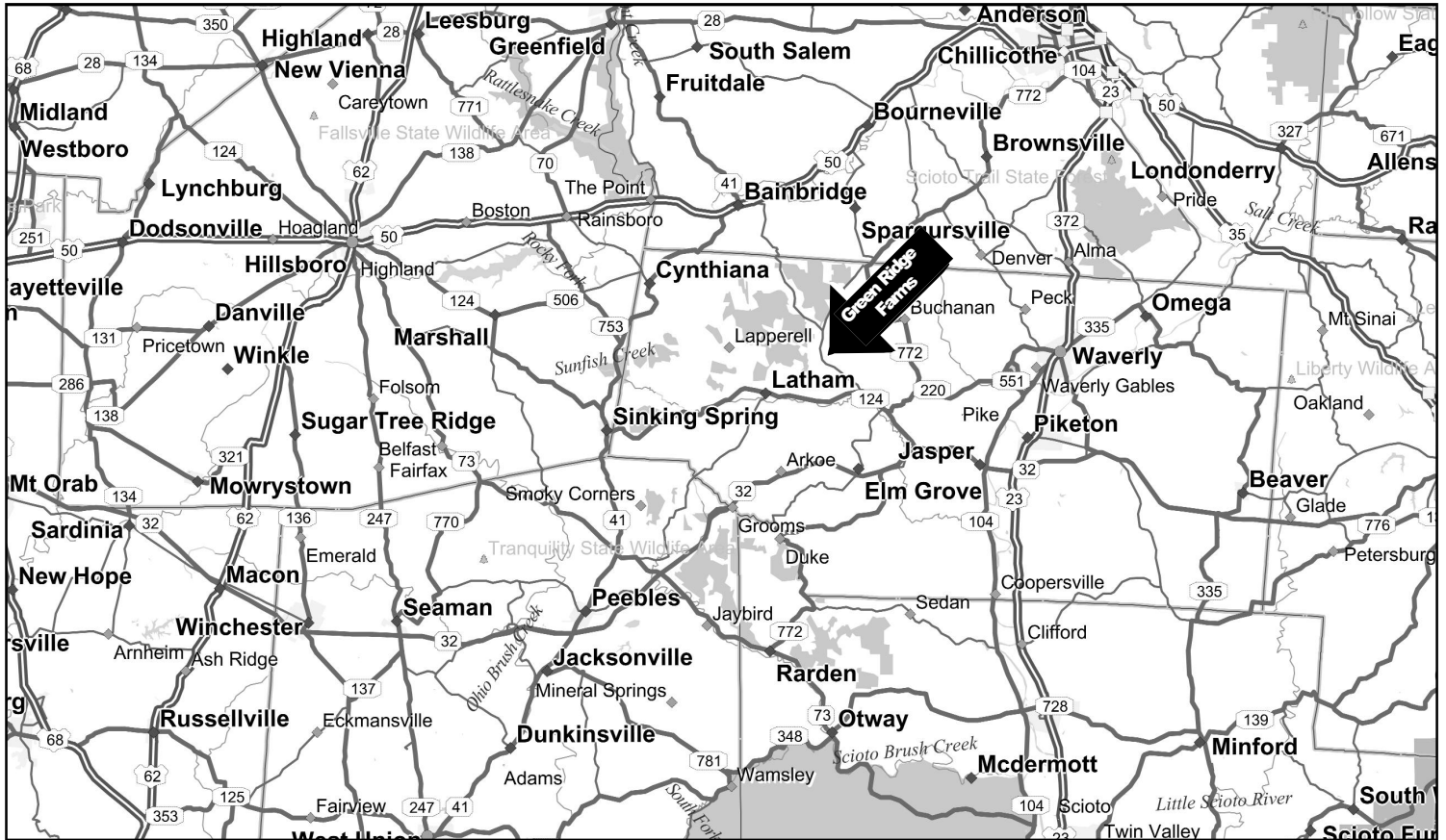


# Green Ridge Farms

**Benton & Mifflin Townships, Pike County, Ohio**



**To see from Bainbridge (U.S. 50):** Go approximately one mile west on U.S. 50 to U.S. 41 and turn left (south). Go approximately 3.5 miles to Lapperall Road (Cty. Rd. 6) and turn left (southeast). Go 1.2 miles, and the road will turn sharply to the left and merge with Pine Top Road. Go .7 miles and turn right, remaining on Laperell Road. Go five miles and turn left on Green Ridge Road. Go one mile to top of ridge, and see signs. Please note that the roads are not marked very well.

**To see from Peables (U.S. 32):** Go north on Highway 41 for 10.3 miles; turn right on S.R. 124 and go 7.7 miles to Laperell Road. Turn left (north) and go 1.8 miles to Green Ridge Road. Turn right and go one mile to top of ridge, and see signs. Please note that the roads are not marked very well.

**Warranty Deed**  
**Owner Financing**  
**No Closing Costs**  
**Immediate Possession**  
**Deed Restrictions**  
**Mobile Homes Welcome**  
**Borders Pike State Forest**

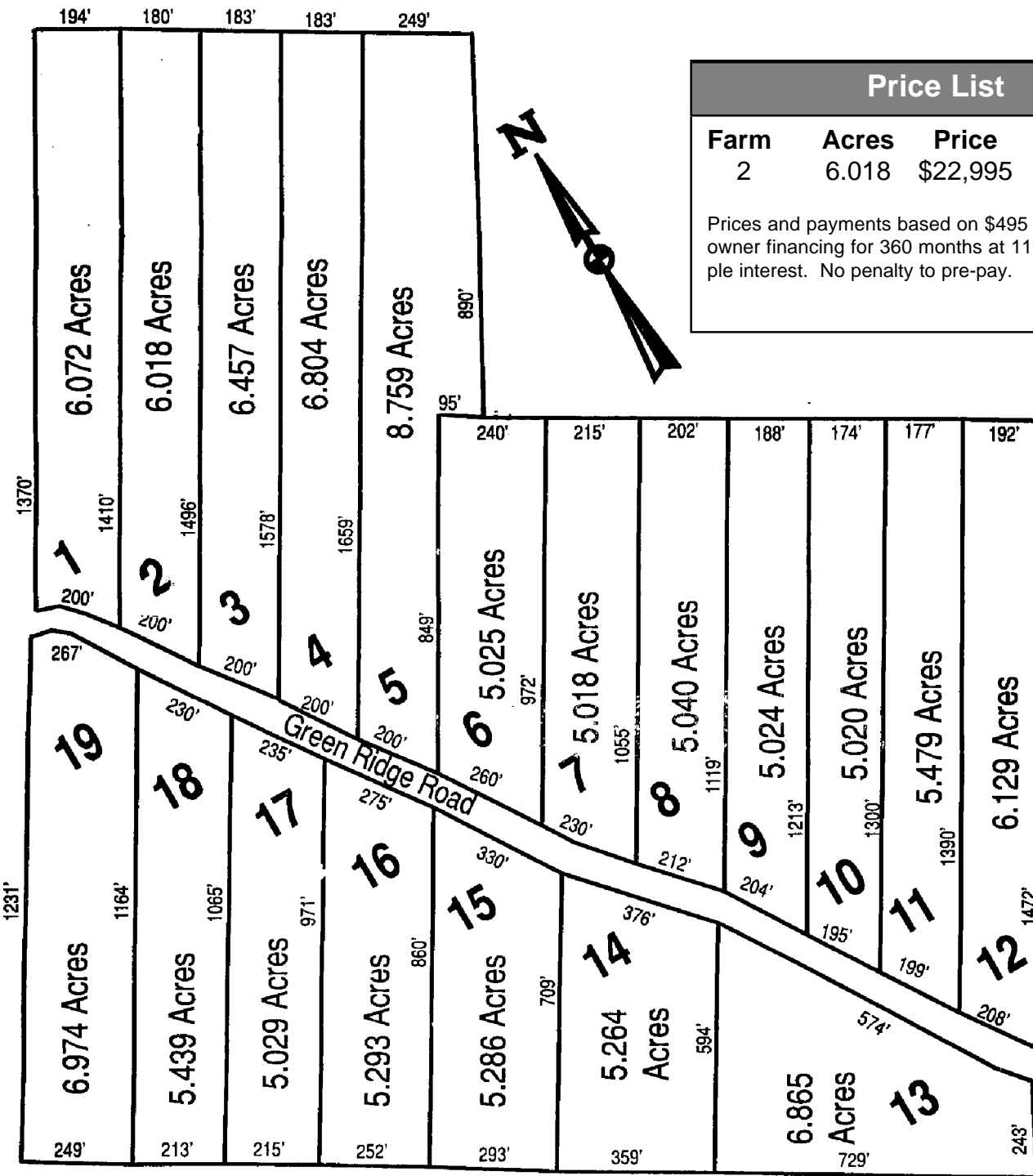


**\$495 Down!**

All tracts only \$495 Down with owner financing at 11.9% true simple interest for 360 months. No penalty to prepay.

**Frank Hurdle,**  
**owner**

P.O. Box 189  
Holly Springs, MS 38635  
**662-252-3707**



Price List			
Farm	Acres	Price	Mo.Pmt.
2	6.018	\$22,995	\$229.71

Prices and payments based on \$495 down and owner financing for 360 months at 11.9% true simple interest. No penalty to pre-pay.

## Deed Restrictions

Subject to the following protective covenants and restrictions. These protective covenants may be legally enforced by the sellers, or by any purchaser at Green Ridge Farms. These restrictions are also placed for the benefit of the people of Benton Township and Pike County, and may be enforced by the duly elected or appointed officials of same, provided, however, that said governmental enforcement shall not proceed over written objection of seller, Frank M. Hurdle. All purchasers of these farms, for themselves, their heirs and assigns, by acceptance of the conveyance of the farm, agree to be bound by the covenants herein contained, which shall remain in full force and effect until December 31, 2017.

Any mobile home placed on said property as a primary residence shall not be over 15 years of age at time of placement. For example, a mobile home placed on the property in 1996 must be a 1981 or newer

model. All homes, either mobile or conventional, shall contain a minimum of 900 square feet of heated space, and shall be underskirted at time of placement. No more than one residence per tract shall be permitted.

Any mobile home not meeting the above requirements may still be placed on the property as a secondary or recreational residence, provided that such secondary residence must be placed a minimum of 200 feet back from the center line of the public road, and a minimum of 50 feet from any other property line. Said secondary or recreational residence may not be used or occupied for more than 120 days in any calendar year.

No inoperative or unlicensed vehicles may be placed on said farm. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly objects or matter will be permitted on any farm. Any motorized vehicles left unattended or without current license plates and registration for more than 30 days shall be removed

from the property at the owner's expense. No junk or non-operative vehicles shall be kept on the property.

Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health. Outhouses are prohibited for primary residences. Any outhouse or privy for any secondary or recreational residence must be placed a minimum of 200 feet from the center line of the public road, and 50 feet from any other property line.

Farms are for residential or recreational use and no farm or structure shall be used for any type of business or commercial enterprise, with the exception of a horse farm, cattle farm, or truck farm, (fruits and vegetables). All swine are prohibited.

Buyer waives the right of contribution toward the cost of a line or boundary fence from seller or any adjoining property owner for a period of 10 years following the recording of this deed. Buyer may, however, enter into a mutual agreement with any adjoining landowner for the purpose of

building such a fence, providing such land owner is voluntarily willing to share in the cost of said fence.

Absolutely no timber may be cut while money is still owing to seller, except where necessary for the placement of a home or drive. Cutting of mortgaged timber is a felony, and shall be prosecuted.

Where protective covenants and Pike County or Benton Township Zoning Ordinances are in conflict, the stricter requirement will prevail. Invalidation of any of these covenants by judgment or decree shall in no way affect any of the other provisions, which shall remain in full force and effect.

Grantors reserve one-half of the usual one-eighth royalty in all oil and gas; however, any new leases of same shall be in the sole discretion of the purchasers and their successors; subject to all existing oil and gas leases.