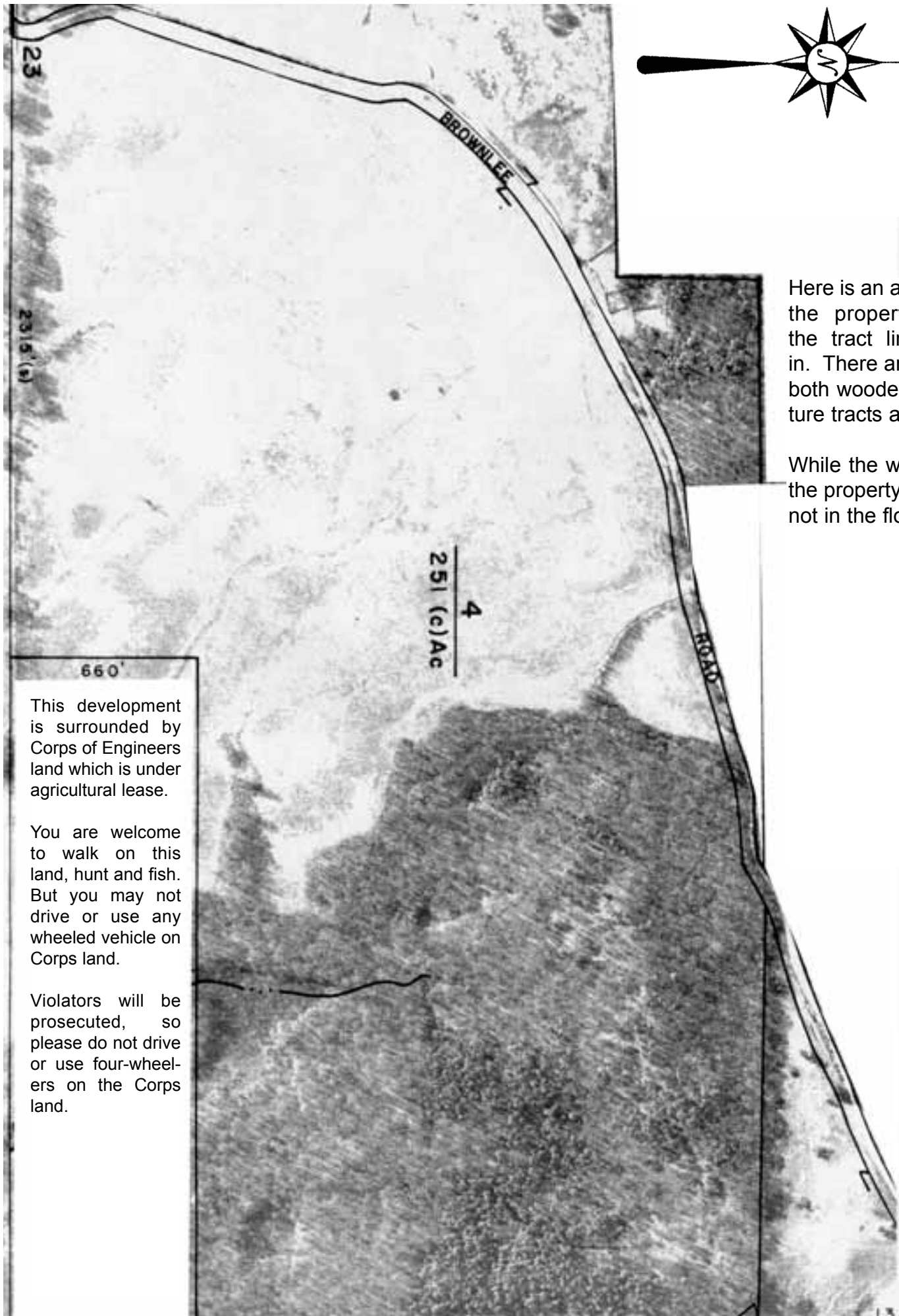


# Tippah River Farms

5- to 30-acre tracts in southeast Marshall County Potts Camp Schools!!! Only \$495 Down!



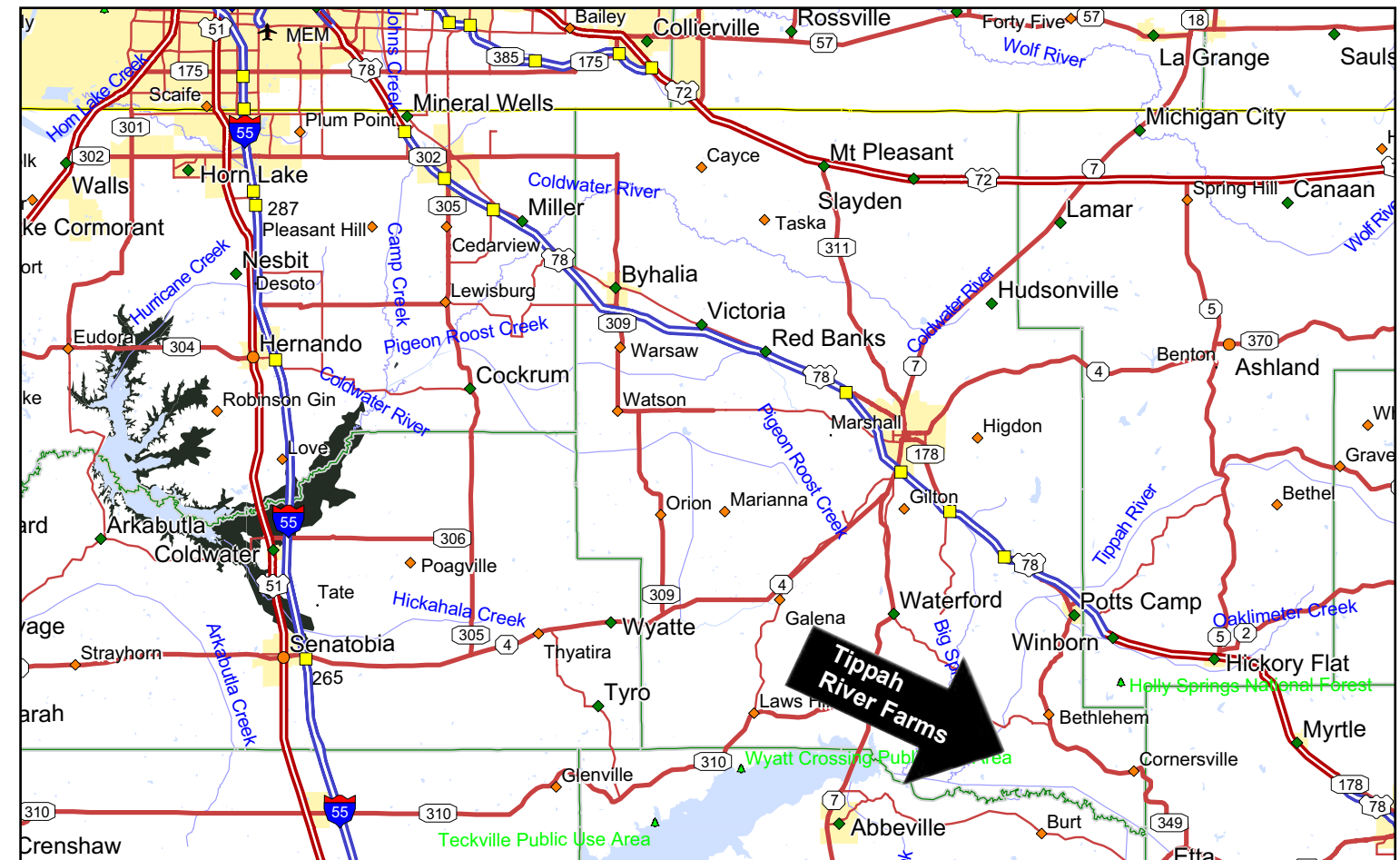
Here is an aerial view of the property without the tract lines drawn in. There are plenty of both wooded and pasture tracts available.

While the west side of the property is flat, it is not in the flood plain.

This development is surrounded by Corps of Engineers land which is under agricultural lease.

You are welcome to walk on this land, hunt and fish. But you may not drive or use any wheeled vehicle on Corps land.

Violators will be prosecuted, so please do not drive or use four-wheelers on the Corps land.



**This land is easy to see!** This land is 42 miles from the Olive Branch Hacks Cross exit. To see this land from the intersection of Hacks Cross and Hwy. 78, go east 24 miles to the main Holly Springs exit. Go south on Highway 7 for 6.1 miles, and turn left on Old 7 (there is a convenience store here). Go one mile and turn left on Waterford-Bethlehem Road. Turn left on Waterford-Bethlehem Road and go eight miles to Boatner Road. Turn right and go one mile to Brownlee Road. Turn right and go 1.3 miles and see signs on left.

For more information call:  
**Frank Hurdle, owner**  
 P.O. Box 189  
 Holly Springs, MS 38635  
**662-252-3707**  
[www.495down.com](http://www.495down.com)

**A Secluded Retreat!**  
 Large tracts, reasonable prices  
 As Low As \$495 Down!  
 Owner Financing  
 Warranty Deed  
 No Pre-pay Penalty  
 Surrounded by government land for great hunting fishing and recreation!



# Tippah River Farms

5- to 30-acre tracts between Waterford and Bethlehem  
Most tracts border Corps of Engineer land. Potts Camp Schools!

This is our newest land offering, and I am excited about it. In fact, my surveyor was so excited about it he insisted on buying a tract!

This land is nestled in the south-east corner of Marshall County, about 42 miles from both Collierville and Olive Branch. While driving you will pass several beautiful ranches, and the last two or three miles is on secluded gravel road. This land is in the Potts Camp School District, which is where many of the callers to our office want to be.

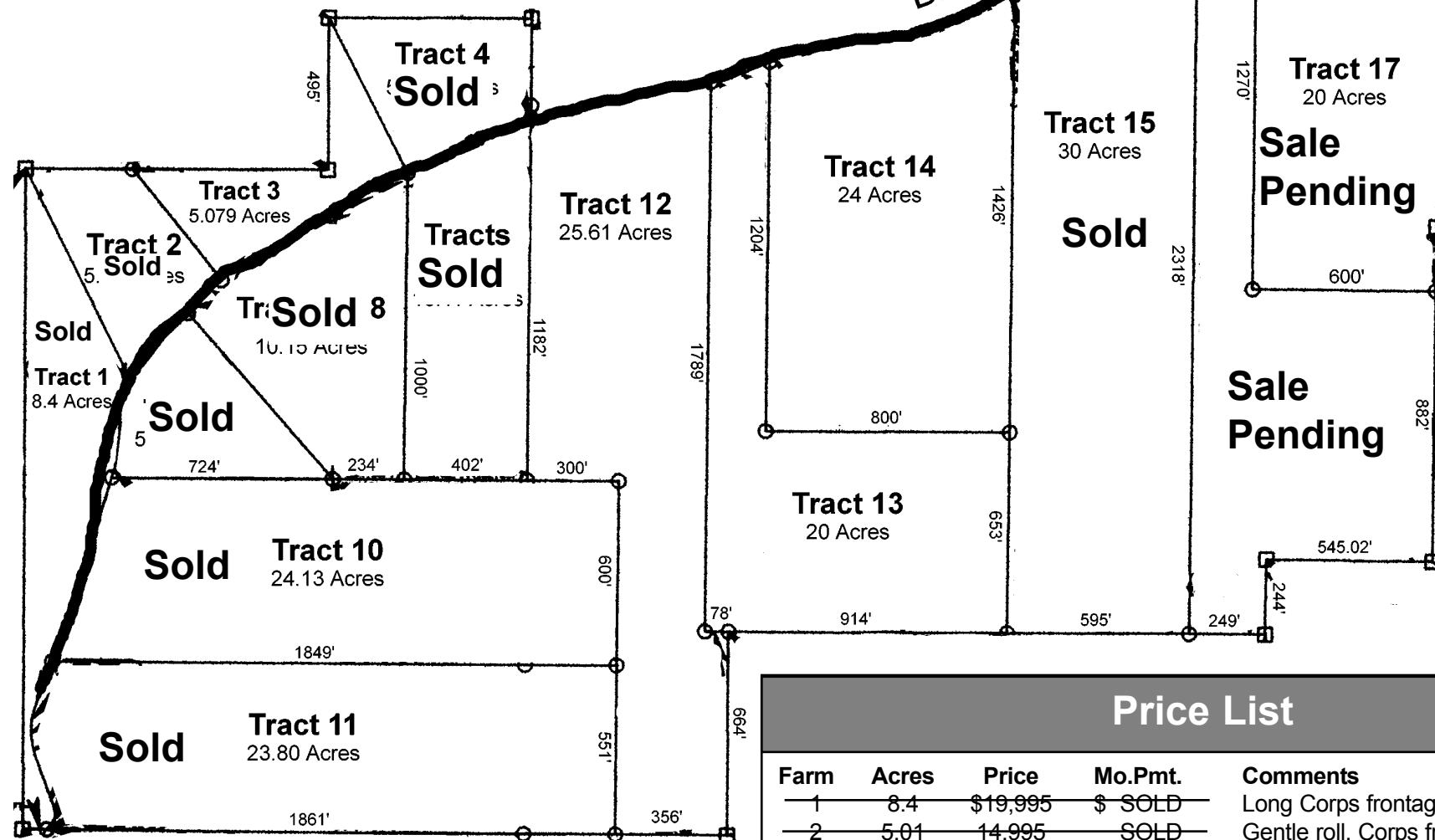
If you like to hunt and enjoy the outdoors, you'll be glad to know that this property is surrounded by Corps of Engineers land. Ten of the 15 tracts actually border government land. The other five are only a short walk away. You are welcome to walk and hunt on Corps land, but please, no wheeled vehicles.

Like to fish? There is a public boat ramp that leads into the backwaters of Sardis Reservoir just a few hundred yards west of the property. It is possible to access Lost Lake from the boat ramp, and the Horns Ferry ramp is only a couple of miles away.

Although I am aware that many people will want to use their tracts for weekend getaways, we are restricting the placement of single-wides, which will be permitted only if placed a minimum of 300 feet from the road and 100 feet from any adjacent property line. Newer double-wide and stick-built homes can be placed using normal setbacks.

We want to maintain the wide-open feel of this development, and are restricting against any subdivision of tracts for 10 years. There is a limit of one dwelling per tract for all tracts under 20 acres and one dwelling per 10 acres for larger tracts.

With land this pretty it seems a shame to have to talk about price. But I know price is important, and I don't believe anyone has tracts of this size and quality for sale at anywhere near my prices. Check around for yourself, but don't check around long! With these prices and this unique location, these tracts should sell quickly.



**This land is easy to see! From Holly Springs, at the intersection of Highway 7 & 78 in Holly Springs, go south on Highway 7 for 6.1 miles, and turn left on Old 7 (there is a convenience store here). Go one mile and turn left on Waterford-Bethlehem Road and go eight miles to Boatner Road. Turn right and go one mile to Brownlee Road. Turn right and go 1.3 miles and see signs on left.**

Or, You can take Highway 78 to Potts Camps and follow directions below:

**From Potts Camp, from the intersection of Old 78 & 349, go south on 349 for 7.4 miles to Brownlee Road. Turn right and go 3.8 miles and see signs (this is not the shortest route, but is the easiest).**

## Deed Restrictions

Subject to the following protective covenants and restrictions. These restrictions are placed for the benefit of sellers, all purchasers at Tippah River Farms, and the people of Marshall County. These protective covenants may be legally enforced by the sellers, or by any purchaser at Tippah River Farms, or by the Board of Supervisors of Marshall County. 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, 2033.

- Each lot shall be for single family residential use, either primary or secondary dwelling, with customary outbuildings and/or agricultural use with no structure being used for any type of business or commercial enterprise other than agriculture or permitted "home businesses" as permitted by the Marshall County Zoning Ordinance.
- Single-wide mobile homes and double-wide homes more than five years old at time of placement are permitted only if placed a minimum of 300 feet back from the centerline of the road and at least 100 feet from any adjoining property line. Double-wide homes less than five years old at time of placement and stick-built homes must be placed at least 60 feet from the center of the road and 25 feet from any adjoining property line. All manufactured homes must have been designed specifically for residential use, and no home which has been salvaged from fire or other casualty may be used.
- All residences shall contain a minimum of 960 square feet of indoor heated area, excluding porches and garages. All modular or sectional homes must have a pitched and shingled roof.
- No incomplete or junk type structures shall be permitted on the property, and no temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a dwelling, either temporary or permanent, except as provided for below.
- Camping, which may or may not include the use of a travel trailer, is permitted for a maximum of 21 days per year, provided the camp site is a minimum of 300 feet from the road and 50 feet from any adjoining property line (excluding government land). Travel trailers or other items related to camping may not remain on the property when not in use, and shall be removed at owner's expense if allowed to remain on the property for more than 21 days in any calendar year.
- No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter are permitted.
- No animals may be raised or kept for commercial purposes, except as stated below. Household pets may be kept provided they are not kept, tied, or maintained for commercial purposes. ALL SWINE ARE PROHIBITED, including miniature or pet animals. Notwithstanding the above, horses and cattle may be raised and kept for commercial purposes, provided that no more than two large animals per acre are permitted.
- Before placement or occupancy of any residence, a sewage disposal system shall be installed in conformity with the minimum standards of the County Board of Health. In addition, the disposal system must be maintained in accordance with the standards of the county Board of Health.

9. 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. All recreational vehicles, boats, tractors and similar vehicles shall be kept behind the residence when not in use.

10. On tracts of less than 20 acres, only one residence per tract is permitted. On tracts of 20 or more acres, no more than one residence per 10 acres is permitted. Homes must be placed on a permanent foundation or underskirted with brick, stone, siding or similar material.

11. Until Jan. 1, 2013, no tract may be subdivided without express, written permission of developer, Frank M. Hurdle, or in the event of his death the executor or administrator of his estate. After Jan. 1, 2013, tracts may be subdivided, provided that said subdivision does not result in any tract or remnant of under five acres. This shall not apply in cases where subdivision occurs as a result of foreclosure or deed back to developer following the granting of a partial release. Notwithstanding the above, developer reserves the right to subdivide any tract if such subdivision shall be for purpose of furthering his own personal use.

12. Farm owners must comply with zoning and land use regulations of Marshall County and the state of Mississippi.

13. If any restriction, or part of any restriction, shall be declared invalid, illegal, or unconstitutional by any federal or state court, or by any government agency or body, or in any other manner, all other restrictions shall remain in full force and effect. Where these covenants differ from any zoning laws of Marshall County, Miss., the stricter shall apply. Subject to all laws of the United States, the State of Mississippi, Marshall County and their respective subdivisions.

Grantor reserves 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.

### Price List

Farm	Acres	Price	Mo.Pmt.	Comments
1	8.4	\$19,995	\$ SOLD	Long Corps frontage
2	5.01	14,995	SOLD	Gentle roll, Corps frontage
3	5.079	15,995	158.24	Great Corps Access!
4	5.28	13,995	SOLD	Gentle roll, good homesite
5 & 6	10.11	19,995	SOLD	
7 & 8	10.15	19,995	SOLD	
9	5.084	11,995	SOLD	
10	24.13	33,495	SOLD	Plenty of room on this tract
11	23.80	44,995	SOLD	Beautiful tree-lined pond in back
12	25.61	44,995	449.21	Corps frontage in back
13	20	34,495	342.01	Good homesite in back
14	24	41,995	418.58	Nice ridge for building
15	30	44,995	SOLD	Nice ridge for building, Corps frontage
16	23	38,995	SOLD	
17	20	45,995	SOLD	We think this is prettiest of all

Prices and payments for tracts 12-17 based on \$995 down and owner financing at 11.9% true simple interest for 360 months. Tract 3 based on \$495 down. No penalty to prepay at any time.

For additional information, call Frank Hurdle, owner, 662-252-3707.