

Realty Resources Corporation

102 Hammond Drive◆ Atlanta, Georgia 30328◆ (404) 252-7070

COUGAR RUN (Stephens County)

****MODULAR AND SITE BUILT HOME DEVELOPMENT****

<u>LOT#</u>	<u>ACREAGE</u>	<u>TOTAL</u>	<u>MINIMUM DOWN PAYMENT</u>	<u>MINIMUM MONTHLY PAYMENT</u>
2	0.56	\$7,500	\$495	\$99
3	0.61	\$7,500	\$495	\$99
4	0.62	\$7,500	\$495	\$99
5	0.70	\$8,000	\$495	\$99
6	0.71	\$8,250	\$495	\$99
7	0.64	\$7,500	\$495	\$99
13	0.87	\$9,900	\$495	\$99
16	0.79	\$8,000	\$495	\$99
18	0.92	\$8,000	\$495	\$99
20	0.81	\$8,000	\$495	\$99
21	0.67	\$8,000	\$495	\$99
22	0.67	\$7,500	\$495	\$99

*****Pricing and Availability Subject to Change*****

Lot 1 Has a House Built on It

****NO PREPAYMENT PENALTY****

9% simple interest

10% Discount for cash

U/C Means Under Contract

FOR INFORMATION CALL:

Jonathan Javetz

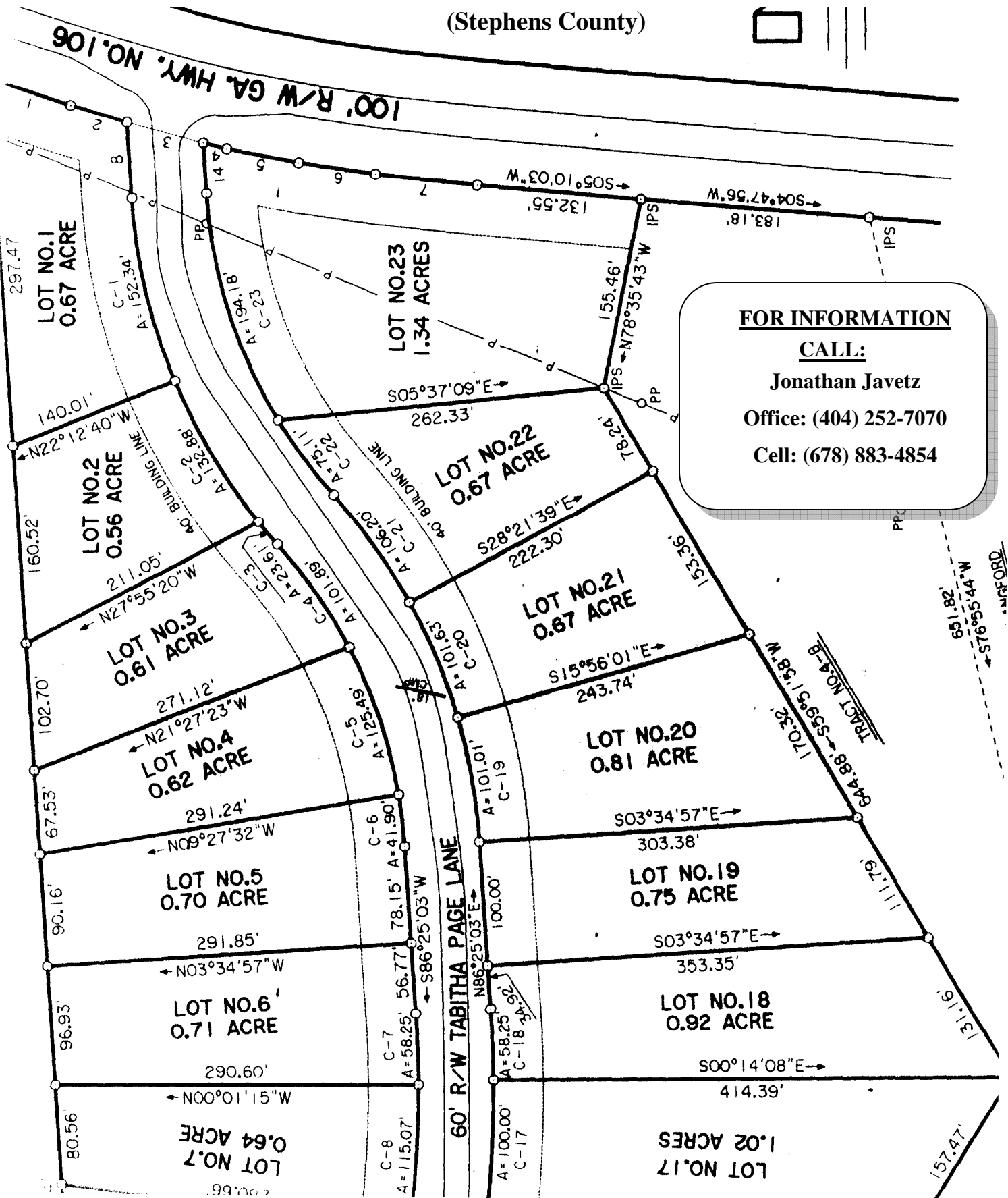
Office: (404) 252-7070

Cell: (678) 883-4854

Please visit www.realtyresourcescorp.com for a complete listing of available properties.

COUGAR RUN

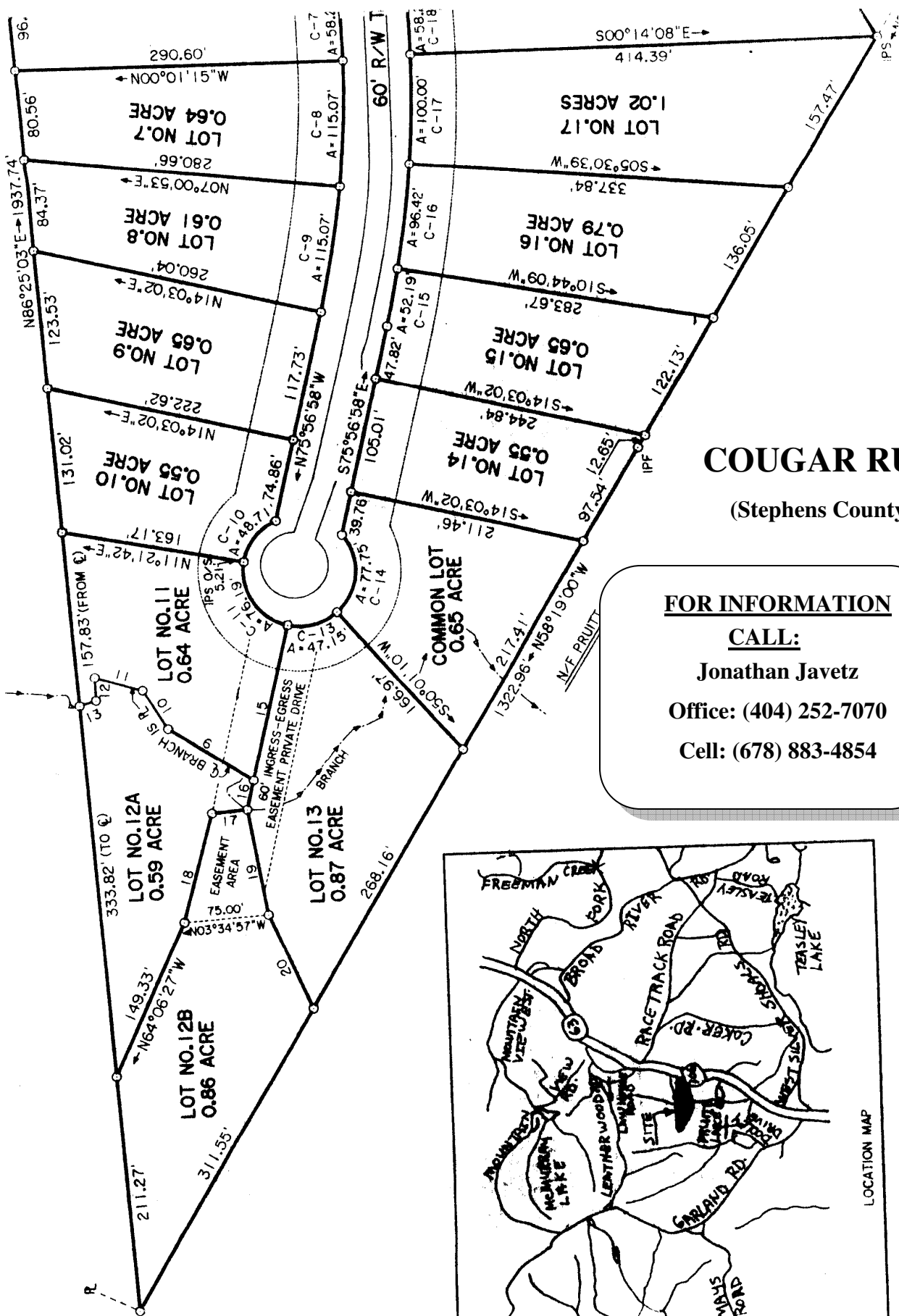
(Stephens County)



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TRACT NO. 4-B
644.88' S59°51'58"W
170.32'
64.88'
651.82' S76°55'44"W
W. 117.91'
W. 131.61'
W. 157.47'

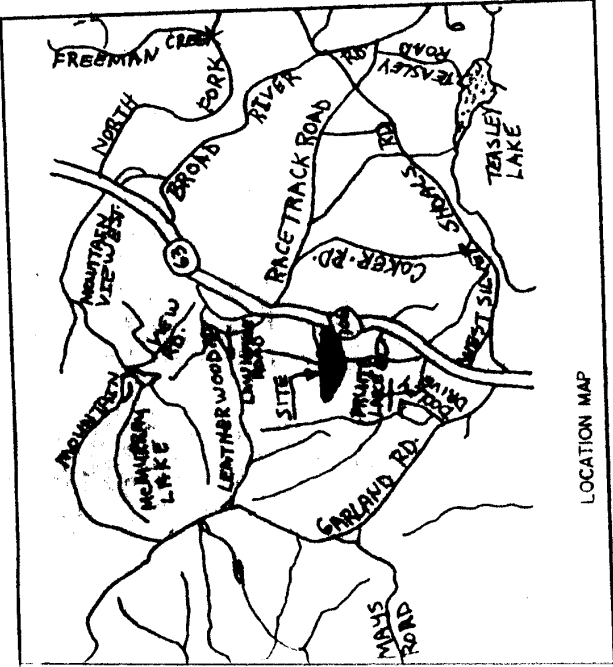
TRACT NO. 3
N/F LANGFORD



COUGAR RUN

(Stephens County)

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LOCATION MAP

DIRECTIONS TO PROPERTY

From Atlanta:

- *Take I-85 North approximately 70 miles to exit #166**
- *Turn left off the ramp onto Highway 106**
- *Go approximately 11.3 miles and turn left into subdivision COUGAR RUN on Tabitha Page Lane on left**

OR

From Atlanta:

- *Take I-85 North approximately 55 miles to exit #154**
- *Turn left off the ramp onto Highway 63 North**
- *Take Highway 63 approximately 9.8 miles and turn right to continue on Highway 63 North**
- * Go approximately 4.3 miles and dead end into Highway 106**
- * Turn left onto Highway 106 West and go approximately 1.7 miles**
- * COUGAR RUN on Tabitha Page Lane on left**

From Gainesville:

- * Take I-985 North approximately 12 ½ miles to US 23 North**
- * Take US 23 North approximately 15 miles then follow signs to US 123 North**
- * Take US 123 North approximately 8 ½ miles then turn left onto MIZE ROAD**
- * Take MIZE ROAD approximately 1.2 miles to Hwy 106**
- * Follow Hwy 106/63 approximately 5 miles and COUGAR RUN on left**

COVENANTS AND RESTRICTIONS

- 1. 1400 square foot minimum heated living space**
- 2. NO MOBILE HOMES, Site built or System built factory modular only.**
- 3. No livestock shall be kept on the premises.**
- 4. Dogs shall be properly licensed with collars.**
- 5. No automobiles that are inoperable shall be kept in plain site on the premises.**

(for complete Covenants and Restrictions, please request copy from Realty Resources Corporation at 404-252-7070)