

## BEAVER DAM CROSSING

## DESOTO LAND & TIMBER LAURA G. OWEN

Real Estate Broker

941 S. Magnolia Drive  
P.O. Box 670  
Wiggins, MS 39577

Phone: (601) 928-4133  
Fax: (601) 762-0002

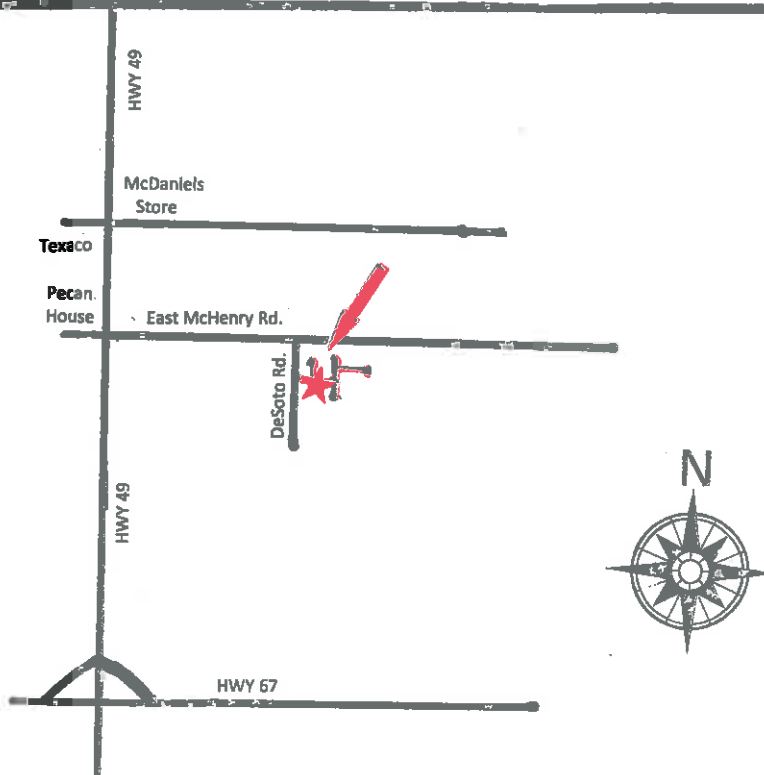
## DeSoto Land & Timber (601) 928-4133

**For Sale:** Parcels in Beaver Dam Crossing Subdivision, McHenry, MS.  
Cleared lots have water, sewer, and lighted streets.

**Location:** Approximately 1.5 miles East of Highway 49 and only three miles North of Highway 67.

**Price:** \$10,000 each.

**Owner Financing Available:** Easy and affordable monthly payments.  
(See Examples Below)



**Directions:** Travel North on HWY 49 approximately 3 miles North of HWY 67. Turn right onto East McHenry Road. Go 1.5 miles. Turn right onto DeSoto Road. Take the first road to the left to enter Beaver Dam Crossing.

**Example 1 (Owner Financing):**

Purchase Lot for \$10,000.  
Put \$1,000 down.  
Pay \$86.01 per month.  
(At 8% interest for 15 years)

**Example 2 (Owner Financing):**

Purchase Lot for \$10,000.  
Put \$1,000 down.  
Pay \$282.03 per month.  
(At 8% for 3 years)

**Example 3 (Owner Financing):**

Purchase Lot for \$10,000.  
Put \$1,000 down.  
Pay \$182.49 per month.  
(At 8% for 5 years)

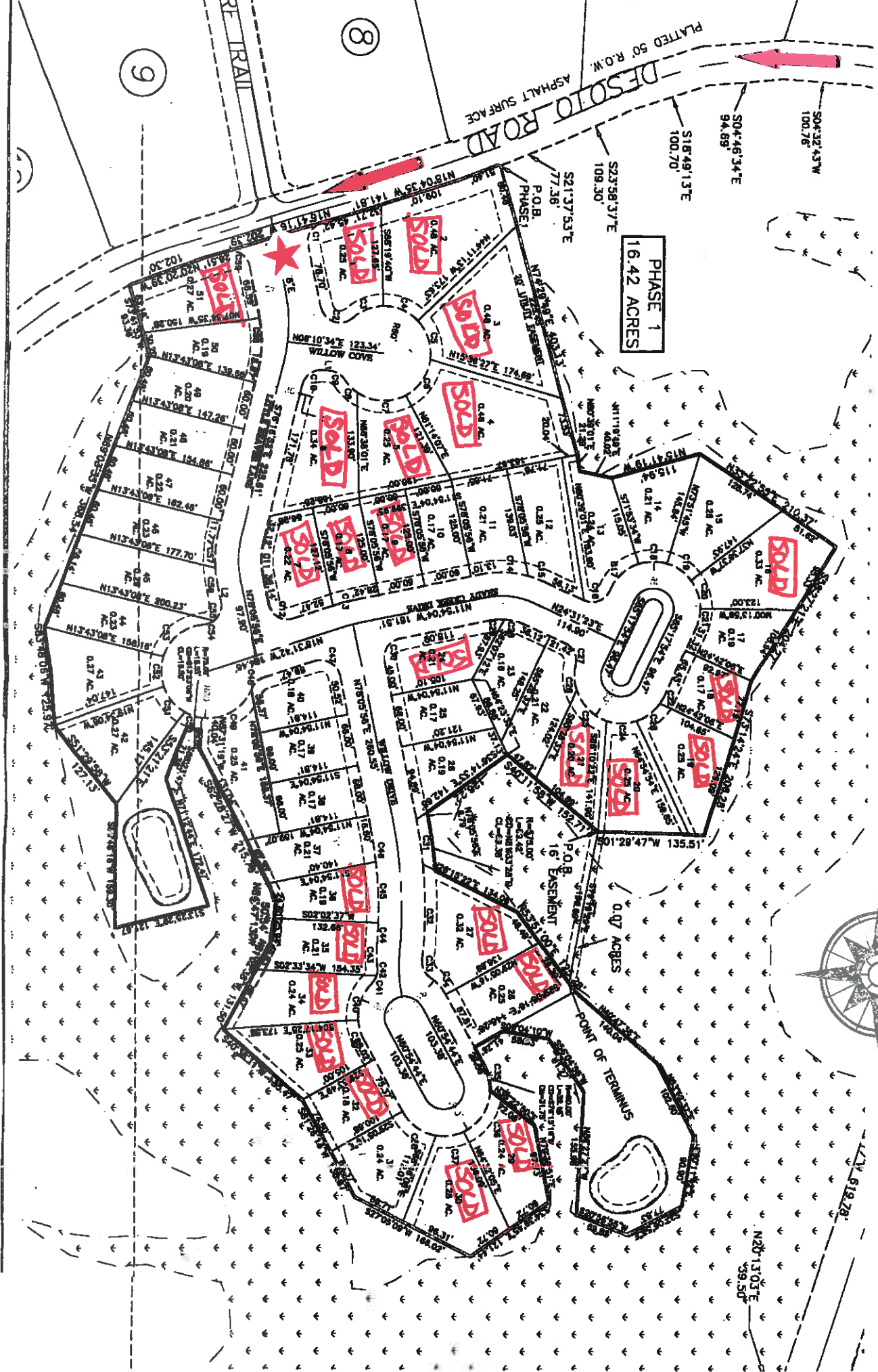
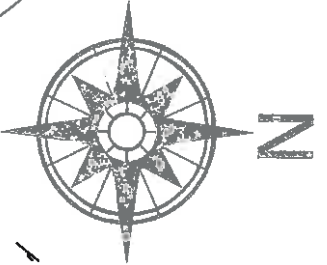
DESOLO ROAD  
ASPHALT SURFACE  
PLATED 50' R.O.W.

9

8

S04°32'33"W  
100.78'  
S04°46'34"E  
94.69'

PHASE 1  
16.42 ACRES



N20°13'01"E  
39.50'

1. No lot shall be subdivided to provide for more than one building site. In the event, however, any person shall purchase two or more adjacent lots and shall desire to construct a single dwelling on said adjoining lots as one building site, then the restrictions of these covenants shall apply to said lots as if that dwelling had been constructed on a single building lot. Lots between lots may be split between adjacent lot owners with the same effect.

2. No structure, other than the one single residential structure and storage buildings, shall be built on the property here-in conveyed.

3. The dwelling house shall contain a minimum of 900 square feet heated area.

4. All buildings constructed on the above described premises shall be of permanent building materials constructed in accordance with the International Building Code. No building shall be covered with sheet metal which is not approved by the International Building Code, tar paper or sheeting board as the finished surface or used as a permanent building. All buildings and other structures shall be completed within one year from the date construction commences.

5. A manufactured home shall contain a minimum of 900 square feet with the exterior attractive and in good condition. A manufactured home placed on the property shall be constructed to meet the standards of the Housing and Urban Development (HUD) and local regulations, with skirting provided around the exterior. No manufactured home shall be allowed on the property until it has been inspected and approved by a representative of DOUBLE A FIREWOOD, INC. D/B/A DESOTO LAND & TIMBER.

6. All buildings shall be set back at least 25 feet from the street or road right-of-way; 15 feet from the rear property line and 10 feet from the side property lines.

7. No offensive or noxious activity shall be carried on upon any parcel nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or the adjoining property owners.

8. No junk yards shall be established on the property and a junk yard is to be described as an accumulation of two or more inoperative automotive type vehicles, automobiles and/or trucks, nor shall there be any accumulation of scrap iron, junk or trash.

9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats, or other common household pets of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes. There shall not be kept more than three (3) domestic pets at any one dwelling. No large animals shall be allowed on the property.

10. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date and time these covenants are filed for recording, after which said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by seventy-five percent (75%) of the property owners has been filed for recording agreeing to change said covenants in whole or in part, provided however, these covenants may be amended at any time with the written consent of at least seventy-five percent (75%) of the property owners to join in on any amendments, modifications or changes to said covenants, and upon this agreement, all additions or deletions shall be binding on all property owners and on any and all conveyances. For the purpose of amending or extending these covenants, owners of multiple lots shall be granted one vote per lot.

11. Invalidation of any of these covenants by Judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.