



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

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334.312.7099
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BARGANIER ROAD

LOT 2 - 7.70 acres +/-
Town of Pike Road
Cecil, Al



LOCATION: Cecil, Montgomery County – Town of Pike Road

LAND USE: Residential

PRICE: \$122,880.00

SPECIAL FEATURES: Stunning 7.70 acre lot being offered for the first time on Barganier which is a beautiful canopied, paved, and county maintained street. The lot is wooded with mature pines and hardwoods.

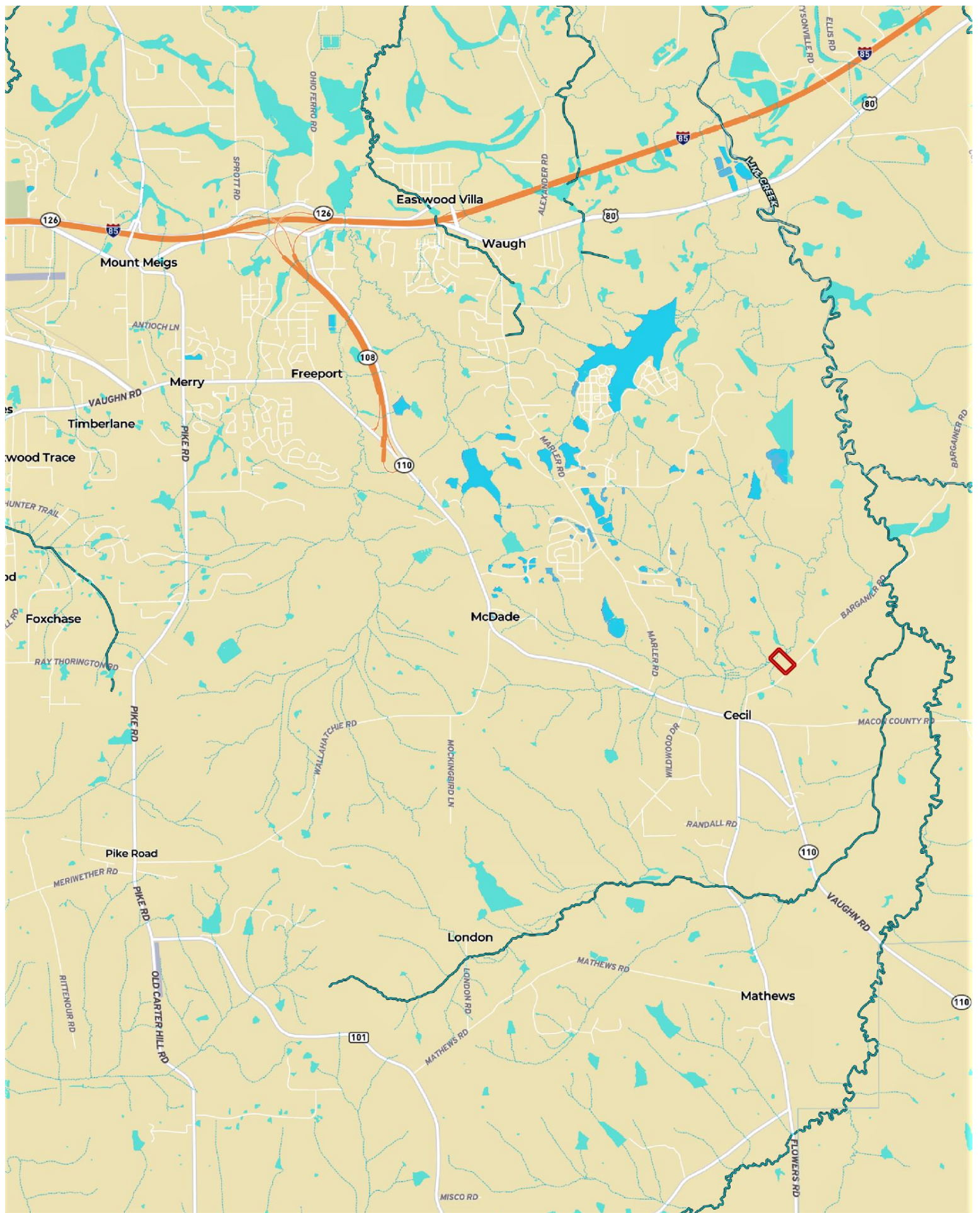
Located about ½ mile from Macon East Academy, children attending this private institution can walk or ride bikes to school. The new Pike Road public schools are only 3 miles away and a tremendous asset to the area. Only 9 miles from Eastchase and shopping and 3 miles from the “Waters”, this location is in the growth portion of both Montgomery and Pike Road and is poised to be a solid investment.

All lots on Barganier Road are subject to architectural guidelines, and restrictions. Restrictions are found at the end of this package. Portions of this lot are in the 100 year flood but there is plenty of buildable area that is not inmcumbered. The selling agent is also the owner and is a registered broker in the State of Alabama. Purchaser will be responsible for installing a septic tank and water.

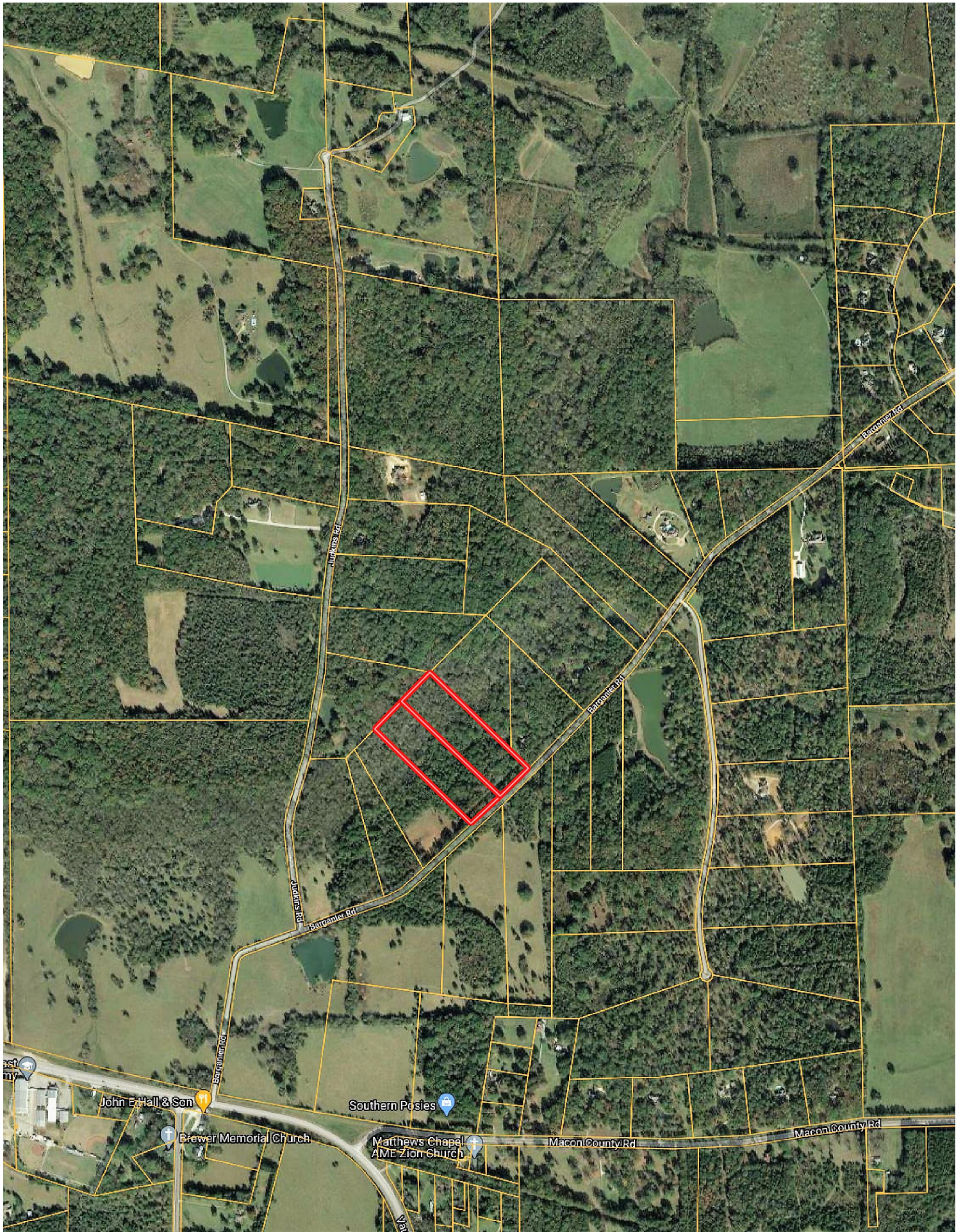
Call Pete Hall at 334 312 7099

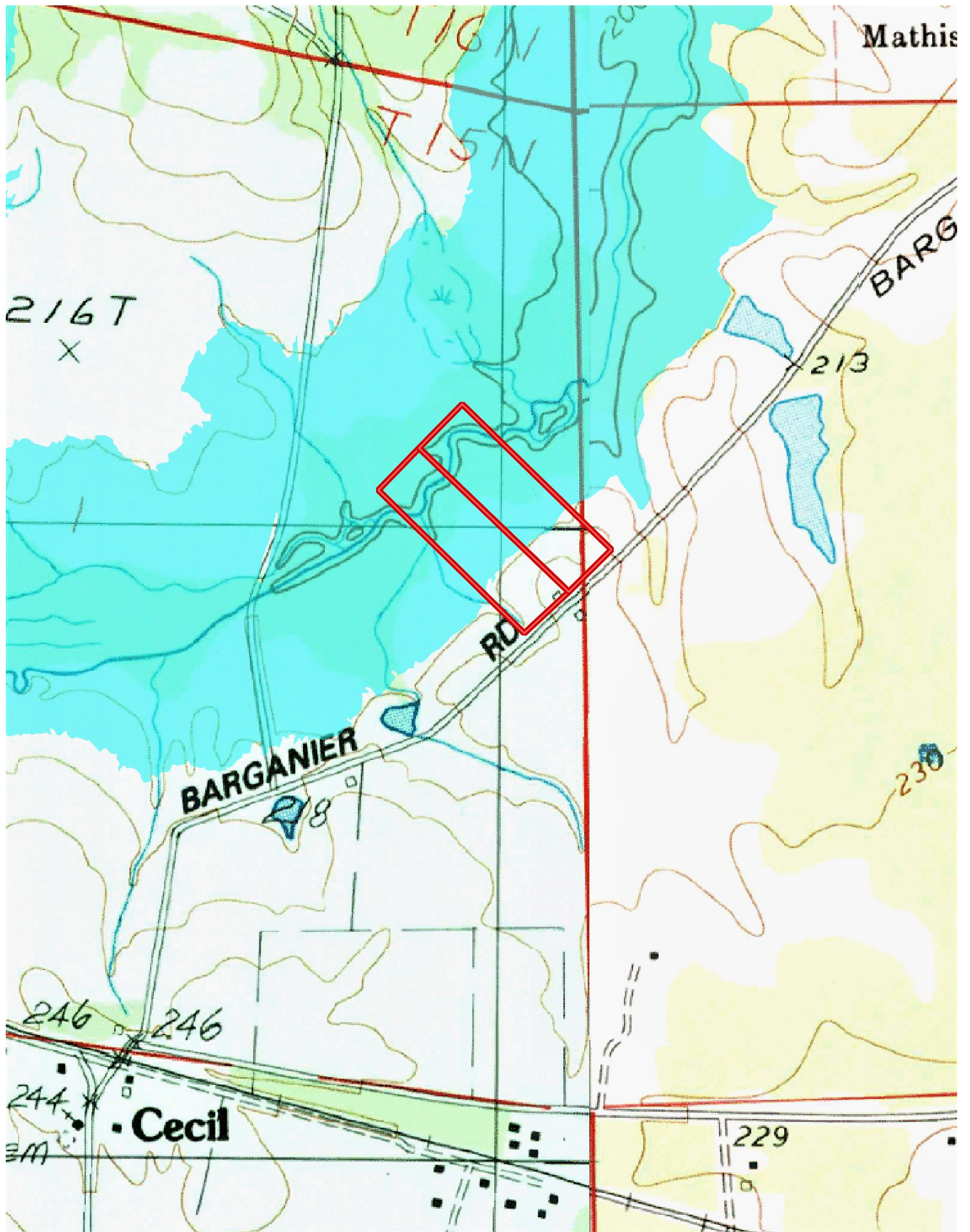
This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400
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Juddkins Rd

7.70
ACRES

1080 FT

7.68
ACRES

1063 FT

313 FT

312 FT

Barganier Rd

Barganier Rd

Barganier Rd





Barganier Restrictions

Exhibit B

The following restrictions shall burden the Property:

- I. Land Use and Building Types - The Property shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any subdivided lot (each a "Lot") to be created within the Property other than a detached single family dwelling for private use, except that a private garage, guest house, servant's quarters, or other outbuilding incidental to residential use of a Lot may be allowed; provided, however, that said outbuildings shall be of a design and exterior finish commensurate with that of the main structure.**
- 2. Dwelling size - Any main dwelling constructed on a Lot shall contain not less than 2000 square feet of heated living area. Half the square footage of an attached and enclosed garage or of a carport shall be considered in the minimum square footage for a dwelling.**
- 3. Building Location - No building constructed on a Lot shall be located nearer than fifty (50) feet to any right-of-way or fifty (50) feet to any the side or rear property line, except that outbuildings may be located within forty (40) feet of the rear property line. Exceptions may be allowed with the approval of the Architectural Review Committee (the "Committee") of the to be formed residential association governing the Property.**
- 4. Temporary Structures - No basement, tent, shack, garage, barn, mobile home, outbuilding, or any temporary structure shall be occupied or used as a residence in the Property. Any main dwelling structure that does not meet the requirements of Paragraph 2 hereof, shall be considered a temporary structure.**
- 5. Trees - No more than fifty percent (50%) of the trees shall be removed from any Lot. Removal of any diseased trees shall not be counted in determining said percentage. Exceptions may be allowed with the approval of the Committee.**
- 6. Signs - No billboard or other advertising devices shall be erected or permitted in the Property, nor shall anything be done or permitted in the Property that will deface or mar the natural scenery thereof or of neighboring land. This restriction does not prohibit identification signs such as on mailboxes, for sale signs, etc.; provided however that such signs shall be approved by the Committee.**
- 7. Livestock and Poultry - No animals, livestock, or poultry of any kind shall be raised, bred or kept in the Property, except that domestic pets, such as dogs, cats, and chickens may be kept, provided they are not maintained for commercial purposes and do not become a nuisance to the neighborhood.**
- 8. Hunting - There shall be no hunting or discharge of firearms in the Property. Hunting stands are prohibited.**
- I 0. Oil and Mining Operation - No oil or gas drilling or mining operation of any kind shall be permitted in the Property.**

- 11. Nuisances - Use of the Property shall be for residential purposes only, and no noxious or offensive trade or activity shall be conducted in the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighboring land.**
- 12. Open Fires - There shall be minimal burning of trash, rubbish, grass, brush, tree limbs, and other debris in the Property. All such burning must be done in a safe manner to keep fire from adjacent property owners.**
- 13. Sewage Disposal - Unless and until public sewer becomes available, sewage from the Property shall be disposed of by a properly designed onsite sewage disposal system meeting all local, state and federal requirements and located no closer than twenty-four feet to any property line.**
- 14. Tanks - No elevated tank of any kind shall be permitted in the Property, unless hidden from view.**
- 15. Property Maintenance - All Lots shall be kept neat in appearance, and appearance will be monitored by the Committee, and if found to be below the neighborhood standard, the Committee will notify the owner of a Lot (each, an "Owner") of same. If correction is not made within 10 days, the Committee may make corrections, and charge costs back to the Owner. If said charge is not paid within 30 days of notice, the Committee may place a lien on the Lot in the manner provided for herein for all amounts due, including expenses of said action.**
- 16. Enlarging or Subdividing of Lots - Owners may not subdivide Lots.**
- 17. Grantee's Right to Further Restrictions - Grantee reserves the right to restrict further any portion of the Property owned by Grantee, in any manner Grantee sees fit, provided that such further restriction shall not abrogate or nullify any restriction contained herein, but shall be in addition to the restrictions contained herein**