



Randy Dodd / Ryals Realty

**\*\*Owner Financing\*\* Available with owner terms! 2-ac. on Co Rd 87,  
Robertsdale, AL.**

*Beetree Creek, Phase 2, Lot 2*

Prime location 2-acre lot – partially cleared and ready for new home(s). Lot size is 170' x 512' and located just north of the I-10 overpass on Co Rd 87. Property can be used as commercial, residential or a combination of both.

Approved for up to two dwellings.

RV's, new mobile homes, or site-built structures are all welcome!

Electric and water tap is available at property line. Shared paved driveway already installed. Septic tank and water tap can be added for an additional cost and financed in with land. Property contains a small wetland area. Located less than 1 mile north of the new Grand River Motorsports Park

**\$149,900**

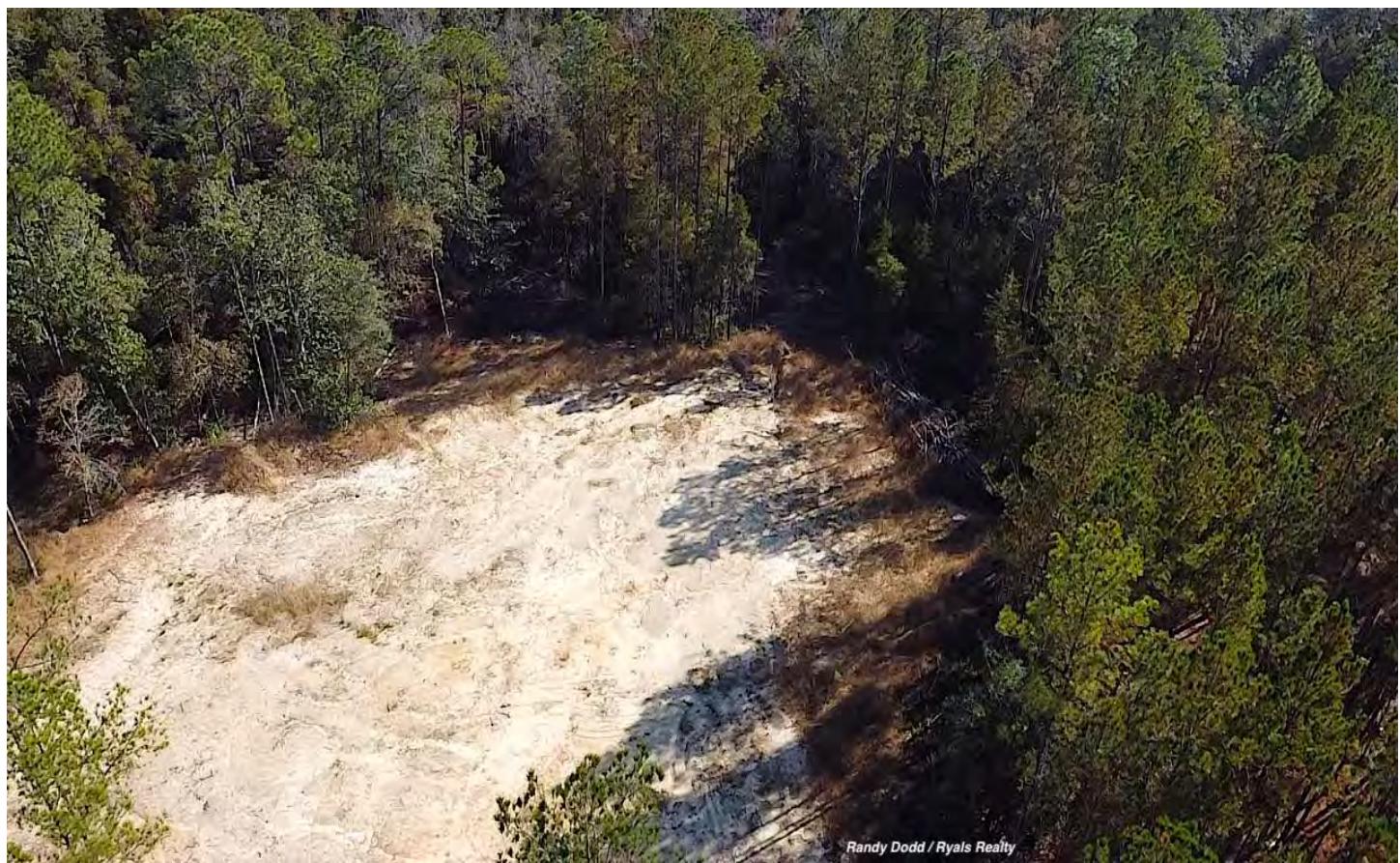


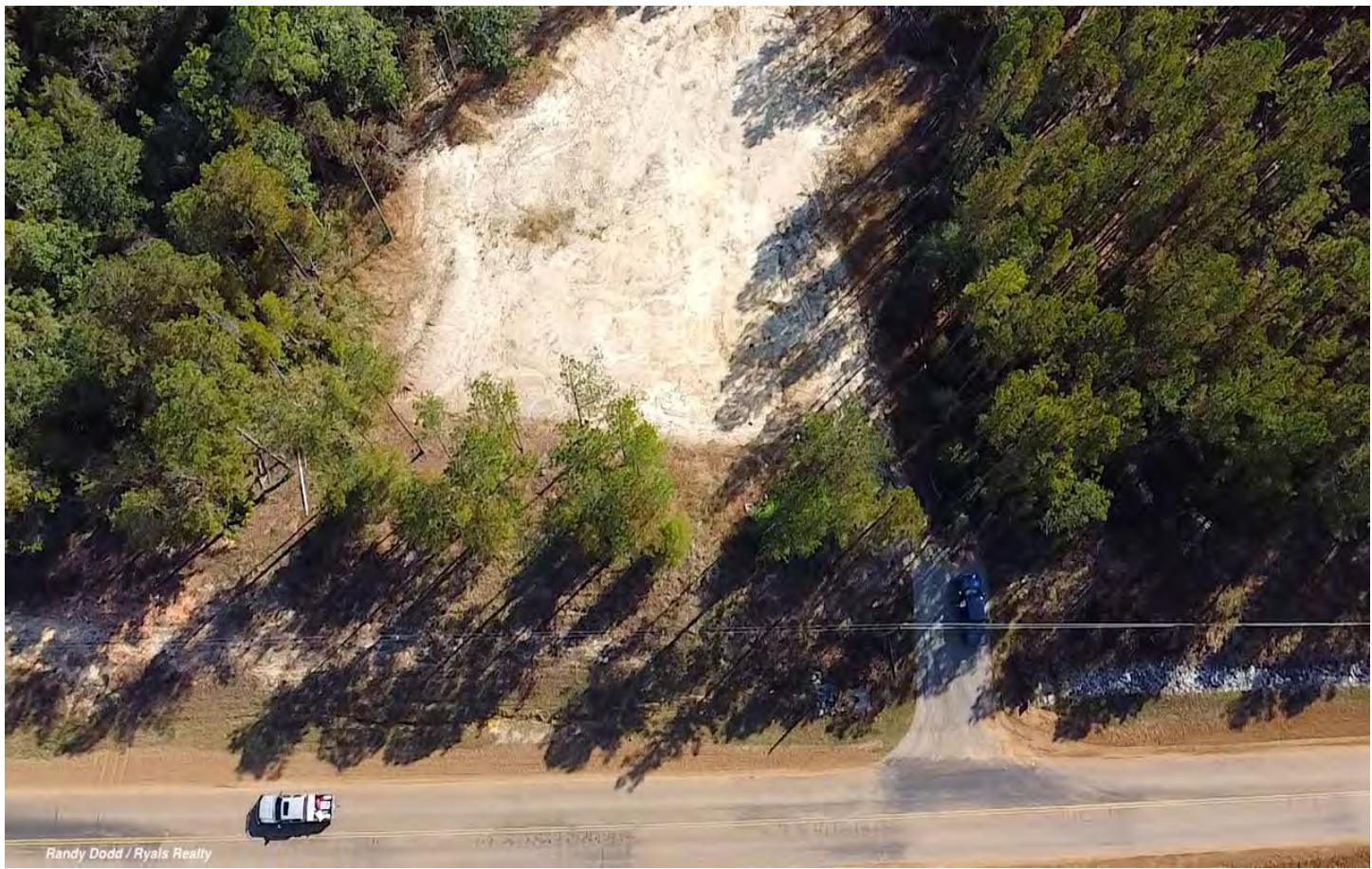
**Property Highlights:**

- Great location, 1 mile north of Grand River Motorsports Park.
- Rare opportunity to have your home and business on the same property.
- Fast-growing community.
- Perfect for any business needing high visibility.

*Great owner terms available!*

*Randy Dodd / Ryals Realty / 251-269-2156*

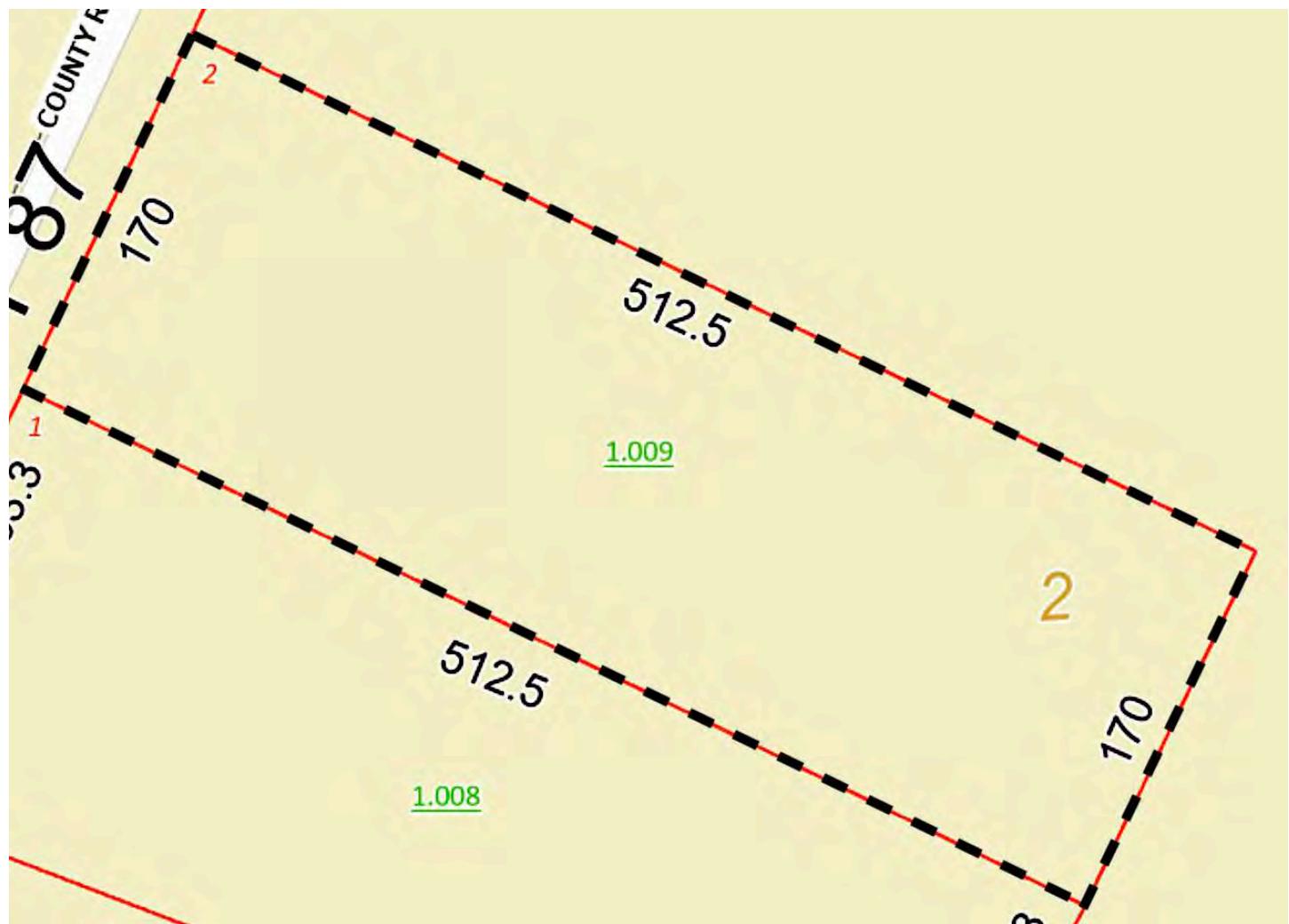


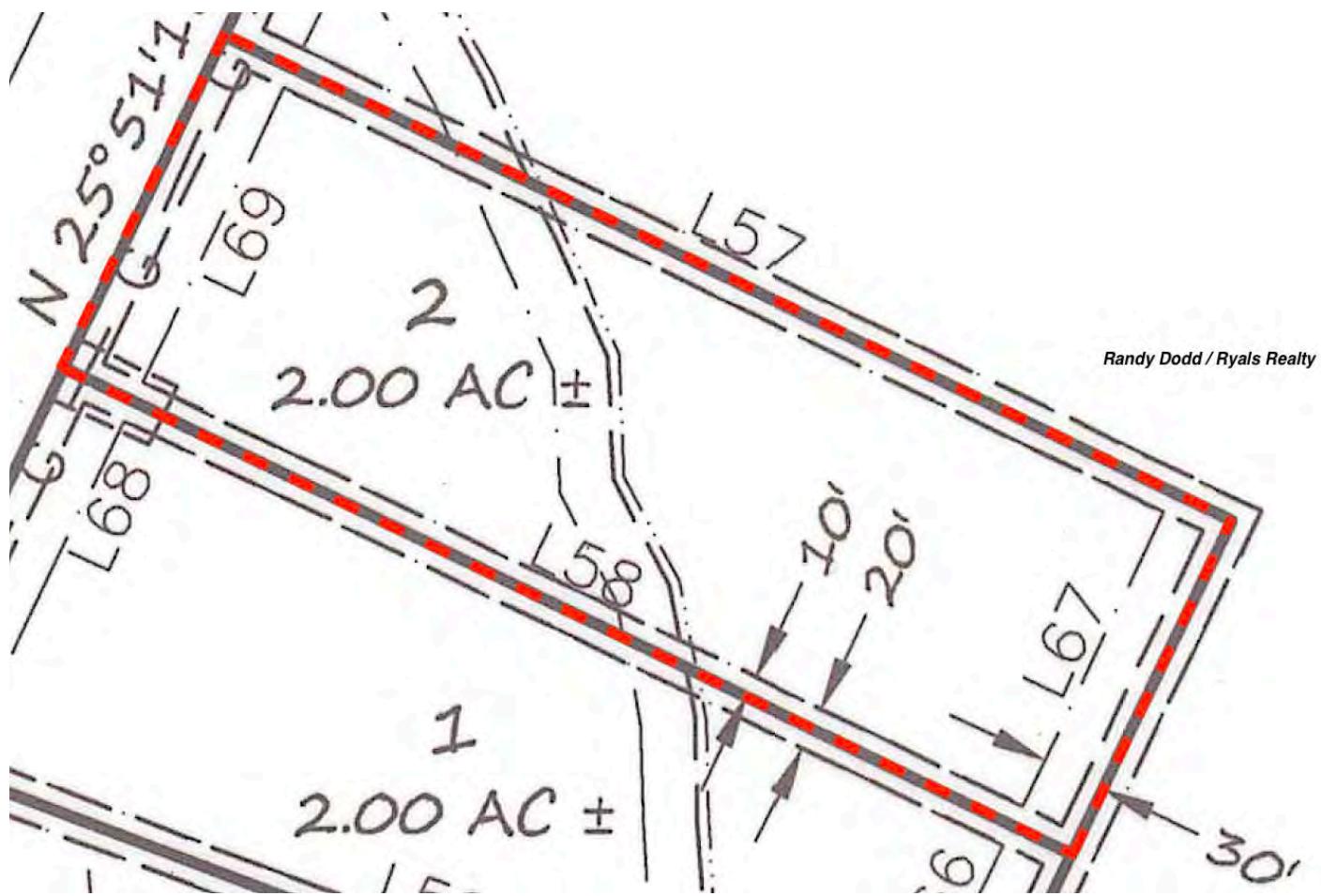


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PROPERTY ADDRESS: \_\_\_\_\_

**20. DEED RESTRICTIONS:**

**RESIDENTIAL LAND / LOT**

The following is a PARTIAL list of the deed restrictions placed on this property:

A 20-foot ingress/egress and utility easement shall be reserved by seller along all property lines.

Property must remain in its natural state at least 20 feet from side and back property lines, and 40 feet from the front property line.

No trees shall be removed from these areas by buyer. In the event seller or utility company needs to exercise use of the reserved easement, the seller or utility company may clear as necessary to satisfy their need at that time.

- All modular / doublewide / or pier foundation homes must have solid masonry skirting around perimeter. Mobile homes placed on the property must have a minimum of new vinyl skirting at the time of placement, and masonry skirting must be added within 12 months from the placement of the mobile home - if not done when its placed.
- Any permanent improvement must have approval from county building department.
- No commercial activity
- No moto-cross parks or tracks
- No off-road parks
- No feed lots
- No poultry farms
- No RV parks
- No hog farms
- No excavation or mining
- No junkyards or accumulation of debris or rubbish
- No gun ranges, no practice shooting shall take place
- No scrapping operations
- No rubbish or inorganic debris
- No more than 2 dwellings per parcel. Any RV, tiny home, mobile home, "barnominium", or permanent home shall be considered a dwelling per these covenants, and must be permitted by the county and have permitted utilities attached.
- Any RV or Mobile Home older than ten (10) years, measured from January 1 of the model year, shall not be allowed on the property
- Buyers must get written approval from seller prior moving any RV or Mobile Home onto the property

**COMMERCIAL LAND / LOT**

Commercial restrictions are attached as "Exhibit A".

**By initialing below Buyer(s) acknowledge that it has read, understand and agree to follow provided above deed restrictions and requirements.**



**RYALS REALTY**  
THE PURSUIT OF VALUE



## **Permitted Business and Commercial:**

In addition to all residential and lodging uses, also allowed uses are:

- food sales / restaurants / eating places
- distribution
- general merchandise and most retail
- auto / boat / rv / mobile homes / equipment sales, electric car charging stations
- furniture sales
- sporting goods sales
- flower / plant / nursery sales
- barber and beauty shops
- shoe repair
- offices / banks / post office
- warehouse / storage
- places of amusement, family entertainment, tourists entertainment RV Parks
- hotel / lodging
- joint residential / commercial
- medical / dr / dentists office, veterinary clinics.

## **Prohibited Business and Commercial:**

- pawn shops, auto / equipment repair
- alcohol sales / bar / nightclub
- adult entertainment establishments, adult books or items sales
- real estate sales
- car wash
- bail bonds
- kennels, poultry or livestock operations of any kind
- any type of manufacturing, welding
- convenience stores / gas stations
- CBD / marijuana / or related sales storage or processing
- trailer parks
- laundromat / cleaners.

## Beetree Creek, Phase 2, Lot 2

**Owner Financing terms are based on your average credit score.  
The higher the score, the more options available**

**\$149,900**

**Without septic tank and water tap:**

- 720 min: \$999 down / 4% interest / 30-year term / 5-year adjusted = \$ 710.88 mo.
- 620 min: \$999 down / 5% interest / 30-year term / 5-year adjusted = \$ 799.33 mo.
- 580 min: \$999 down / 6% interest / 30-year term / 5-year adjusted = \$ 892.74 mo.
- 550 min: \$999 down / 8% interest / 30-year term / 5-year adjusted = \$1,092.58 mo.

**\$159,900**

**With septic tank and water tap:**

- 720 min: \$1,999 down / 4% interest / 30-year term / 5-year adjusted = \$ 753.84 mo.
- 620 min: \$1,999 down / 5% interest / 30-year term / 5-year adjusted = \$ 847.65 mo.
- 580 min: \$1,999 down / 6% interest / 30-year term / 5-year adjusted = \$ 946.70 mo.
- 550 min: \$1,999 down / 8% interest / 30-year term / 5-year adjusted = \$1,158.62 mo.

***Note \*\* The interest rate is subject to reset to the New York Prime  
Rate at the beginning of the 60<sup>th</sup> month of the loan term***

**No balloon / No prepayment penalty  
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