



****Owner Financing** New Listing! 2 acres for sale on Linholm Rd, driveway, septic tank & well installed!**

Styx River East, phase 2, Lot 1

Nice 2-acre parcel partially cleared and in a great location just east of the intersection of Co. Rd. 64 and Linholm Rd. The Oasis Truck Stop, and the Derailed Diner are located just a mile south, and the Grand River Motorsports Park just a few miles to the east. Septic tank, well and driveway already installed. Lot dimensions are 170 ft of road frontage X 525 ft. deep. Approved for up to 2 dwellings.

\$189,900

- **Property Highlights:**
- Located at 24736 Linholm Rd, Robertsdale, AL 36567
- Well, septic tank and driveway already installed, power available at edge of property.
- Ready for immediate home(s) installation.
- Just 30 minutes from either Bay Minette's Mega Site, Foley, Mobile or Pensacola

Owner terms available!

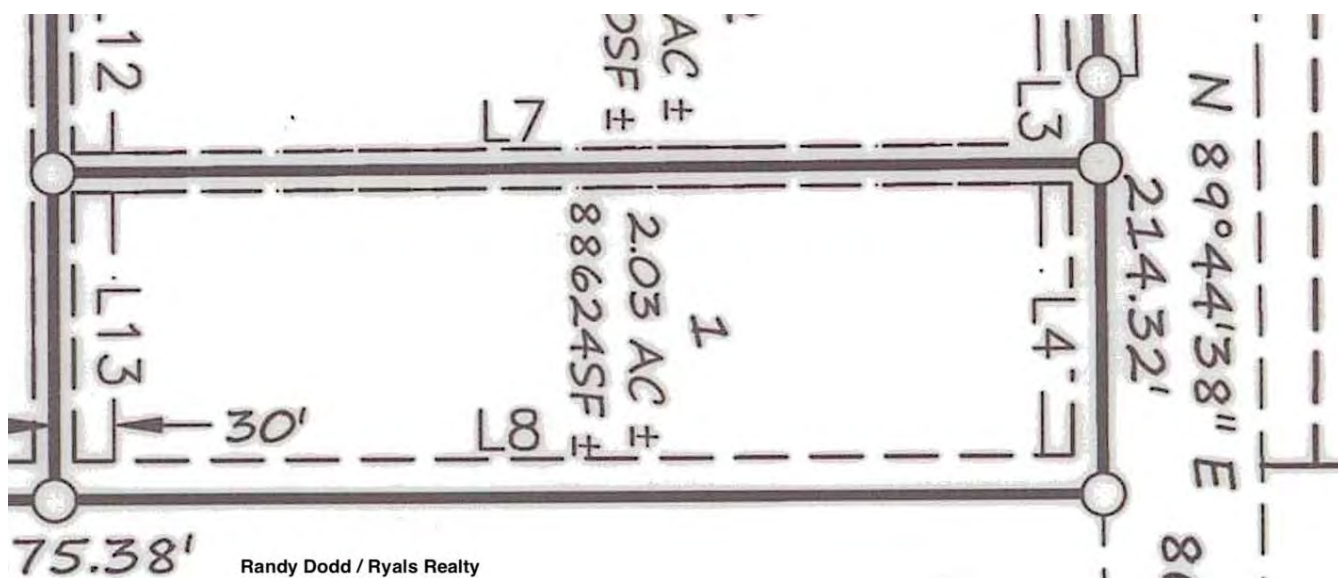
No prepayment penalty

Randy Dodd / Ryals Realty / 251-269-2156



Randy Dodd / Ryan Henry







BFLC Deed Restrictions for Residential land/lots

- (a) A 20-foot ingress/egress and utility easement shall be reserved by seller along all property lines.
- (b) 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.
- (c) 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.
- (d) Mobile Homes shall be allowed only if new, at the time it is placed on the property, and only if skirted by the selling dealer.
- (e) Any permanent improvement must have approval from county building department.
- (f) No commercial activity.
- (g) No excavation or mining.
- (h) No feed lots.
- (i) No gun ranges, no practice shooting shall take place.
- (j) No hog farms.
- (k) No junkyards or accumulation of debris or rubbish.
- (l) No moto-cross parks or tracks.
- (m) No off-road parks.
- (n) No poultry farms.
- (o) No rubbish or inorganic debris.
- (p) No RV parks.
- (q) No scrapping operations.
- (r) No more than 2 dwellings per parcel. Any RV, tiny home, mobile home, "barnominium", or permanent home shall be considered as dwelling per these covenants, and must be permitted by the county and have permitted utilities attached.
- (s) Any permanent improvement must have approval from county building department.
- (t) No RV older than five (5) years, measured from January 1 of the model year, may be placed on the property at any time.
- (u) Buyers must obtain written approval from the seller, prior moving any RV or Mobile Home onto the property.

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

- 720 min: \$1,999 down / 4% interest / 30-year term / 5-year adjusted = \$ 897.07 mo.
- 620 min: \$1,999 down / 5% interest / 30-year term / 5-year adjusted = \$1,008.69 mo.
- 580 min: \$1,999 down / 6% interest / 30-year term / 5-year adjusted = \$1,126.56 mo.
- 550 min: \$1,999 down / 8% interest / 30-year term / 5-year adjusted = \$1,378.75 mo.

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

No prepayment penalty

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