



****Owner Financing** 20 ac with beautiful clear spring fed creek**

Eightmile Creek East, phase 9, Lot 22

Located on Bourbon Lane, this **STUNNING**, 20-acre parcel features tall cedar trees and a crystal-clear creek flowing year-round thru the property. You must see to truly appreciate it. There's plenty of high ground for placing up to 2 homes right up to the creek's edge. Very quiet, secluded and perfect for a family estate or investment. No utilities installed, electric available from Linholm Rd.

New mobile homes, RV's no more than 5-years old and site-built homes OK!

\$349,900

Property Highlights:

- Prime location off the corner of Linholm Rd & Bourbon Ln., Robertsdale, AL.
- Beautifully wooded with tall pines, cedars and clear-water creek running thru property
- Secluded, private and plenty of room for home(s)
- Easy access to I-10
- Close to Oasis Truck Stop and Derailed Diner

Owner terms available!

Randy Dodd / Ryals Realty / 251-269-2156





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

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Without septic tank and water well:

- 720 min: \$999 down / 4% interest / 30-year term / 5-year adjusted = \$1,665.71 mo.
- 620 min: \$999 down / 5% interest / 30-year term / 5-year adjusted = \$1,872.98 mo.
- 580 min: \$999 down / 6% interest / 30-year term / 5-year adjusted = \$2,091.84 mo.
- 550 min: \$999 down / 8% interest / 30-year term / 5-year adjusted = \$2,560.11 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 balloon / No prepayment penalty

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