

Owner Financing 35.64-acre lot for sale in Robertsdale, Al

Tall Timber Estates, phase 1, lot 3...35.64-acre lot of prime hunting ground. Lot is located off Timber Company Rd on the south side of Interstate 10. Property has frontage bordering I-10's east bound lane and has the potential of being leased out for advertising space.

Great for a private family estate, hunting, hunting clubs, personal development, and commercial advertising. Also, a great area to have an "off grid" get away, but just minutes away from everything in central Baldwin County.

\$349,900

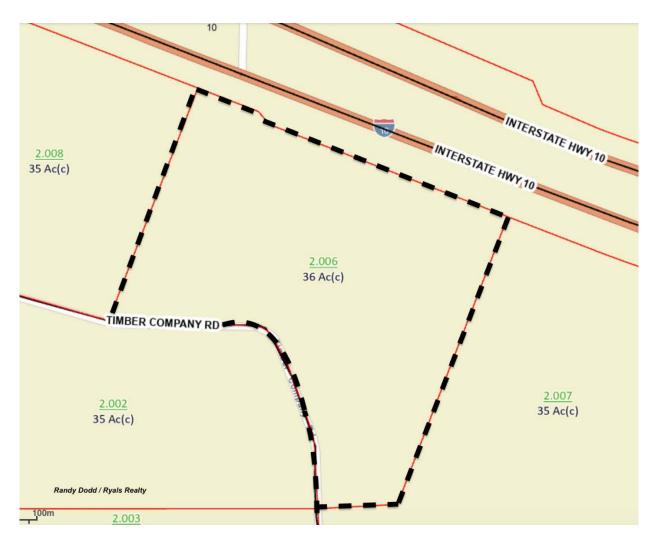
Property Highlights:

- Next door to #29219 Timber Company Rd Robertsdale Al 36567
- Flexible owner financing terms!
- Location towards the end of Timber Company Rd, Robertsdale, AL 36567
- Contains wetlands on outer edges, but plenty of room for building
- Great location with downtown Robertsdale just a short drive away.
- Close to Elsanor School
- Private setting in a great neighborhood
- Partially cleared

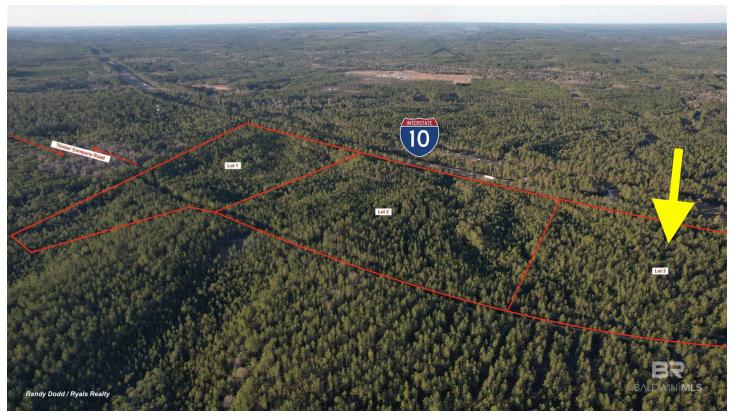


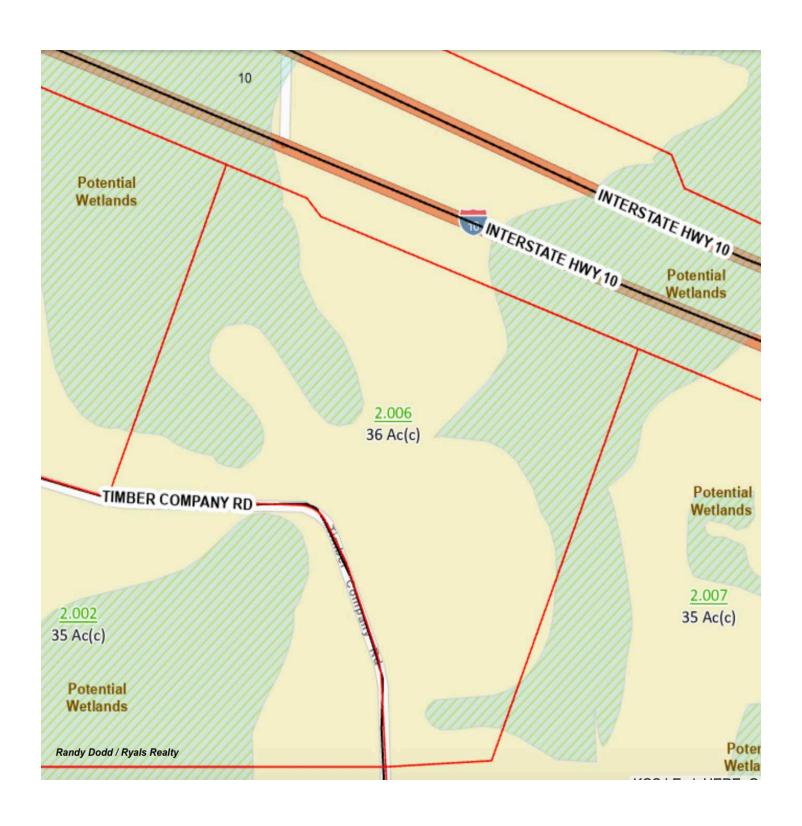














PROPERTY ADDRESS:

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 th
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 with in 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.
BELC _ DURCHASE AGREEMENT PAGE 6 OF 8 SELLER'S INITIALS: / BUVER'S INITIALS: /

\$349,900

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

Without septic tank and water:

- 720 minimum: \$1,000 down / 4% interest / up to 30-year term = \$1,665.70 mo.
- 620 minimum: \$1,500 down / 5% interest / up to 30-year term = \$1,870.29 mo.
- 580 minimum: \$1.500 down / 6% interest / up to 30-year term = \$2,088.83 mo.
- 550 minimum: \$2,000 down / 8% interest / up to 30-year term = \$2,552.77 mo.

No prepayment penalty / No balloon payment