



**\*\*Owner Financing\*\* 3 acres on Linholm Rd, north Robertsdale, AL**

Elam Creek West, phase 4, Lot 1... Lot size is 209' X 638', absolutely beautiful, partly cleared and no wetlands. Approved for RV's, Mobile Homes, Tiny Home, or a Built Homes. Power is located the edged of property. Septic tank and well can be added, installed after closing and included in with payment. Just 20 minutes from Pensacola, 25 minutes from Bay Minette and Foley.

Located at #26020 Linholm Rd. Robertsdale AL 36567

**\$159,900**

**Property Highlights:**

- Home site already cleared.
- Remainder of property is beautifully wooded.
- Just a few miles from the new Grand River Motorsports Park
- Septic tank and water tap can be added in with payment for an additional price

**Owner terms available**

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







S 85°37'40" E 77.07'

S 88°01'

S 87°00'28" E 406.29'

132.26'

205.80'

1  
3.00 Acres ±  
130,675 SQ. FT. ±

2  
3.00 Acres ±  
130,676 SQ. FT.

S 00°32'37" E 638.04'

S 02°59'32" W 634.97'

20'

30' SETBACK

186.07'

205.80'

N 87°00'28" W 406.29'

1612.70'

Randy Dodd / Ryals Realty



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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.

ECW, Ph4, lot 1

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

**\$159,900**

**5-year  
balloon**

**Without septic tank and water tap:**

- 720 min: \$1,000 down / 4% interest / 30-year term / 5-year balloon = \$ 758.61 mo.
- 620 min: \$1,500 down / 5% interest / 30-year term / 5-year balloon = \$ 850.33 mo.
- 580 min: \$1,500 down / 6% interest / 30-year term / 5-year balloon = \$ 949.69 mo.
- 550 min: \$2,000 down / 8% interest / 30-year term / 5-year balloon = \$1,158.61 mo.

**\$169,900**

**With septic tank and water tap:**

- 720 min: \$5,000 down / 4% interest / 30-year term / 5-year balloon = \$ 787.26 mo.
- 620 min: \$5,000 down / 5% interest / 30-year term / 5-year balloon = \$ 885.22 mo.
- 580 min: \$5,000 down / 6% interest / 30-year term / 5-year balloon = \$ 988.66 mo.
- 550 min: \$5,000 down / 8% interest / 30-year term / 5-year balloon = \$ 1,209.98 mo.

**At the end of balloon, buyer has an option to seek refinancing from Seller for balanced owed at current NY prime interest rate + 1%. Or any other financing institutions. Seller is not obligated to refinance.**

**No prepayment penalty  
Randy Dodd / Ryals Realty**

ECW, Ph4, lot 1

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

**\$159,900**

**Without septic tank and water tap:**

**10-year  
balloon**

- 720 min: \$1,000 down / 4% interest / 20-year term / 10-year balloon = \$ 962.90 mo.
- 620 min: \$1,500 down / 5% interest / 20-year term / 10-year balloon = \$ 1,045.37 mo.
- 580 min: \$1,500 down / 6% interest / 20-year term / 10-year balloon = \$ 1,134.83 mo.
- 550 min: \$2,000 down / 8% interest / 20-year term / 10-year balloon = \$1,320.74 mo.

**\$169,900**

**With septic tank and water tap:**

- 720 min: \$5,000 down / 4% interest / 20-year term / 10-year balloon = \$ 999.26 mo.
- 620 min: \$5,000 down / 5% interest / 20-year term / 10-year balloon = \$ 1,088.27 mo.
- 580 min: \$5,000 down / 6% interest / 20-year term / 10-year balloon = \$ 1,181.39 mo.
- 550 min: \$5,000 down / 8% interest / 20-year term / 10-year balloon = \$ 1,379.29 mo.

**At the end of balloon, buyer has an option to seek refinancing from Seller for balanced owed at current NY prime interest rate + 1%. Or any other financing institutions. Seller is not obligated to refinance.**

**No prepayment penalty  
Randy Dodd / Ryals Realty**



ECW, Ph4, lot 1

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

**\$159,900**

**No  
balloon**

**Without septic tank and water tap:**

- 720 min: \$1,000 down / 4% interest / 15-year term / no balloon = \$ 1,175.36 mo.
- 620 min: \$1,500 down / 5% interest / 15-year term / no balloon = \$ 1,252.64 mo.
- 580 min: \$1,500 down / 6% interest / 15-year term / no balloon = \$ 1,336.67 mo.
- 550 min: \$2,000 down / 8% interest / 15-year term / no balloon = \$ 1,058.97 mo.

**\$169,900**

**With septic tank and water tap:**

- 720 min: \$5,000 down / 4% interest / 15-year term / no balloon = \$ 1,219.75 mo.
- 620 min: \$5,000 down / 5% interest / 15-year term / no balloon = \$ 1,304.02 mo.
- 580 min: \$5,000 down / 6% interest / 15-year term / no balloon = \$ 1,391.52 mo.
- 550 min: \$5,000 down / 8% interest / 15-year term / no balloon = \$ 1,575.87 mo.

No prepayment penalty  
Randy Dodd / Ryals Realty