

# \*\*Owner Financing\*\* NEW Lower Price! 10 acres located off Linholm Rd, north Robertsdale, Al

Elam Creek East, Phase 5, Lot 10....Beautiful lot, tastefully cleared, driveway and home site already cleared. Property has a 60 ft wide easement off Linholm and sits back off the main road for a very private setting. Loaded with lots of trees and property contains no wetlands. Approved for up to 2 dwellings. RV's, Mobile Homes, Tiny Homes or built homes OK!

Located at #27628 Linholm Rd Robertsdale Al 36567

### \$229,900

## **Property Highlights:**

- Driveway installed and home site already cleared.
- Remainder of property is beautifully wooded.
- Just a few miles from the new Grand River Motorsports Park
- Septic tank can be added for an additional price

#### Owner terms available

Randy Dodd / Ryals Realty / 251-269-2156





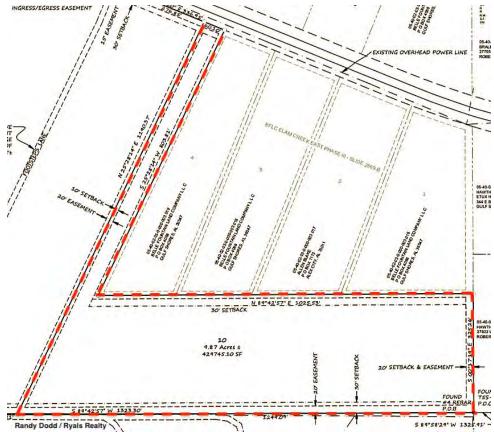














20. DEED RESTRICTIONS:	
RESIDENTIAL LAND/LOT	
The following is a PARTIAL list of the deed restric	tions placed on this property:
A 20-foot ingress/egress and utility easement shall be	be reserved by seller along all property lines.
Property must remain in its natural state at least 2	20 feet from side and back property lines, and 40 feet from the front property line
No trees shall be removed from these areas b	by buyer. In the event seller or utility company needs to exercise use of the
reserved easement, the seller or utility company may	y clear as necessary to satisfy their need at that time.
	homes must have solid masonry skirting around perimeter. Mobile homes placed on the g at the time of placement, and masonry skirting must be added with in 12 months from a its placed.
<ul> <li>Any permanent improvement must have appro</li> </ul>	val from county building department.
<ul> <li>No commercial activity</li> </ul>	
<ul> <li>No moto-cross parks or tracks</li> </ul>	
<ul> <li>No off-road parks</li> </ul>	
■ No feed lots	
<ul> <li>No poultry farms</li> </ul>	
<ul> <li>No RV parks</li> </ul>	
<ul> <li>No hog farms</li> </ul>	**************************************
<ul> <li>No excavation or mining</li> </ul>	78897 7
<ul> <li>No junkyards or accumulation of debris or rub</li> </ul>	
<ul> <li>No gun ranges, no practice shooting shall take</li> </ul>	place
<ul> <li>No scrapping operations</li> </ul>	
<ul> <li>No rubbish or inorganic debris</li> </ul>	
	, tiny home, mobile home, "barnominium", or permanent home shall be considered a
dwelling per these covenants, and must be permitted	d by the county and have permitted utilities attached.
<ul> <li>Any RV or Mobile Home older than ten (10) property</li> </ul>	years, measured from January 1 of the model year, shall not be allowed on the
<ul> <li>Buyers must get written approval from seller p</li> </ul>	prior moving any RV or Mobile Home onto the property
COMMERCIAL LAND/LOT	
Commercial restrictions are attached as "Exhibit A"	
	read, understand and agree to follow provided above deed restrictions and
requirements.	
FLC - PURCHASE AGREEMENT PAGE 6 OF 8	SELLER'S INITIALS: BUYER'S INITIALS:

#### **ECW**, Ph 5, Lot 10

Owner Financing terms are based on your average credit score.

The higher the score, the more options available

## \$229,900

#### Without septic tank:

- 720 min: \$1,000 down / 4% interest / 30-year term / 5-year adjustable = \$ 1,092.80 mo.
- 620 min: \$1,500 down / 5% interest / 30-year term / 5-year adjustable = \$1,226.10 mo.
- 580 min: \$1,500 down / 6% interest / 30-year term / 5-year adjustable = \$1,369.37 mo.
- 550 min: \$2,000 down / 8% interest / 30-year term / 5-year adjustable = \$ 1,672.25 mo.

# \$239,900

#### With septic tank:

- 720 min: \$5,000 down / 4% interest / 30-year term / 5-year balloon = \$ 1,121.45 mo.
- 620 min: \$5,000 down / 5% interest / 30-year term / 5-year balloon = \$ 1,260.99 mo.
- 580 min: \$5,000 down / 6% interest / 30-year term / 5-year balloon = \$ 1,408.34 mo.
- 550 min: \$5,000 down / 8% interest / 30-year term / 5-year balloon = \$ 1,723.61 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 prepayment penalty

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