



One-of-a-kind investment opportunity on Styx River

52 beautiful acres with over ½ mile of riverfront on Styx River. The purchase comes with County approved development plans for the new “Grand River RV Resort”. The resort consists of 138-lots forming a private riverfront beach community.

Located in a rapid growth area just off the Wilcox Exit on I-10. Just a few miles from the new Grand River Motorsport Park, 25 minutes from Mobile, Pensacola, Foley and the MEGA site in Bay Minette.

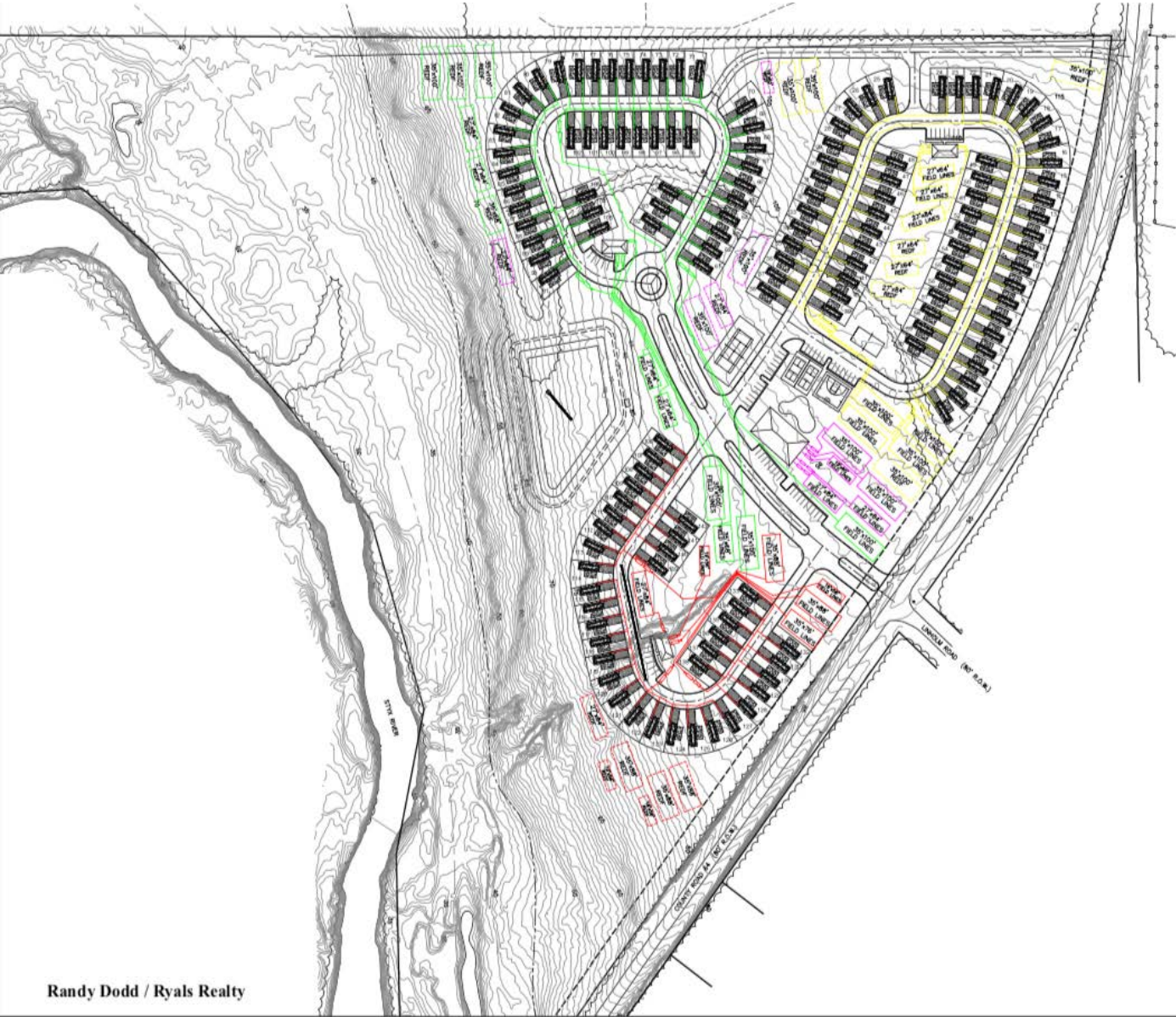
Owner Financing terms are available (see below).

Price: \$1,950,000

Randy Dodd / Ryals Realty / 251-269-2156







\$1,950,000

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: \$195,000 down / 4% interest / up to 30-year term = \$ 8,378.64 mo.
- 620 minimum: \$195,000 down / 5% interest / up to 30-year term = \$ 9,421.22 mo.
- 580 minimum: \$195,000 down / 6% interest / up to 30-year term = \$10,522.11 mo.
- 550 minimum: \$195,000 down / 8% interest / up to 30-year term = \$12,877.57 mo.

No prepayment penalty / No balloon payment