

****Owner Financing** NEW LOWER, LOWER PRICE! 3.31 acres, off CR 64 and Linholm Rd.**

A golden opportunity for someone needing land for a combination of residential and commercial use. Lot has 1,800+ road frontage on Co Rd 64, wooded and close to the Oasis Truck Stop. Access to Interstate 10 is just 1 mile south and the area is constantly growing. With the new Grand River Motorsport Park located just east on Co Rd 87, the potential of this lot is unlimited!

\$169,900

Septic tank and water tap included in price!

Randy Dodd / Ryals Realty / 251-269-2156

Randy Dodd / Ryals Realty



3
56 Ac(c)

3.013

3.015

4
3.008

17 Ac(c)

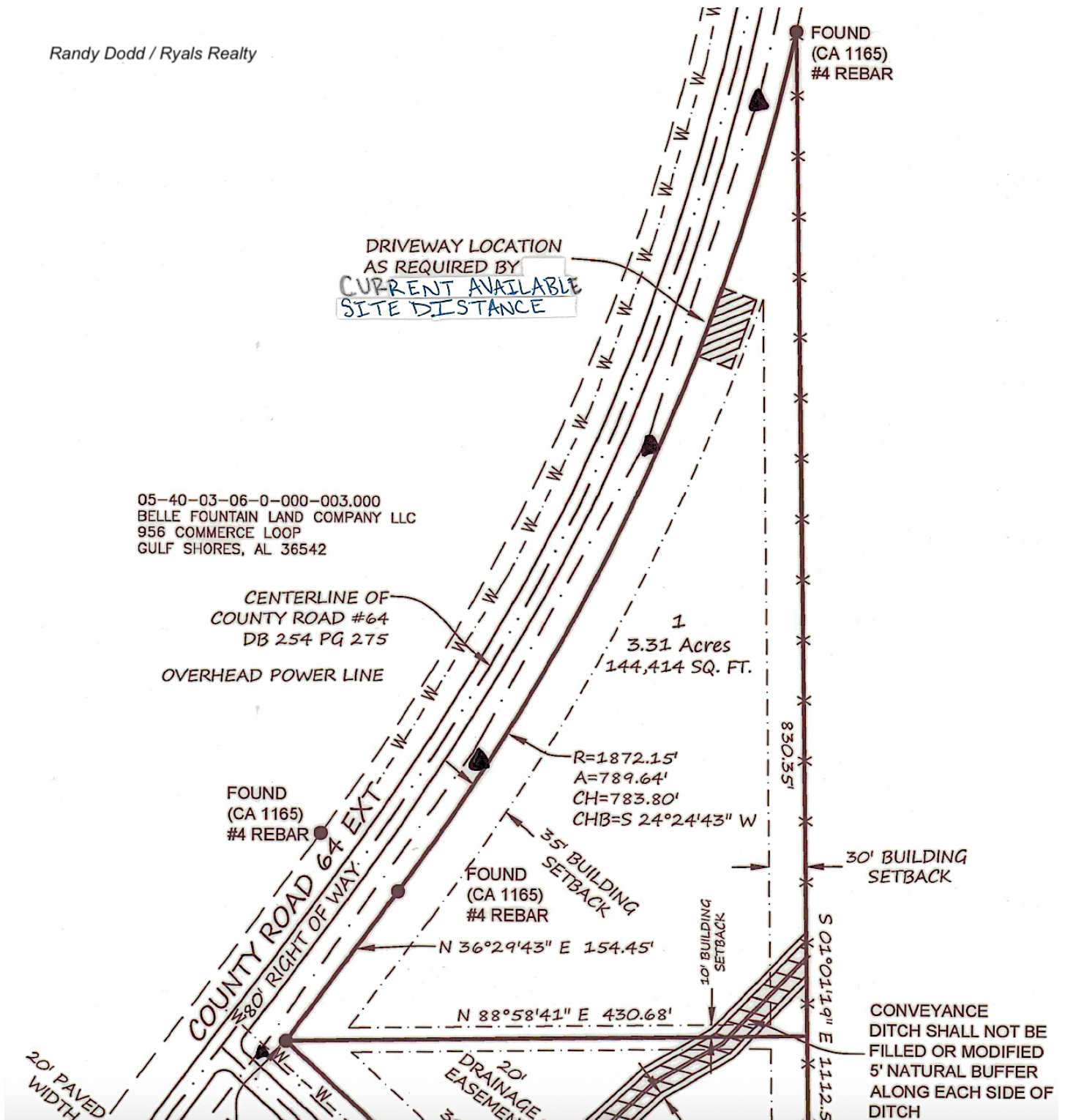
28857

COUNTY RD 64 EXT

County Road 64 EXT

E LINHOLM RD
24700
60m

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THE PURSUIT OF VALUE



BFLC Deed Restrictions for Residential land/lots

- 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 be placed or built with a solid masonry foundation around perimeter.
- Any permanent improvement must have approval from county building department.
- No commercial activity.
- No excavation or mining.
- No feed lots.
- No gun ranges, no practice shooting shall take place.
- No hog farms.
- No junkyards or accumulation of debris or rubbish.
- No moto-cross parks or tracks.
- No off-road parks.
- No poultry farms.
- No rubbish or inorganic debris.
- No RV parks.
- No scrapping operations.
- 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.
- Any permanent improvement must have approval from county building department.
- 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 obtain written approval from the seller, prior moving any RV or Mobile Home onto the property.

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Buyer(s) initials_____



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Permitted Business and Commercial:

In addition to all residential and lodging uses, also allowed uses are:

- food sales / restaurants / eating places
- distribution
- general merchandise and most retail
- auto / boat / rv / mobile homes / equipment sales, electric car charging stations
- furniture sales
- sporting goods sales
- flower / plant / nursery sales
- barber and beauty shops
- shoe repair
- offices / banks / post office
- warehouse / storage
- places of amusement, family entertainment, tourists entertainment RV Parks
- hotel / lodging
- joint residential / commercial
- medical / dr / dentists office, veterinary clinics.

Prohibited Business and Commercial:

- pawn shops, auto / equipment repair
- alcohol sales / bar / nightclub
- adult entertainment establishments, adult books or items sales
- real estate sales
- car wash
- bail bonds
- kennels, poultry or livestock operations of any kind
- any type of manufacturing, welding
- convenience stores / gas stations
- CBD / marijuana / or related sales storage or processing
- trailer parks
- laundromat / cleaners.

Wynn's Place, Lot 1

Owner Financing terms are based on your average credit score.

The higher the score, the more options available

\$169,900

With septic tank and water:

- **720 min: \$1,999 down / 4% interest / 30-year term / 5-year balloon = \$ 801.59 mo.**
- **620 min: \$1,999 down / 5% interest / 30-year term / 5-year balloon = \$ 901.33 mo.**
- **580 min: \$1,999 down / 6% interest / 30-year term / 5-year balloon = \$1,006.65 mo.**
- **550 min: \$1,999 down / 8% interest / 30-year term / 5-year balloon = \$1,232.00 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

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Wynn's Place, Lot 1

Owner Financing terms are based on your average credit score.

The higher the score, the more options available

\$169,900

With septic tank and water:

- **720 min: \$1,999 down / 4% interest / 20-year term / 10-year balloon = \$ 1,017.45 mo.**
- **620 min: \$1,999 down / 5% interest / 20-year term / 10-year balloon = \$1,108.07 mo.**
- **580 min: \$1,999 down / 6% interest / 20-year term / 10-year balloon = \$1,202.89 mo.**
- **550 min: \$1,999 down / 8% interest / 20-year term / 10-year balloon = \$1,404.39 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

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Wynn's Place, Lot 1

Owner Financing terms are based on your average credit score.

The higher the score, the more options available

\$169,900

With septic tank and water:

- **720 min: \$1,999 down / 4% interest / 15-year term / no balloon = \$ 1,241.94 mo.**
- **620 min: \$1,999 down / 5% interest / 15-year term / no balloon = \$1,327.75 mo.**
- **580 min: \$1,999 down / 6% interest / 15-year term / no balloon = \$1,416.84 mo.**
- **550 min: \$1,999 down / 8% interest / 15-year term / no balloon = \$1,604.55 mo.**

No prepayment penalty

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