

Owner Financing 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

\$299,900

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 and water tap can be added for an additional price

Owner terms available

Randy Dodd / Ryals Realty / 251-269-2156





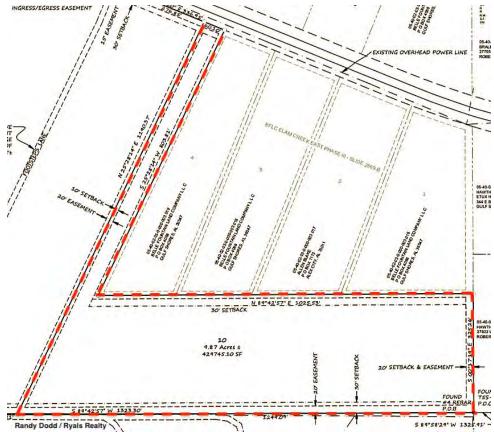














20. DEED RESTRICTIONS:	
RESIDENTIAL LAND/LOT	
The following is a PARTIAL list of the deed restric	tions placed on this property:
A 20-foot ingress/egress and utility easement shall be	be reserved by seller along all property lines.
Property must remain in its natural state at least 2	20 feet from side 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.
 Any permanent improvement must have appro 	val 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 	78897 7
 No junkyards or accumulation of debris or rub 	
 No gun ranges, no practice shooting shall take 	place
 No scrapping operations 	
 No rubbish or inorganic debris 	
	, 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.
 Any RV or Mobile Home older than ten (10) property 	years, measured from January 1 of the model year, shall not be allowed on the
 Buyers must get written approval from seller p 	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:

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

\$299,900

Without septic tank and water tap:

- 720 minimum: \$1,000 down / 4% interest / up to 30-year term = \$ 1,426.99 mo.
- 620 minimum: \$1,500 down / 5% interest / up to 30-year term = \$ 1,601.88 mo.
- 580 minimum: \$1,500 down / 6% interest / up to 30-year term = \$ 1,789.06 mo.
- 550 minimum: \$2,000 down / 8% interest / up to 30-year term = \$ 2,185.88 mo.

<u>\$309,900</u>

With septic tank and water tap:

- 720 minimum: \$5,000 down / 4% interest / up to 30-year term = \$ 1,455.64 mo.
- 620 minimum: \$5,000 down / 5% interest / up to 30-year term = \$ 1,636.77 mo.
- 580 minimum: \$5,000 down / 6% interest / up to 30-year term = \$ 1,828.03 mo.
- 550 minimum: \$5,000 down / 8% interest / up to 30-year term = \$ 2,237.25 mo.

No prepayment penalty / No balloon payment

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