



Randy Dodd / Ryals Realty

****Owner Financing** 20 acres with beautiful clear spring fed creek**

Eightmile Creek East, Phase 9, Lot 23, Located on Bourbon Lane. ABSOLUTLY BEAUTIFUL 20-acre parcel with tall cedar trees and a crystal-clear creek flowing year-round through the entire width of the property. You really have to see this property to appreciate it. Plenty of high ground for placing up to 2 homes right up to the creek edge. Quiet, secluded and perfect for a family estate or investment.

RV's, mobile homes, tiny homes and custom-built homes OK!

\$329,900



Property Highlights:

- Prime location off the corner of Linholm Rd & Bourbon Ln., Robertsdale, AL 36567
- Beautifully wooded with tall pines, cedars and clear-water creek running thru property
- Just a few miles from Grand River Motorsports Park

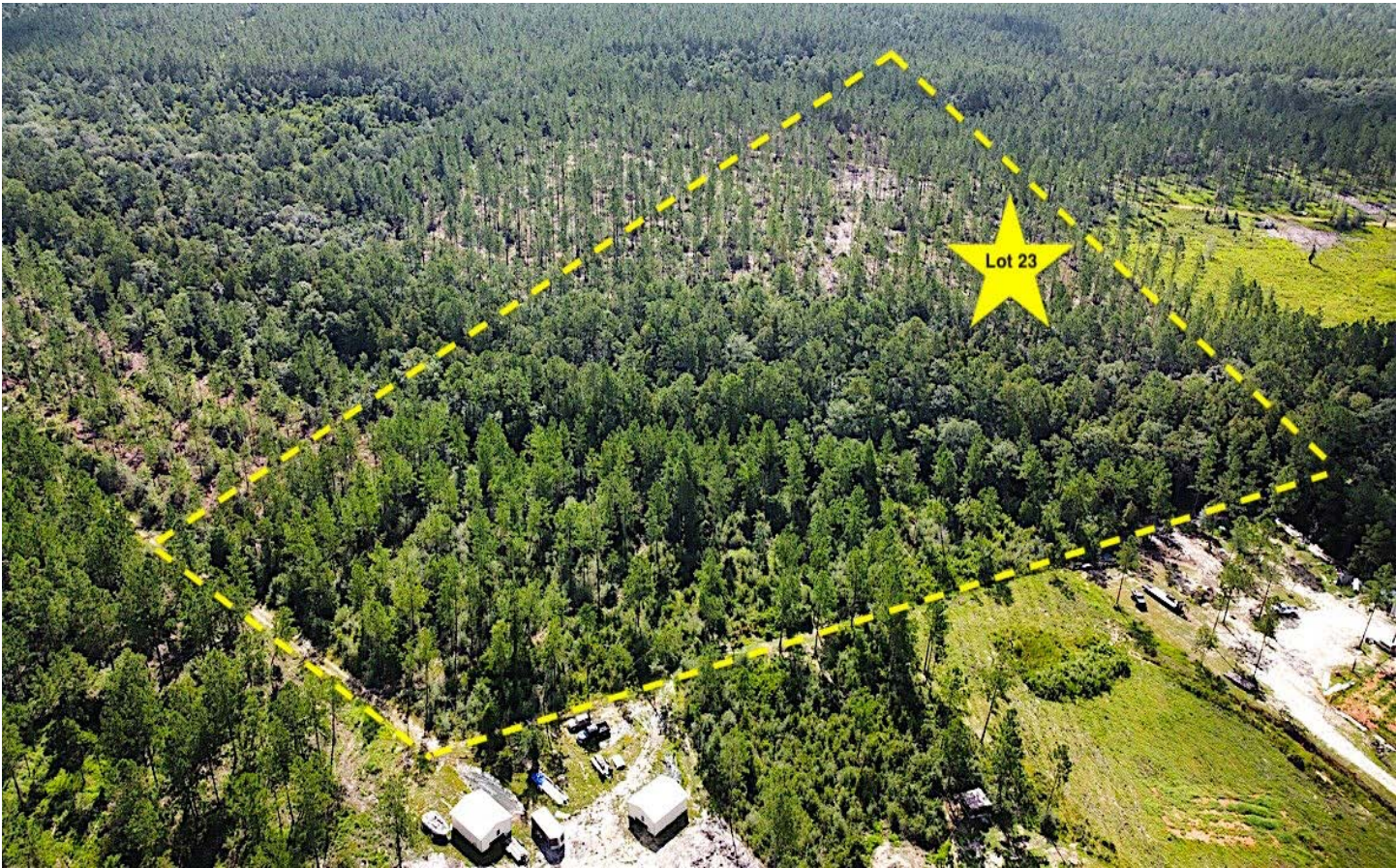


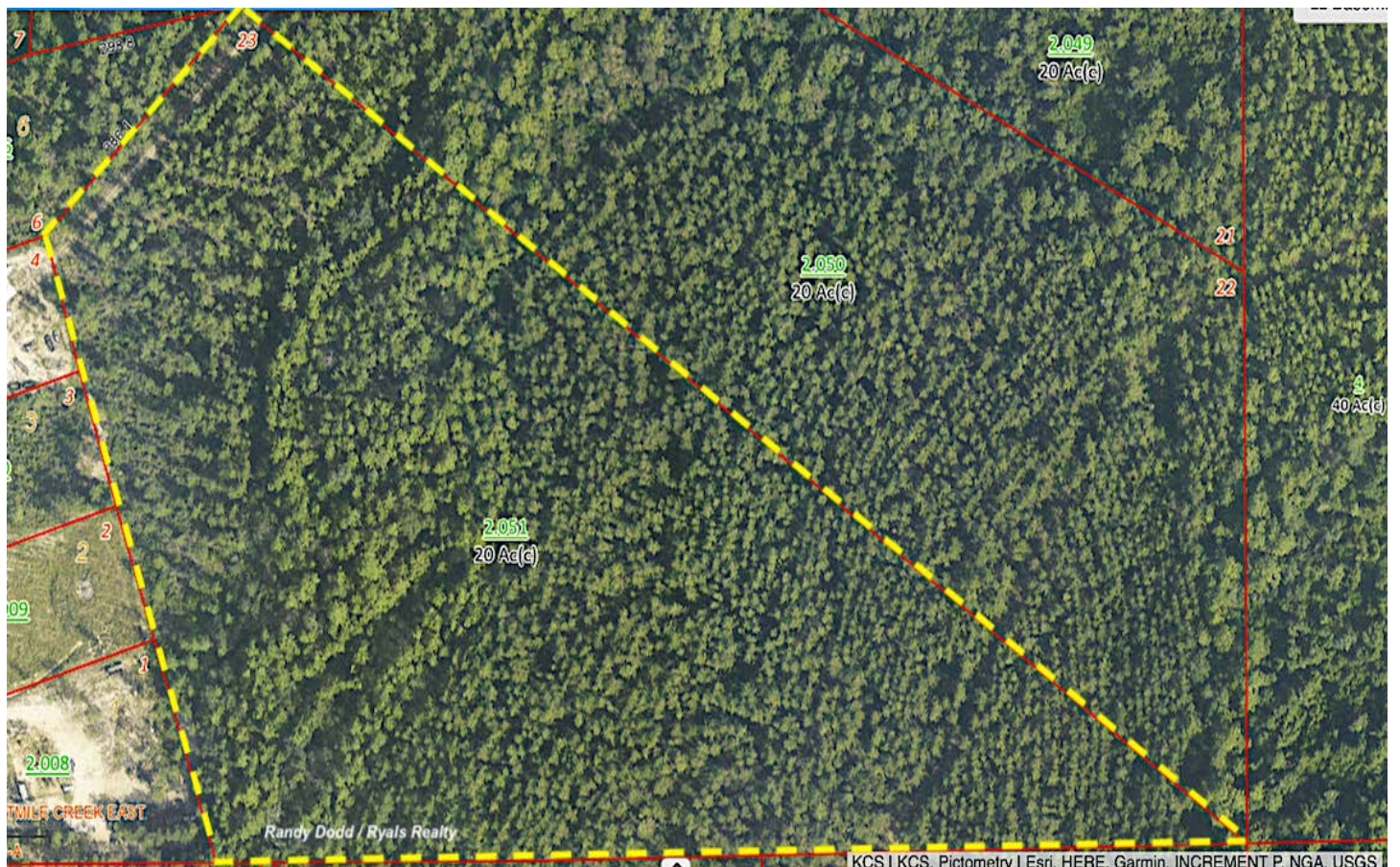
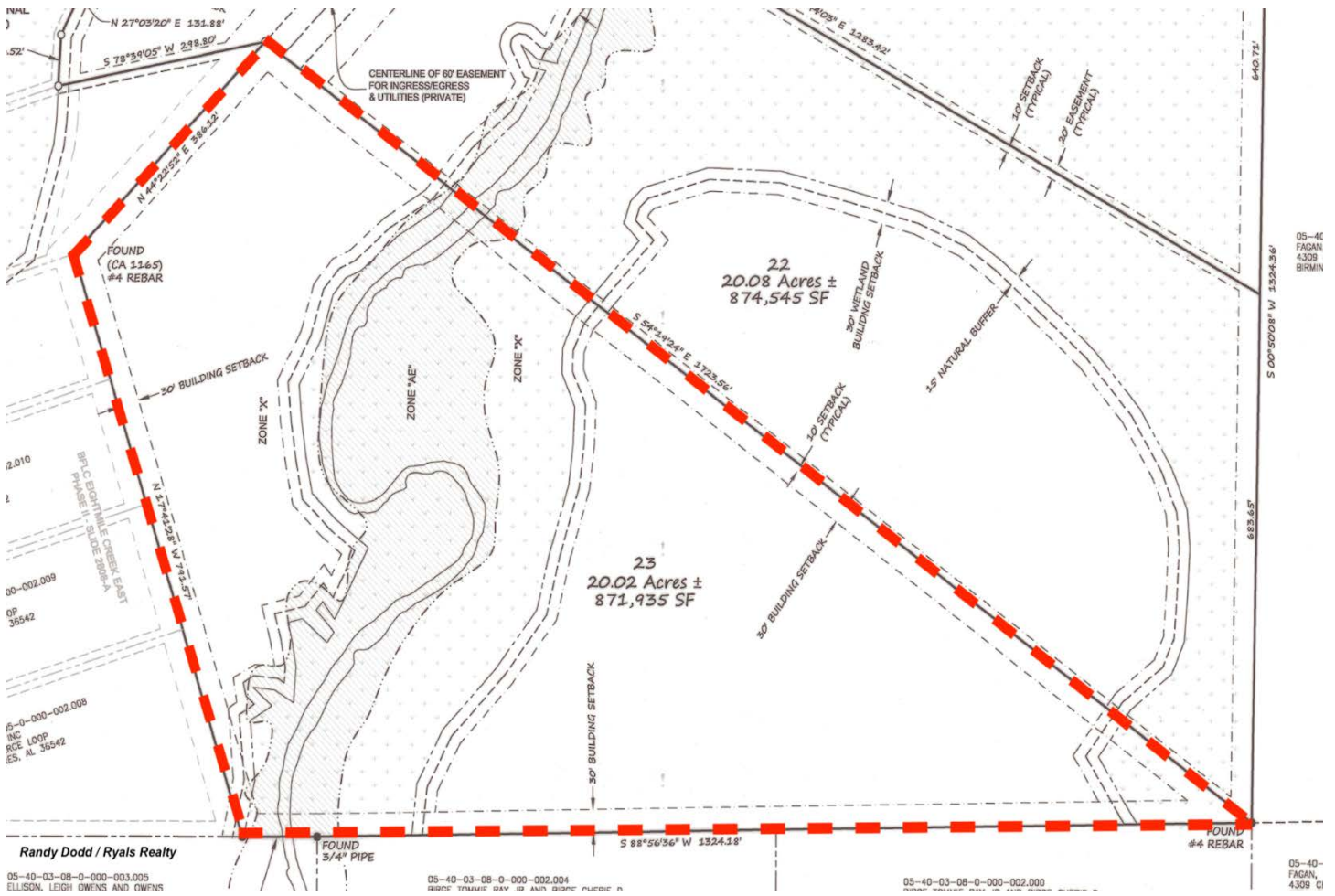
Flexible owner terms based available!

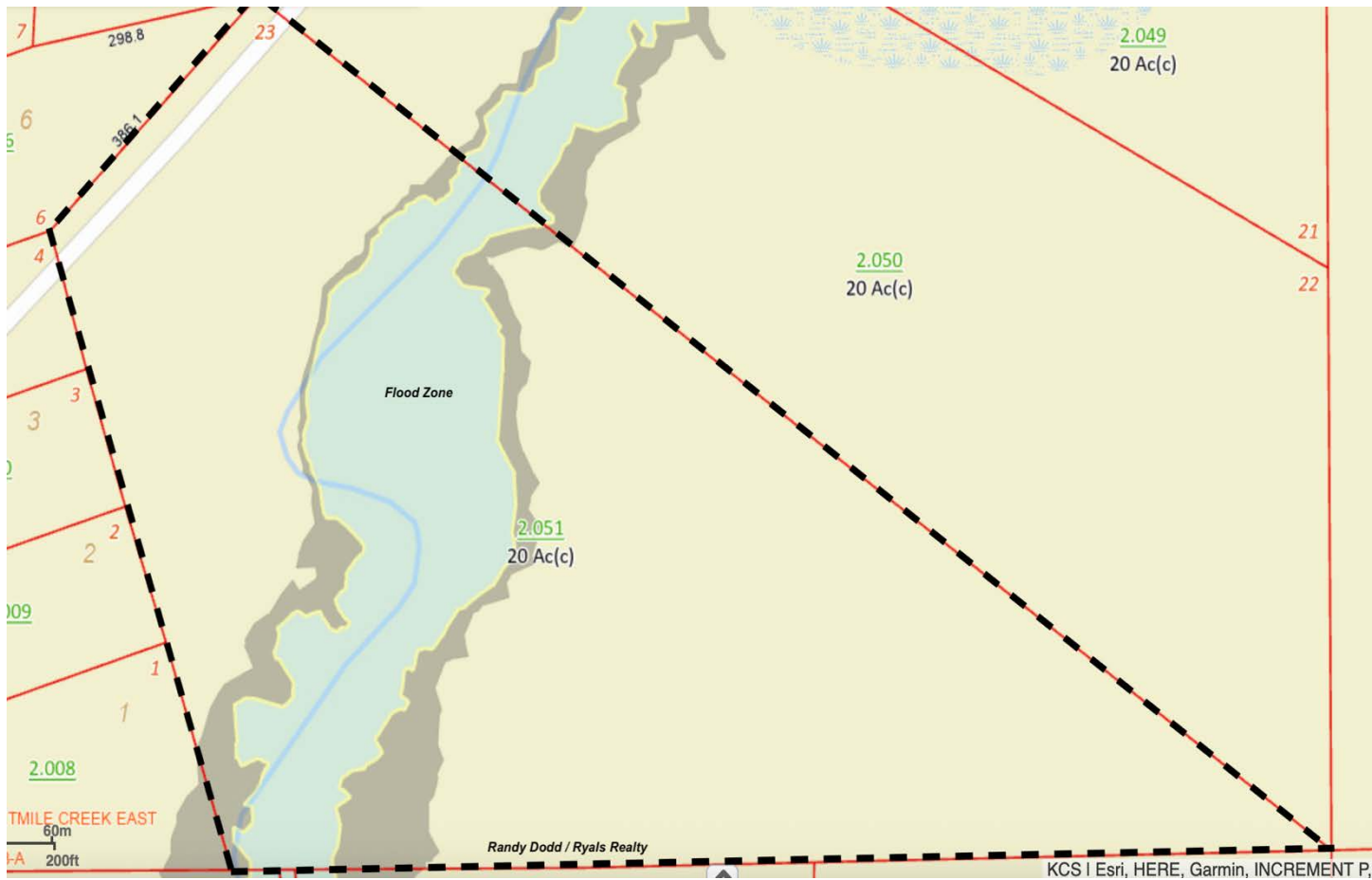
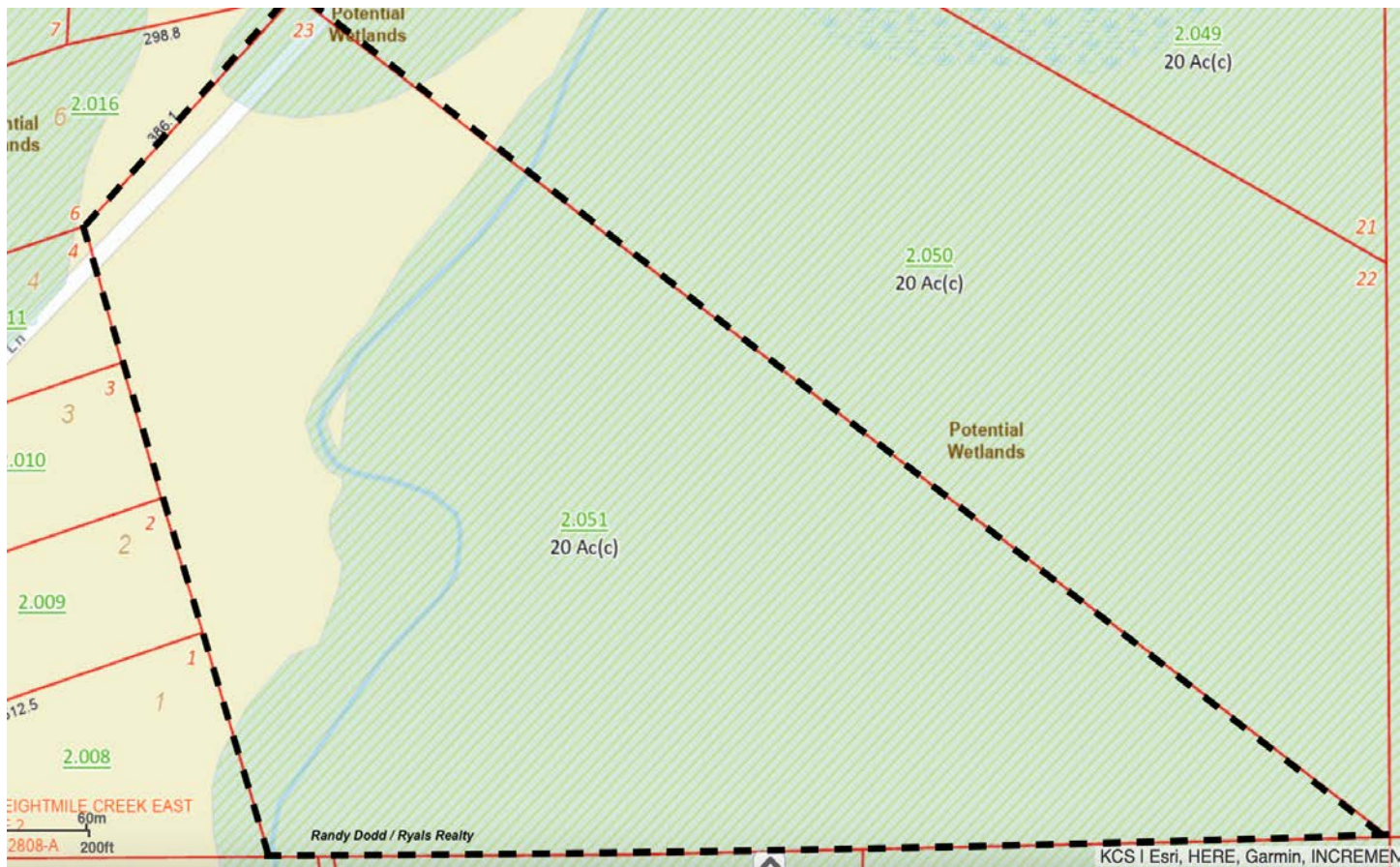


No Pre-Payment Penalty

Randy Dodd / Ryals Realty / 251-269-2156







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.

Eightmile Creek East, Phase 9, Lot 23

\$329,900

**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: \$1,000 down / 4% interest / up to 30-year term = \$1,570.22 mo.
- 620 minimum: \$1,500 down / 5% interest / up to 30-year term = \$1,762.92 mo.
- 580 minimum: \$1,500 down / 6% interest / up to 30-year term = \$1,968.92 mo.
- 550 minimum: \$2,000 down / 8% interest / up to 30-year term = \$2,406.01 mo.

No prepayment penalty / No balloon payment