

Owner Financing 2.82-acre parcel for sale on Parker Ln, Robertsdale Al,

Forest View Estates, Lot 31, Over 450 ft of road frontage with tall pines. Beautiful piece of property, approved for up to 2 homes. Lot contains no wetlands allowing plenty of building space. Septic tank can be added for an additional price and financed in with land.

RV's, mobile homes, and built homes OK!

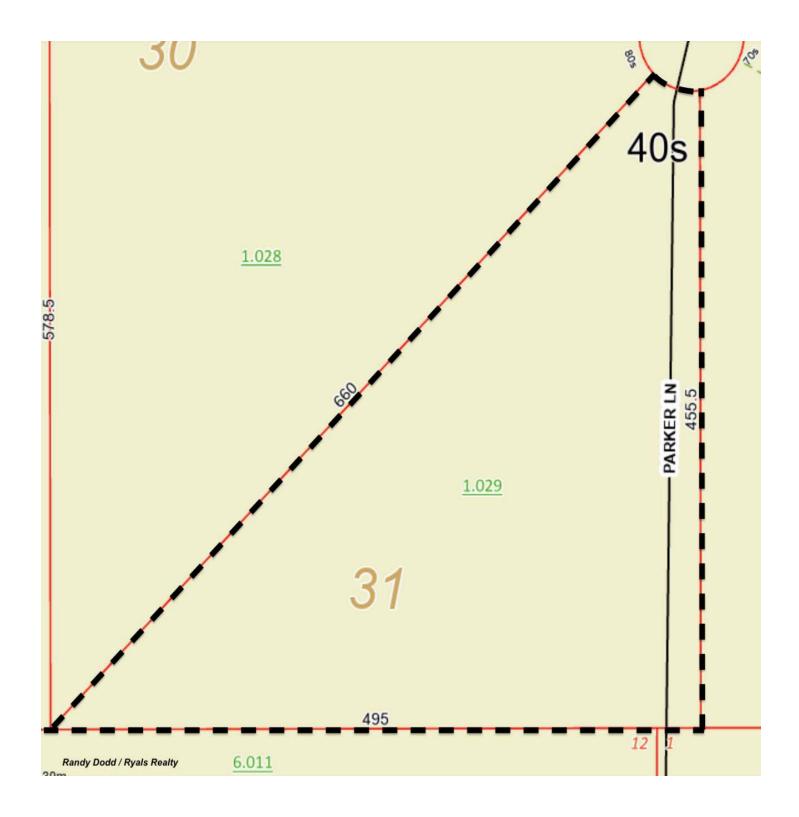
\$159,900

Property Highlights:

- Prime location next door to #25389 Natures Trail, Robertsdale, AL 36567
- Beautifully wooded with tall pines
- Septic tank can be added at an additional price and financed in with land
- Country living setting but not far away
- Easy access to Interstate 10
- Just a few miles from the new Grand River Motorsports Park
- Short distance to Derail Diner and Oasis Truckstop
 - **Solution** Flexible Owner Financing terms available / No Prepayment Penalty!

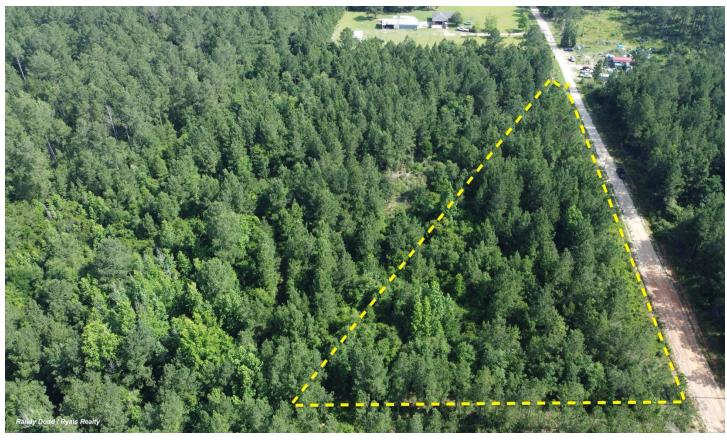














PROPERTY ADDRESS:

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 lines
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 with in 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.
BFLC – PURCHASE AGREEMENT PAGE 6 OF 8 SELLER'S INITIALS:/ BUYER'S INITIALS:/

Forest View, lot 31

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

\$159,900

Without septic tank and water tap:

5-year balloon

- 720 min: \$1,000 down / 4% interest / 30-year term / 5-year balloon = \$ 758.61 mo.
- 620 min: \$1,500 down / 5% interest / 30-year term / 5-year balloon = \$850.33 mo.
- 580 min: \$1,500 down / 6% interest / 30-year term / 5-year balloon = \$ 949.69 mo.
- 550 min: \$2,000 down / 8% interest / 30-year term / 5-year balloon = \$1,158.61 mo.

\$169,900

With septic tank and water tap:

- 720 min: \$5,000 down / 4% interest / 30-year term / 5-year balloon = \$ 787.26 mo.
- 620 min: \$5,000 down / 5% interest / 30-year term / 5-year balloon = \$885.22 mo.
- 580 min: \$5,000 down / 6% interest / 30-year term / 5-year balloon = \$ 988.66 mo.
- 550 min: \$5,000 down / 8% interest / 30-year term / 5-year balloon = \$ 1,209.98 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 Randy Dodd / Ryals Realty

Forest View lot 31

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Without septic tank and water tap:

10-year balloon

- 720 min: \$1,000 down / 4% interest / 20-year term / 10-year balloon = \$ 962.90 mo.
- 620 min: \$1,500 down / 5% interest / 20-year term / 10-year balloon = \$ 1,045.37 mo.
- 580 min: \$1,500 down / 6% interest / 20-year term / 10-year balloon = \$ 1,134.83 mo.
- 550 min: \$2,000 down / 8% interest / 20-year term / 10-year balloon = \$1,320.74 mo.

\$169,900

With septic tank and water tap:

- 720 min: \$5,000 down / 4% interest / 20-year term / 10-year balloon = \$ 999.26 mo.
- 620 min: \$5,000 down / 5% interest / 20-year term / 10-year balloon = \$ 1,088.27 mo.
- 580 min: \$5,000 down / 6% interest / 20-year term / 10-year balloon = \$ 1,181.39 mo.
- 550 min: \$5,000 down / 8% interest / 20-year term / 10-year balloon = \$ 1,379.29 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 Randy Dodd / Ryals Realty

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Without septic tank and water tap:

No balloon

- 720 min: \$1,000 down / 4% interest / 15-year term / no balloon = \$ 1,175.36 mo.
- 620 min: \$1,500 down / 5% interest / 15-year term / no balloon = \$ 1,252.64 mo.
- 580 min: \$1,500 down / 6% interest / 15-year term / no balloon = \$ 1,336.67 mo.
- 550 min: \$2,000 down / 8% interest / 15-year term / no balloon = \$ 1,058.97 mo.

\$169,900

With septic tank and water tap:

- 720 min: \$5,000 down / 4% interest / 15-year term / no balloon = \$ 1,219.75 mo.
- 620 min: \$5,000 down / 5% interest / 15-year term / no balloon = \$ 1,304.02 mo.
- 580 min: \$5,000 down / 6% interest / 15-year term / no balloon = \$ 1,391.52 mo.
- 550 min: \$5,000 down / 8% interest / 15-year term / no balloon = \$ 1,575.87 mo.

No prepayment penalty Randy Dodd / Ryals Realty