

# Four Seasons Realty Group

*Presents*

*Investment Mobile Home Park  
\$284,000.00-Reduced  
9 Established Lots*



*Located on the Ballard Road, this Mobile Home Park is well established with shade trees, gravel driveways, and utilities. It is located in a small rural neighborhood bordered by residential housing. The park has eight lots, all rented plus the owner's lot and home. Five of these lots have homes owned and maintained by the park owner. Three lots are available for additional mobile homes. More space is available to establish additional lots.*



*The owner's home is exceptionally well-maintained with three bedrooms, two-bathrooms, and vaulted ceilings. It has an added room, front and back porches, gas logs, barn and shop. All appliances convey. There is a tall three bay shelter conveniently located behind the fenced backyard.*



*The park has two deep wells (but is currently maintained by one). There are two bearing pecan trees and some fruit trees in the park with a partially fenced pond adding to the amenities. The park occupants are good renters. Most have lived here for several years making this is an ideal investment property.*



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