

REAL ESTATE

Listing

PROPERTY FOR SALE

Home Place Mobile Home Park
2792 S. Country Club Road, Warsaw, IN 46580

40 Pad mobile home park located in the heart of the Orthopedic capital of the world. Great Investment Opportunity



Great Investment Opportunity

Profitable Family Owned

- Private Sewer & Water
- REMC Electric / NIPSCO natural gas / Comcast Cable
- 1625 Sq. Ft 4 bedroom, 2-1/2 bath home with a two car attached garage. Excellent for owner operator, park manager, or rental home.
- 800 Sq. Ft. Storage / shop building
- The sewer system has 6 (2000 gal tanks), with an estimated capacity of 28 GPM. Each tank has a leach field.
- Water system: (2) wells - 4" and 6"
- Zoned Ag and Residential
- Pad rent is \$240 per month.
- Occupied Lots: 21 lots.
- *For financial information, contact the listing Agent.*



TOTAL ACRES:
17.79± ACRES



PRICE:
\$599,900



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Brown • GIB19K



800.451.2709
schraderauction.com/listings

Listing Agent: Gary Bailey
800-659-9759 • 260-417-4838
gary@garybaileyauctions.com Call for a private showing

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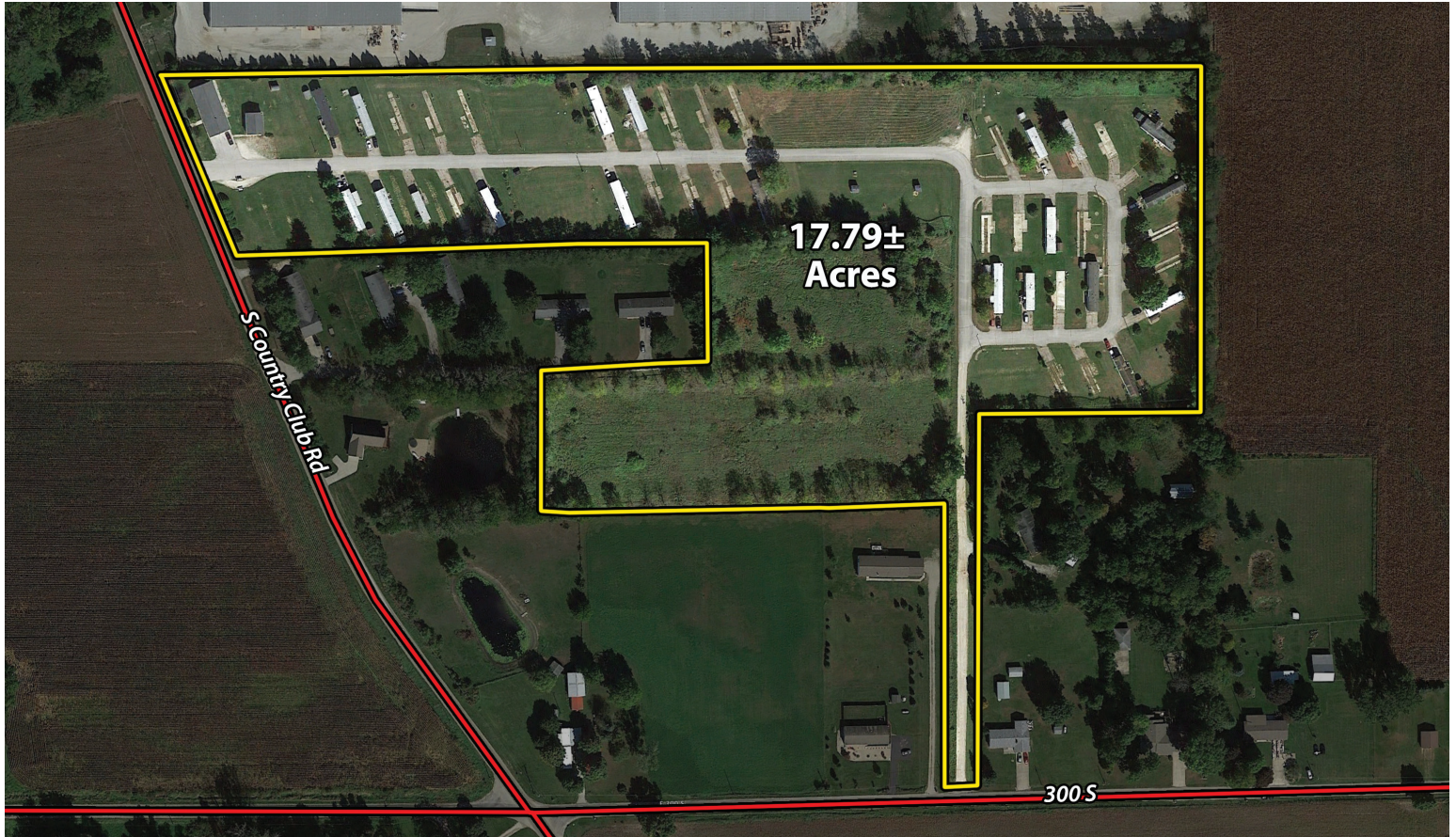


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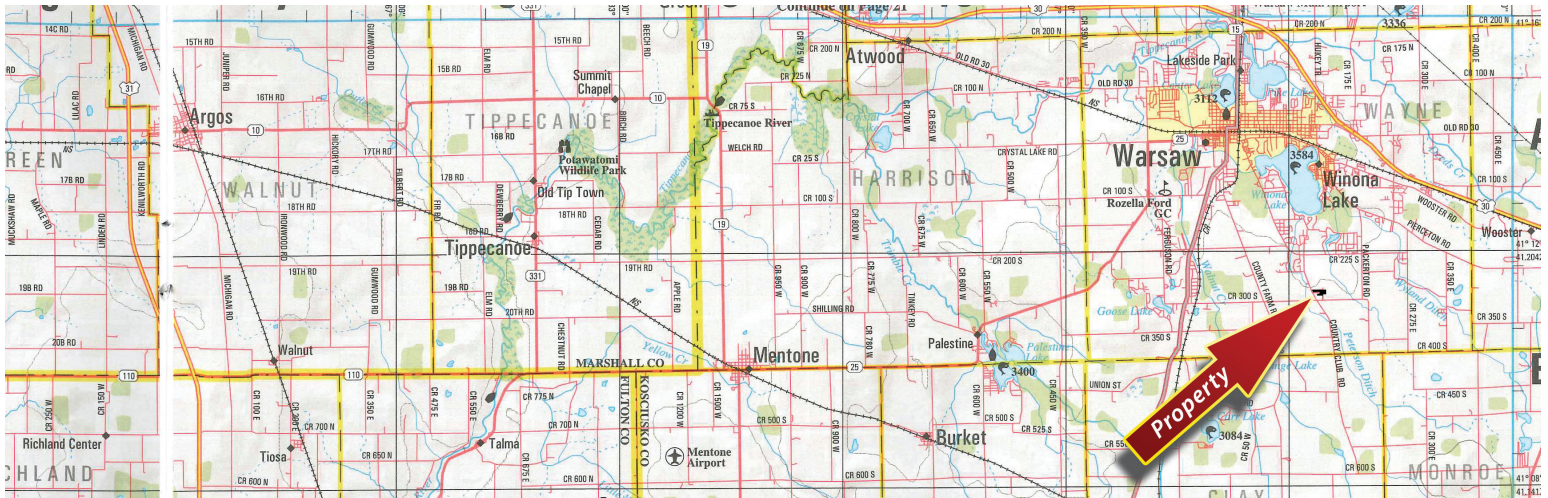


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AERIAL MAP



LOCATION MAP



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