

Sonny Todd Real Estate

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Walnut Park

Big Timber, Montana

\$250,000.

Walnut Park is located in the quiet town of Big Timber on Hwy #10. This trailer court has 19 units and is virtually maintenance free. Property has city water, sewer and garbage. All homes privately owned. This property would be a great investment. Co-Listed with Pat Schindele.

***Justin Todd
(406)223-5263***



Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

Walnut Mobile Park

19 Spaces total

15 @	\$ 190.00	\$ 2,850.00	
2 @	\$ 250.00	\$ 500.00	
Monthly Income		\$ 3,350.00	
Annual Income			\$ 40,200.00
Taxes	\$ 1,600.00		
Insurance	\$ 500.00		
Water Sewer Garbage	\$ 14,400.00		
License	\$ 40.00		
Landlord	\$ 30.00		
Misc	\$ 100.00		
Manager	\$ 1,200.00		
X-Mas	\$ 200.00		
	\$ 18,070.00		
			\$ 18,070.00
			\$ 22,130.00
