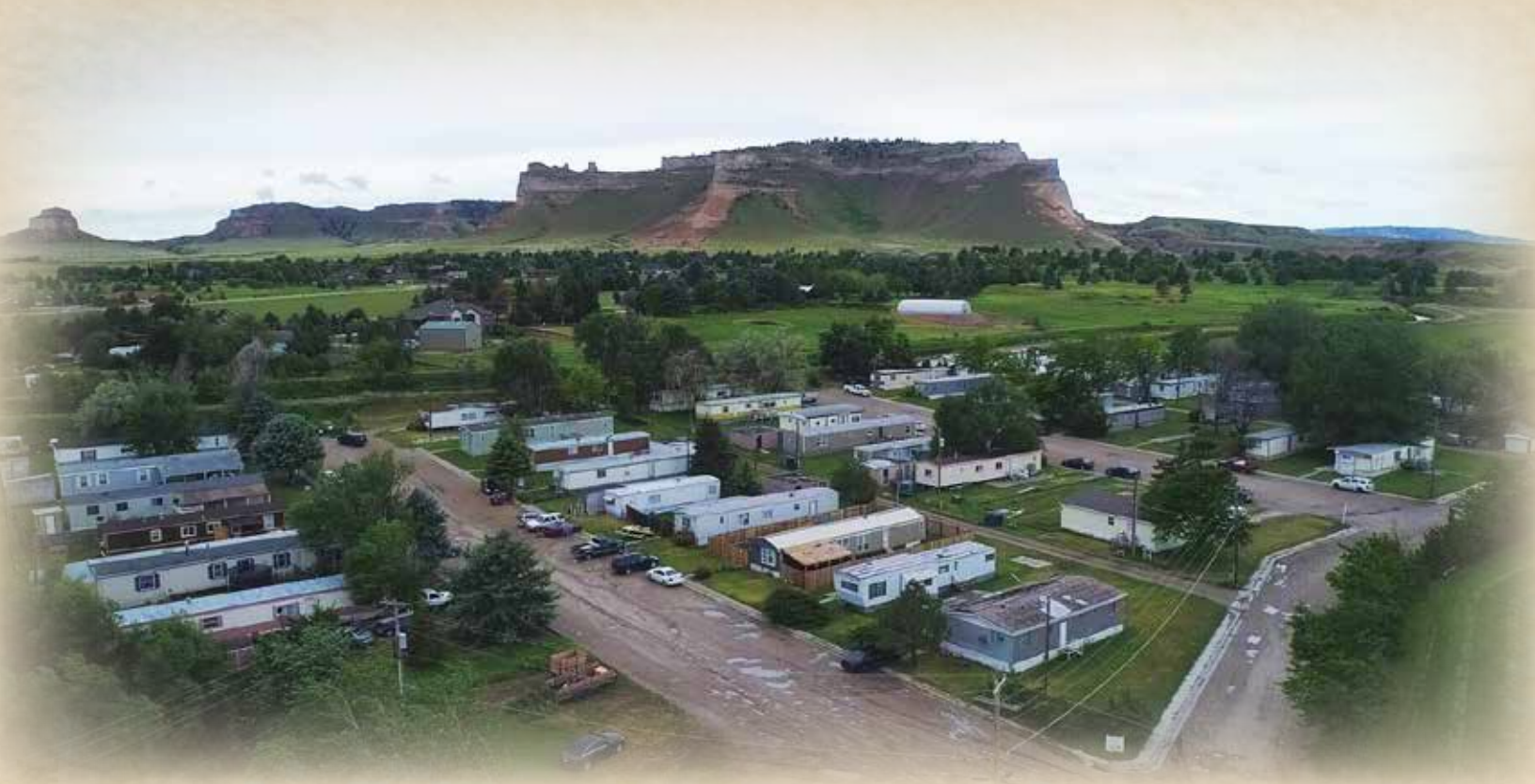




## MONUMENT MOBILE HOME PARK



A well-maintained mobile home park with gorgeous views of Scotts Bluff Monument.

**DODI OSBURN**

Sales Associate

Cell Phone: 402-322-5777

Email: [Dodi@lashleyland.com](mailto:Dodi@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price****\$550,000****Location**

200709 Canyon Drive, Gering, NE

**Legal Description**

Tract in N 1/2 NE 1/4 of 34, S 1/2, S1/2E 1/4 of 27, All in 22-57 Scotts Bluff County

**Taxes****TBD****Property Summary**

Monument Mobile Home Park is located in Scotts Bluff County with a gorgeous view of Scotts Bluff National Monument. This is a family owned park that sits on approximately 7 acres. The park has 34 spaces. Of those 13 homes are Owner occupied, 13 are park owned homes (rentals), and 2 are vacant homes at this time, one of which needs work. There are two vacant lots for extra income in the future. There is an additional 28x40 shop located on the property as well.

The village of Terrytown installed a new water and sewer line this past Summer, and will install two water meters for the property. They supply water, sewer, and trash service to the park. Trash is picked up on a weekly basis. There are 10 trash receptacles and 3 yard containers. The school bus service comes one block from the property.

The current Owners have owned this park since 2004, and have had no trouble finding tenants. The tenants come by word of mouth, due to all of the hard work the Owners have put into cleaning and maintaining this park. For more information call Dodi Osburn 402-322-5777.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

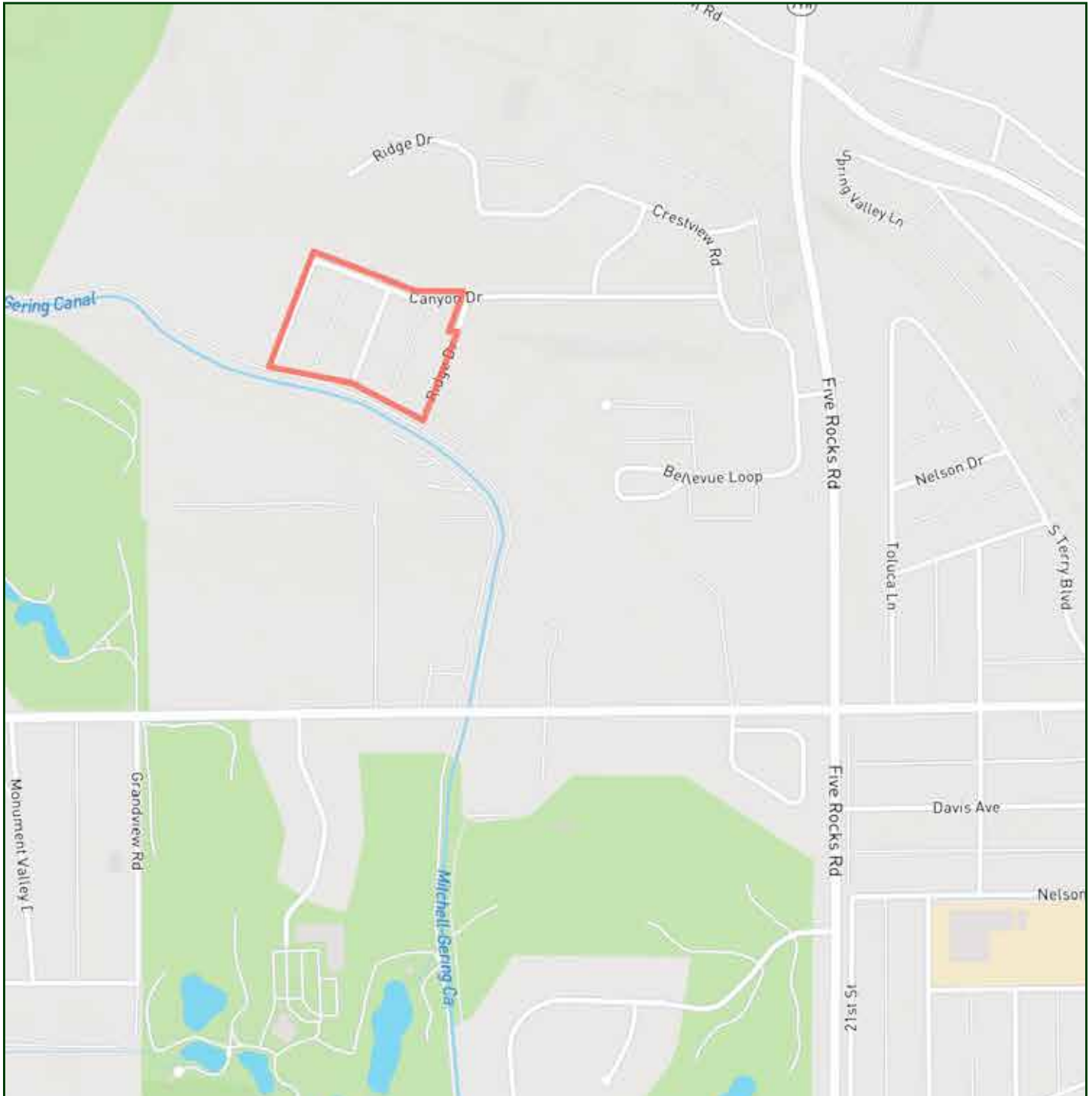
**DODI OSBURN**

Sales Associate

Cell Phone: 402-322-5777

Email: [dodi@lashleyland.com](mailto:dodi@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



**Boundary lines are estimates - Map for illustration only**

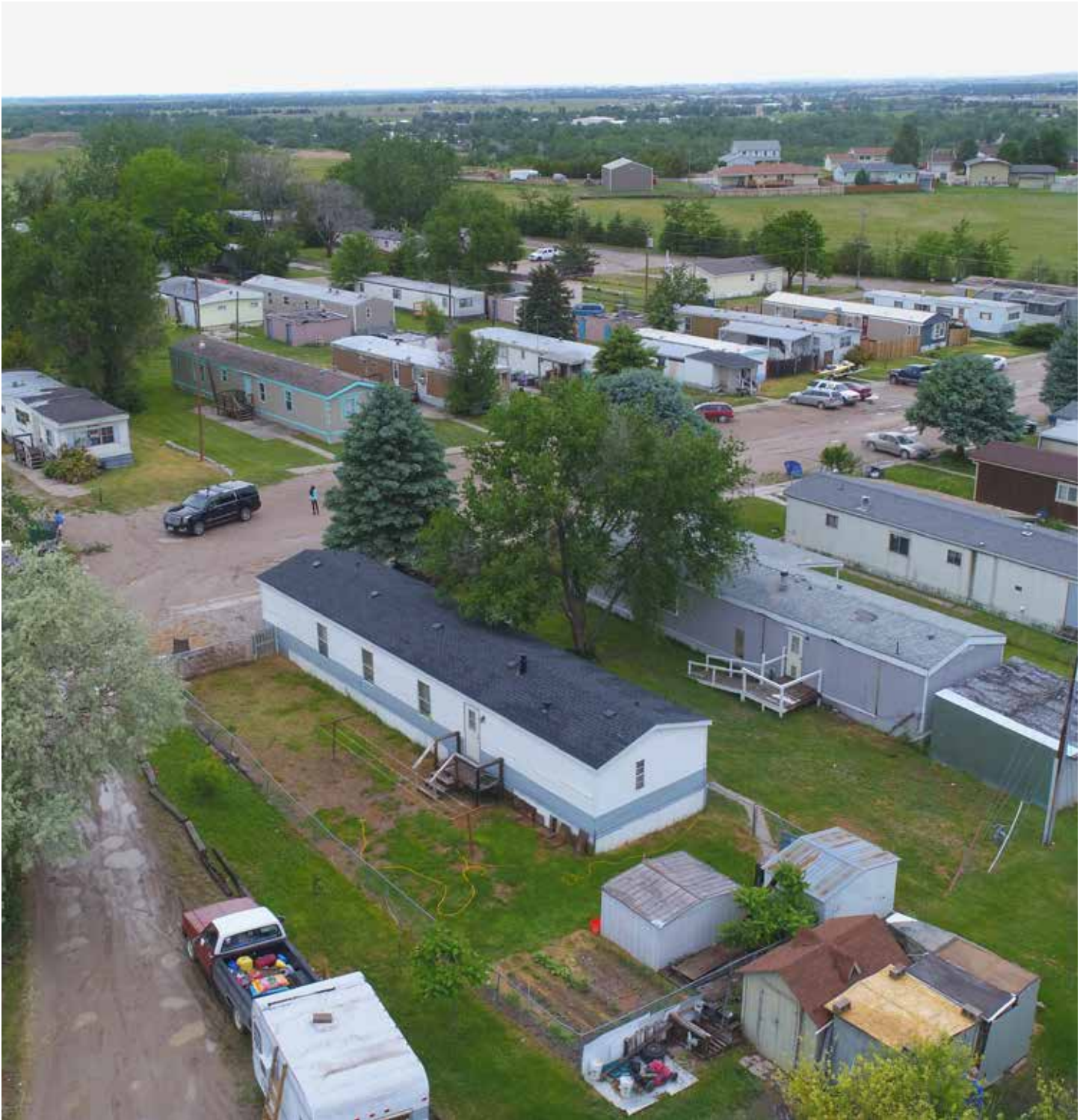
**DODI OSBURN**

Sales Associate

Cell Phone: 402-322-5777

Email: [dodi@lashleyland.com](mailto:dodi@lashleyland.com)

# PROPERTY IMAGES

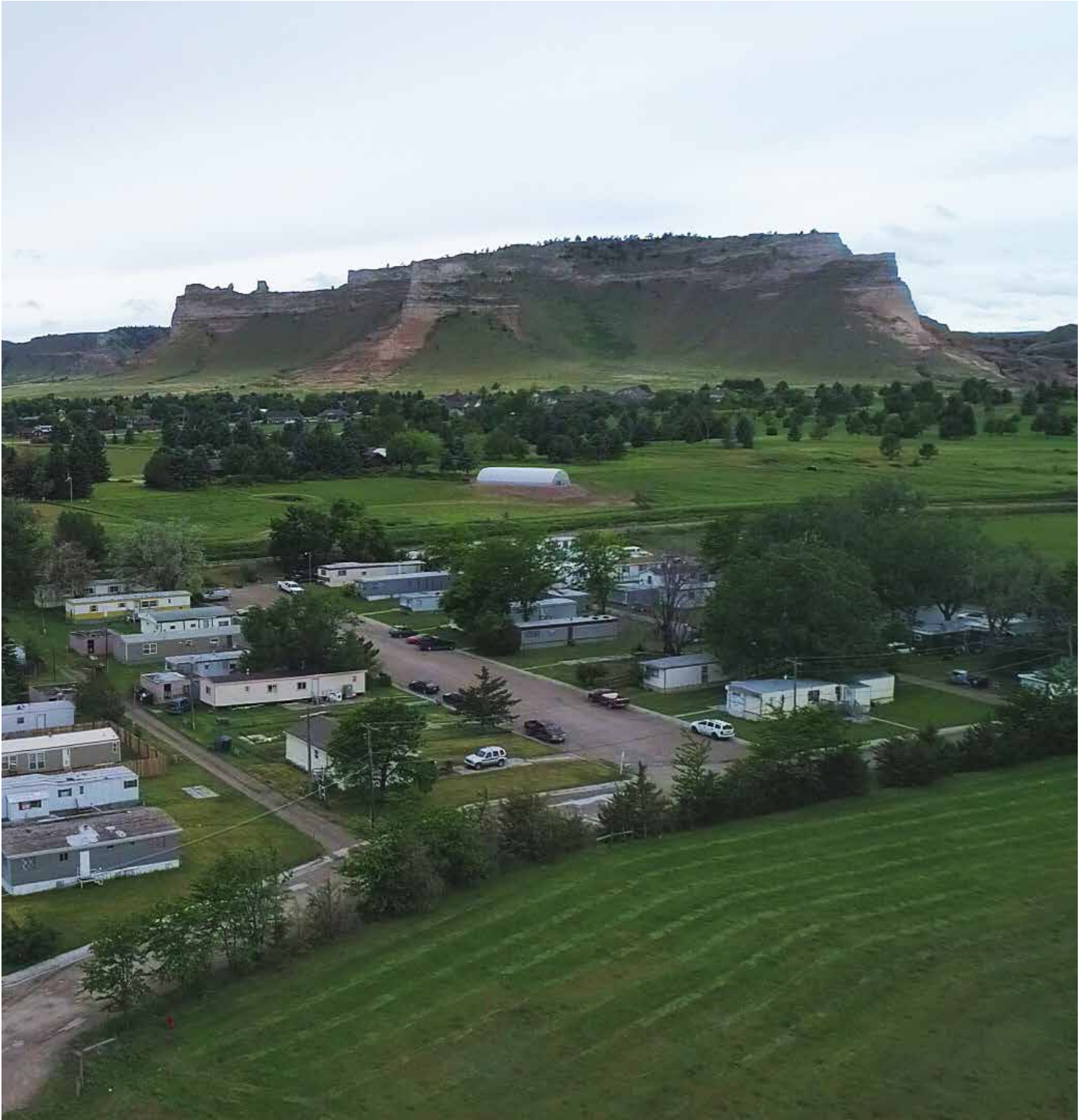


# PROPERTY IMAGES



**DODI OSBURN**  
Sales Associate  
Cell Phone: 402-322-5777  
Email: [dodi@lashleyland.com](mailto:dodi@lashleyland.com)

# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland,  
Jordan Maassen, April Good, Steve Farris, Jon Farley,  
Bryan North, Tami Timmerman-Lashley,  
Randy Helms, and Dodi Osburn

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## DODI OSBURN

Sales Associate

Cell Phone: 402-322-5777

Email: [Dodi@lashleyland.com](mailto:Dodi@lashleyland.com)