

# UTICA MOBILE HOME PARK

2.23 +/- Acres  
Seward County, NE  
\$449,000

# NATIONAL LAND REALTY®



**NATIONAL  
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**OVERVIEW:**

Mobile Home Park for sale in Utica, Nebraska. This is your opportunity to acquire a turnkey mobile home park with 14 pad sites. The park owns 2 mobile homes in this community and they are being offered with the sale of the park. This park offers paved city street, city water, and sewer. The mobile home park is 90% occupied, which indicates strong demand for affordable rents in Utica, NE, and provides an owner to expand the mobile home park or the potential to add/build storage units with the vacant land in the southwest corner of the park. Utica, NE is off of Highway 34 located less than 20 minutes from Seward, NE, or 45 minutes West of Lincoln, NE.

**PARCEL #/ID:** 800225147

**TAXES:** \$2,197/year (2020)

**ADDRESS:**

350 8th Street  
Utica, NE 68456

**LOCATION:**

Northern edge of Utica, NE.





**PROPERTY HIGHLIGHTS:**

- The real estate taxes are \$648+/- and the personal property taxes for the park owned mobile homes are \$1,549+/- per year.
- Lot 1, Owned by Tenant.

Lot 2, Owned by Tenant.

- Lot 3, Owned by Tenant
- Lot 5, Owned by Tenant

- Lot 7, Owned by Tenant
- Lot 8, Park owned, 12 x 60, 1973 Star Mobile Home, 2 Bed, 1 Bath - Rented

- Lot 9, Vacant Space.
- Lot 10, Tenant owned.

- Lot 10A, Tenant owned.
- Lot 11, Tenant owned.

Lot 12, Tenant owned.

- Lot 13, tenant owned.
- Lot 14, Tenant owned.

Lot 15, Park Owned, 15 x 76, 2000 Bellevista Mobile Home, 3 Bed, 2 Bath - Currently for sale.

**VIEW FULL LISTING:**

[www.nationalland.com/viewlisting.php?listingid=1688420](http://www.nationalland.com/viewlisting.php?listingid=1688420)



## 2018 P&L

### Income:

Income from Hail Damage	\$95,148.71
Cleaning Deposits	1500.00
Sold Mobile Home First Payment	2800.00
Pet Deposits	300.00
Reimbursement for Pest Control	80.00
Rents Received	70,650.00
Reimbursement for Repairs	125.00
Reimbursement for Utilities	30.00
Total	\$170,633.71

### Expenses:

Advertising	\$672.00
Appliances	707.83
Appliance Repair	75.00
Electricity	2,360.32
Trash Service	1,362.50
Hail Damage Repair	18,239.83
Lawn Mower Fuel	175.82
Natural Gas	1,486.47
Park Permits	55.00
Pest Control	856.00
Property Taxes	2,254.26
Reimbursement on Cleaning Deposit	150.00

Repairs-A/C, Furnaces, Etc.	3,935.56
Returned Checks	1,015.00
Supplies for Repairs and Hail Damage Supplies	18,938.00
Mobile Home Insurance	5,974.00
Water/Sewer	8,292.92
Telephone and Internet for Business	2,802.15
Total	69,352.66

2019 P&L

Income:

Cleaning Deposits	2,000.00
Sold Mobile Home Last Payment	700.00
Reimbursement for Pest Control	185.00
Rents Received	73,897.00
Total	76,782.00

Expenses

Advertising	314.00
Electricity	2,333.50
Trash Service	1,368.00
Hail Damage Repairs from 2018	30,547.95
Lawn Mower Fuel	183.53
Natural Gas	1,959.69
Park Permits	55.00
Property Taxes	2,700.07
Repairs-A/C, Furnaces, Etc.	2,829.28
Supplies for Repairs	7,287.53
Mobile Home Insurance	7,501.75
Water/Sewer	9,447.70
Telephone and Internet for Business	1,769.94
Total	68,302.94

## 2020 P&L

### Income:

Cleaning Deposit	\$ 500.00
Pet Deposit	900.00
Rents Received	75,510.00
Total	76,910.00

### Expenses:

Advertising	411.00
Electricity	3,515.81
Garbage Service	696.00
Hail Damage Repairs	16,107.06
Lawn Mower Fuel	300.54
Natural Gas	1,103.98
Park Permits	55.00
Property Taxes	2,777.44
Reimbursement Cleaning Deposit	1,500.00
Repairs-A/C, Furnaces Etc.	4,327.64
Supplies for Repairs and Hail Damage	8,720.00
Trailer Home Insurance	7,048.75
Tree Removal	300.00
Water/Sewer	10,121.90
Telephone and Internet for Business	2,350.91
Total	59,336.03



## 2021 P&L

### Income:

Rents Received	\$ 46,135.00
Total	46,135.00

### Expenses:

Advertising	637.60
Electricity	1,998.79
Hail Damage Repairs	19,877.16
Liability Insurance	897.68
Telephone and Internet for Business	2,540.63
Lawn Mower Fuel	183.85
Natural Gas	1,318.45
Park Permits	55.00
Property Taxes-Paid for 2020	2,195.72
Reimbursement Cleaning Deposit	500.00
Repairs-A/C, Furnace, Etc.	5,486.37
Supplies for Repairs and Hail Damage	17,474.50
Trailer Home Insurance	4,837.25
Water/Sewer	11,180.55
Total	69,183.55



Mobile Home P&L

Income by Lots	Lot Rent	Mobile Home Rent
Lot 1	\$230	Owned by Tenant
Lot 2	\$230	Owned by Tenant
Lot 3	\$230	Owned by Tenant
Lot 5	\$230	Owned by Tenant
Lot 7	\$230	Owned by Tenant
Lot 8	\$230	\$245 Includes Pet Rent
Lot 9	\$	Vacant space
Lot 10	\$230	Owned by Tenant
Lot 10A	\$230	Owned by Tenant
Lot 11	\$230	Owned by Tenant
Lot 12	\$230	Owned by Tenant
Lot 13	\$230	Owned by Tenant
Lot 14	\$230	Owned by Tenant
Lot 15	\$230	For Sale with Possible Sale

Mobile Home Sizes I own:

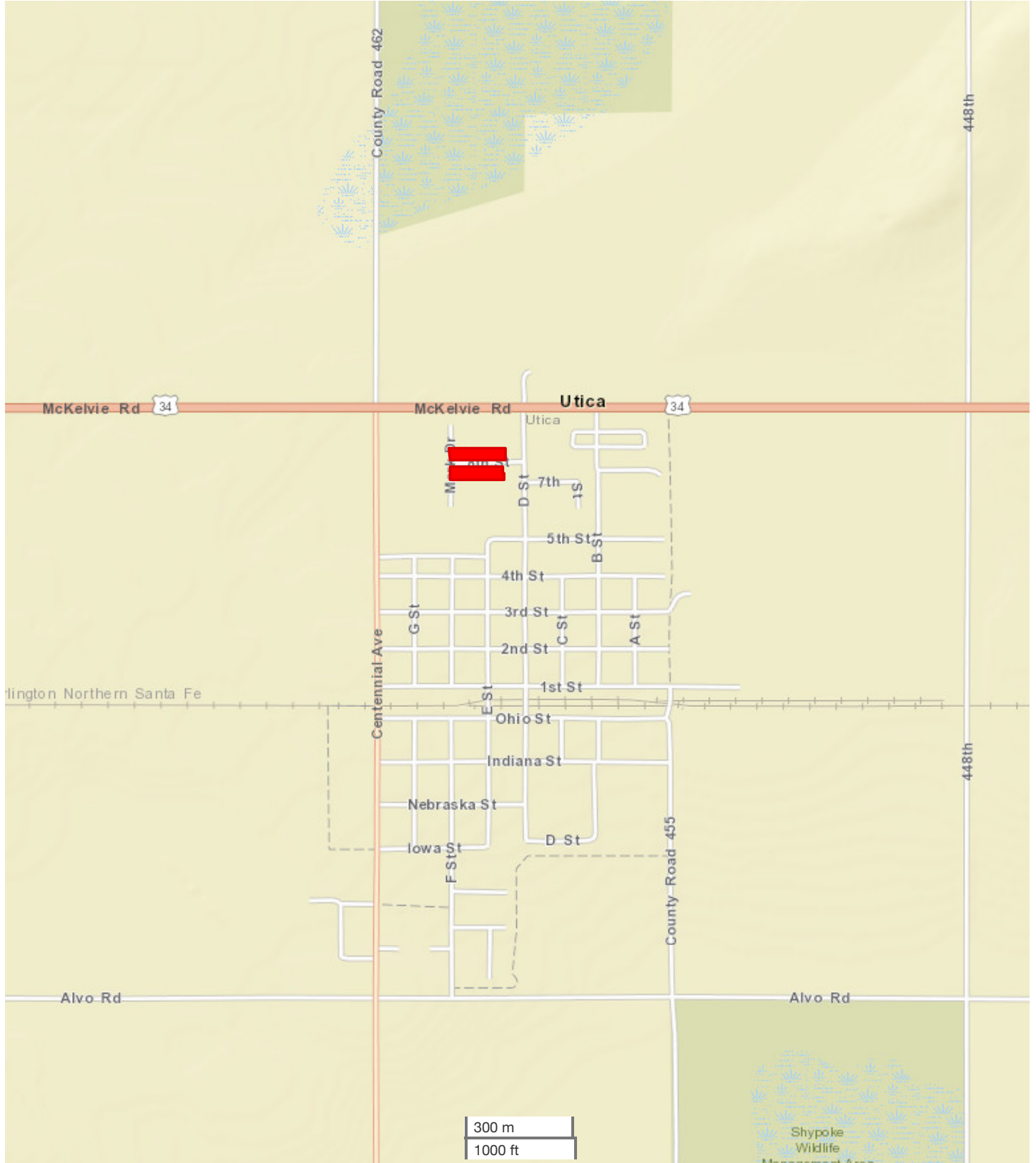
Lot 8 – A two bedroom mobile home.

Lot 15 – A three bedroom mobile home.



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.





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