

Mobile Home Park PUBLIC AUCTION

Income Producing Investment Property

Chester County

15 Mobile Home Sites



252 Cambridge Road | Honey Brook, PA 19344

Directions: From Compass, take Rt. 340 East, go to Cambridge Road, turn left, go approx. 1 mile. Property is on the right.

PROPERTY FEATURES

- Turnkey Revenue Stream - 5 Acres of Passive Income
- 14 occupied sites + 1 vacant pad ready for expansion.
- One mobile home owned & rented by seller
- Private Utilities
- Independent on-site well & sewer system, reducing overhead and municipal dependency.
- Paved Driveway
- Established Infrastructure – Well-maintained, easy access for tenants & future improvements.
- High-Demand Area – Strong rental history, minimal vacancy, and room for increased returns.
- Growth Potential – Develop, reposition, or optimize rent structures for even greater ROI.

OPEN HOUSE

Thurs. March 6, 2025
3-5 PM



AUCTION DATE

Wednesday,
APRIL 9, 2025

On Site
@ 4:00 PM

TERMS

- \$50,000.00 Down Payment- day auction.
- Settlement on or before June 2, 2025.
- 2% transfer tax to be paid by the buyer.
- Annual Taxes \$6,398
- Real estate taxes prorated from settlement day.

All information is deemed accurate but not guaranteed.

AUCTIONEER REMARKS: Secure your stake in a lucrative rental market.
Contact us for down payment and bridge loan options.



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AUCTION SERVICES

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AUCTIONEERS

Elvin Stoltzfus
AU#006393 Ph 717-863-8740
Christ Taylor
AU#005421 Ph 717-371-1915



SELLERS

Paul & Marian Lapp
ATTORNEY
Samuel A. Goodley III
Ph 610.998.1000

