



**Price: \$385,000      Address: 514 Hamilton Heights Road, Corvallis**

**Property**

**Covenants:** No      **Road:** County, Paved  
**Property Tax:** \$1,049.91 for 2008      **Drinking Water:** Private Well ( 182 ft, 25 gpm )  
**Land Size:** 2.09 Acres      **Fencing:** Partial  
**Garage / Parking:** 2 Car Garage      **Year Built:** See Agent  
**Includes:** 7 Mobile Homes, Storage Shed

**Legal:** Tract A COS # 1049, a portion of Lot 11, Block 2, Hamilton Heights

**Individual Units**

<b>Total Number of Units: 7</b>				
<b>Unit 1</b>	<b>Sq Ft:</b> 658	<b>Beds:</b> 2	<b>Baths:</b> 1	<b>Rent:</b> \$550
<b>Unit 2</b>	<b>Sq Ft:</b> 1456	<b>Beds:</b> 3	<b>Baths:</b> 2	<b>Rent:</b> \$495
<b>Unit 3</b>	<b>Sq Ft:</b> 964	<b>Beds:</b> 3	<b>Baths:</b> 2	<b>Rent:</b> \$450
<b>Unit 4</b>	<b>Sq Ft:</b> 658	<b>Beds:</b> 3	<b>Baths:</b> 2	<b>Rent:</b> \$450
<b>Unit 5</b>	<b>Sq Ft:</b> 672	<b>Beds:</b> 2	<b>Baths:</b> 1	<b>Rent:</b> \$350
<b>Unit 6</b>	<b>Sq Ft:</b> 854	<b>Beds:</b> 2	<b>Baths:</b> 1	<b>Rent:</b> \$350

**HARD TO FIND INVESTMENT**

- 7 Unit Mobile Home Park
- Seller Owns All Manufactured Homes
- Good Rental History
- Above Taxes Include Land, 1 Mobile, Garage, 2 Sheds
- Septic System Replaced In 2007
- Storage Sheds For Units
- Good Access
- Tremendous Views
- Rural Setting
- Good Return
- Daly Ditch Irrigation Rights

**Directions**

- Eastside Highway To Hamilton Heights Road
- East To Address
- North Side Or Road

410 A North 1st St / Hamilton, MT 59840  
 Website: www.ByOwnerHamilton.com  
 email: Info@HomesforSaleHamilton.com  
**363-1606 office**  
**961-3297 hm; 546-5801 cell**

**Andy & Teri Polumsky**

Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**MLS# 46186 / 902497**

**CC115**

