

Investment Property

Bolivar County, MS



0 Melton Road Beulah, MS 38726

\$135,000

Are you looking for an investment property? Take a look at this mobile home park that features seven mobile homes on 1.21+/- acres located in Beulah, Bolivar County, MS. The park realistically should generate \$350-\$400 per trailer and averaged \$400 per trailer during the current ownership. There is room to place 2-3 more trailers if someone wanted too, one of the sports already has the electrical setup. One of the plans was to charge people a lot fee to live there that owned their own trailers. Since the land and current trailers on site are all owned, you could have multiple strategies. Just had a few tenants move out due to the new year and leases that came to an end. Currently two of the seven trailers are now occupied and potential tenants are being screened currently. The tenants pay for their water (paid directly to the town of Beulah for \$50.00 a month per mobile home) and electricity. The 1.21 +/- acres of land is being sold along with the mobile homes. Call Tracey today for more information at (662)441-2500

Directions from the intersection of Hwy 8 and Hwy 61 Cleveland, MS: Travel West on Hwy 8 for approximately 8.8 miles, turn left onto Jenny Washington St. In 0.5 miles turn left onto Beulah Rd. Travel 7 miles then turn left onto Railroad Ave. In a half a mile turn left onto Main Street then in 203 ft turn right onto Melton Rd, where you have reached your destination.



Call me today!

TRACEY BELL, MANAGING BROKER
Tracey@TomSmithLand.com
662.441.2500 office | 662.719.4720 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



[Click for Interactive Map](#)

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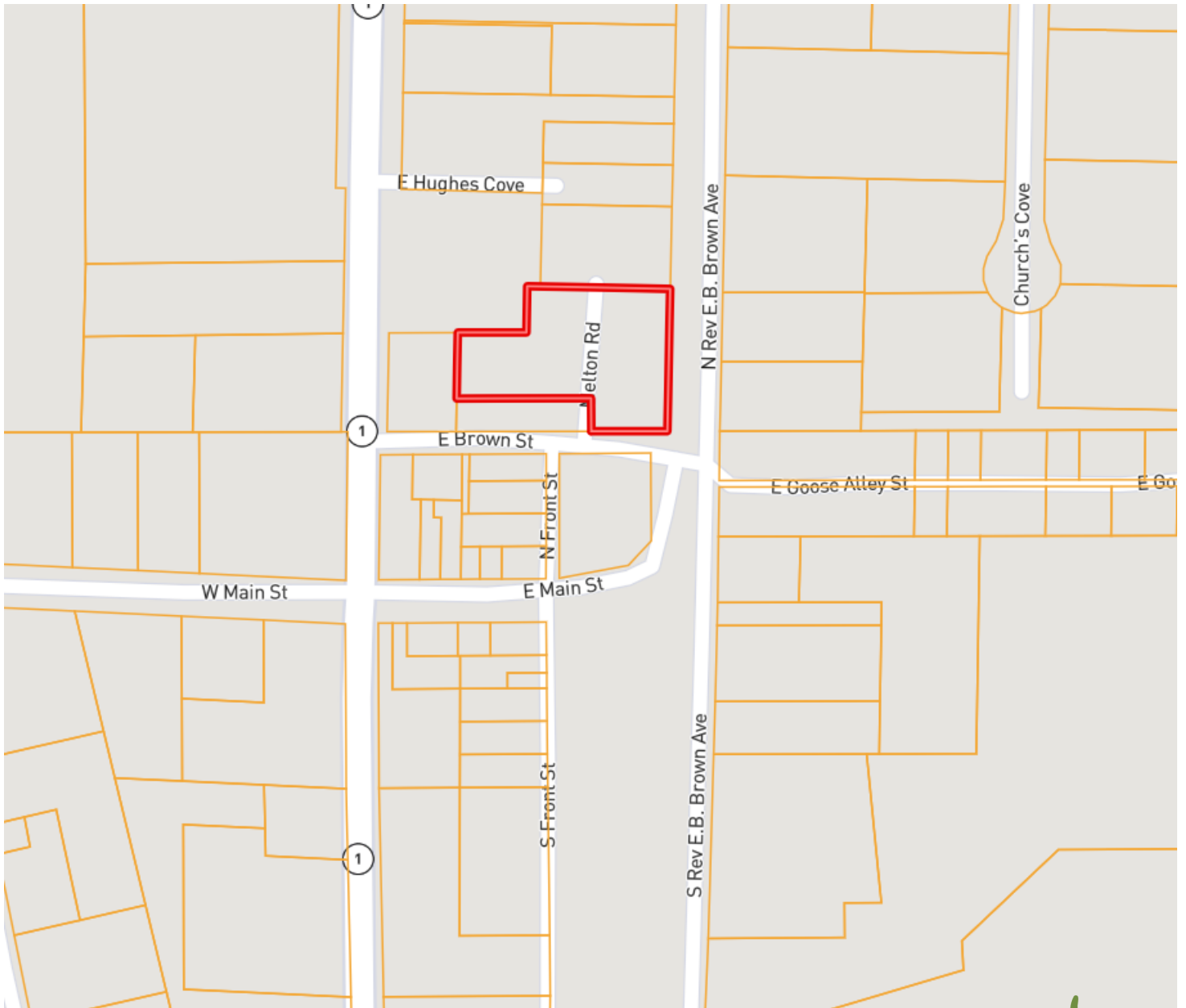
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OWNERSHIP MAP



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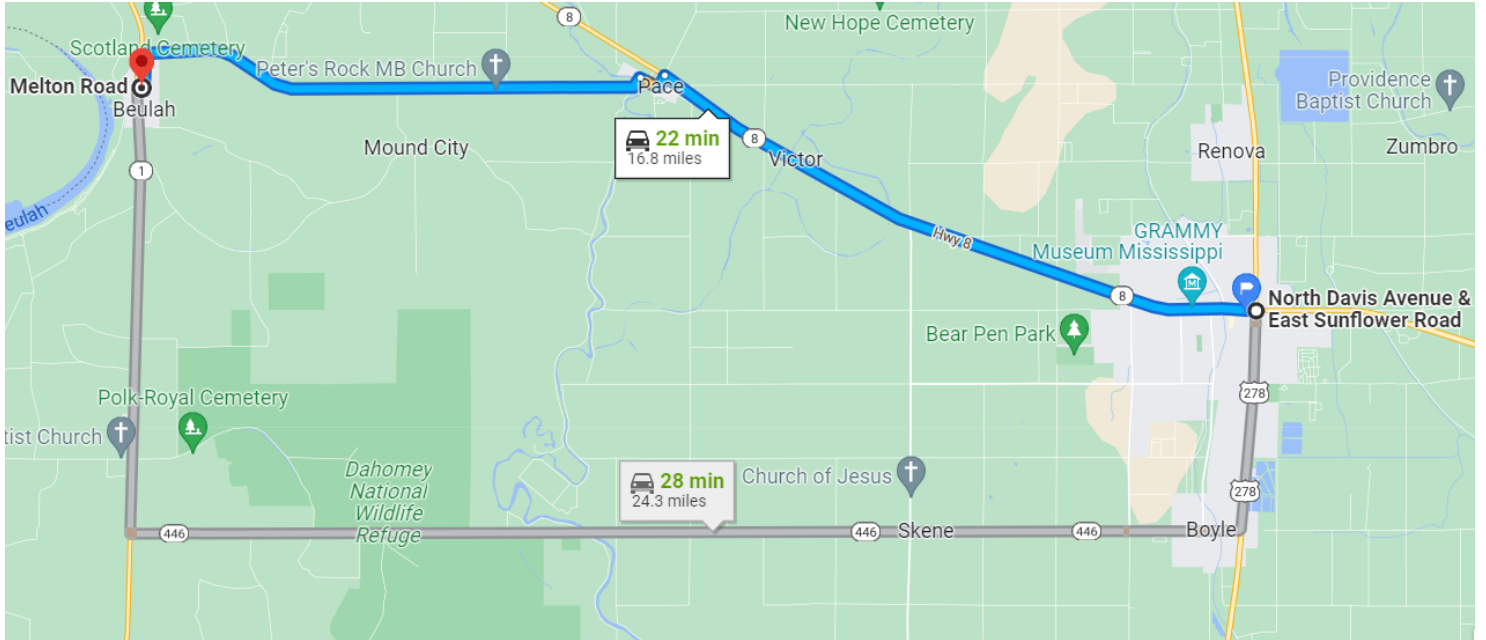
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DIRECTIONAL MAP



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