

Well & Septic Systems

The following details the property's water supply and wastewater systems. Recent capital improvements were sized deliberately to support a meaningful expansion of pad count, providing the next owner with optionality not reflected in current in-place income.

Wells

- Two wells feed a **5,000-gallon holding tank** that services every unit on the property.
- The holding tank was upsized by the current owner to be fully capable of handling a park expansion of **up to 10 additional mobile home pads and/or 20 additional RV pads**, or some combination thereof.
- The owner had planned to expand the park based on preliminary discussions with Jackson County regarding what the property could accommodate, and made the corresponding infrastructure upgrades to support that expansion.
- Both wells have **all new pressure tanks**. The main well next to the holding tank was **fully replumbed**, including all new pipes running to the laundry facility and out to the rental spaces.

Septics

- **Six septic systems** service the property.
- Each of the five stick-built homes has its own **two-chamber concrete 1,000-gallon tank**.
- All of the mobile home pads, RV spaces, and the shop building are connected to a **community 2,500-gallon tank**.
- **Every septic on the property was pumped in 2023.**

System Summary

SYSTEM	CAPACITY / CONFIGURATION	SERVICE AREA
Wells (x2)	New pressure tanks; main well fully replumbed	Feed centralized holding tank
Holding Tank	5,000 gallons (upsized for expansion)	All units on property
SFR Septics (x5)	Two-chamber concrete, 1,000 gallons each	One per stick-built home
Community Septic	2,500 gallons	13 MH pads · 5 RV spaces · shop building
Service History	All six septics pumped in 2023	—

EXPANSION OPTIONALITY. The 5,000-gallon holding tank, new pressure tanks, and replumbed delivery lines were sized to accommodate up to 10 additional MH pads or 20 additional RV spaces. This capacity is in place today and represents unentitled upside available to a buyer prepared to pursue formal entitlement with Jackson County.