

\$520,000

Manson's Mobile Home Park

Lots of potential to increase income on this easy to operate mobile home park. 11 Sites, 5.13 acres, private & gravel road, and private well and septic system. Great location!

**714 Hinckley Road
Clinton, Maine**



Location

Manson's Mobile Home Park

714 Hinckley Road
Clinton, Maine 04927



GPS Compatible

6 Minutes from I-95



Summary Of Property

Sales Price: \$520,000

Deed: Bk 10937, Pg 102-104

Acreage: 5.13 Acres

Map: 2 Lot: 14

Property Taxes: \$3,815.80

Homes on Site: 11

Road: Private, Gravel

Private Well

Private Septic System



About the Park

Acreage of the Park:	5.13
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	No
Age of the Park:	Unknown
How long have you owned the park?	2011
PADS:	
How many pads?	11
How many homes on concrete pads?	0
How many homes on gravel pads?	11
How many pads currently vacant?	5
Water Type (Private or Public)	Private
Sewer type: (Public or Private)	Private
How many tanks throughout the park?	6
How many leach fields in the park?	6
Any problems with the leach field?	No
Roads: (Private, town approved, paved, gravel)	Private, Gravel. Resurfaced 2023
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	Yes
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No
Electricity:	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	100-amp
Is there an existing long-term contract with CMP?	No
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	No
Are there any buried oil tanks in the park?	None known

About the Park

"The Dot Fernald Team" Mobile Home Park Questionnaire	
Does the current owner provide trash removal for each site?	No
How many vehicles are allowed to park on each site?	Not Specified
Are dogs allowed in this park?	Yes
Are there rules and regulations for this park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	No
To your knowledge are there environmental issues factored into the relative value of the park?	None known
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	Park Approval Needed
How many of the mobile homes are owned by the Park owner?	7
Driving directions to the park:	Corner of Hinckley Road and Elwood Drive in Clinton, Maine.



Income & Expenses

Manson's Mobile Home Park	
Income & Expense Summary	
The Dot Fernald Team	
Effective Gross Revenue	Annual
Lot Rents - Current	\$24,192.00
Tax & Insurance Payments - Current	\$2,920.00
Pet - Current	\$600.00
Note Payments - Current	\$3,582.00
Lot Rents - Potential	\$20,160.00
Tax & Insurance Payments - Potential	\$8,040.00
Note Payments - Potential	\$14,041.00
Annual Gross Revenue	\$73,535.00
Expenses	Annual
Taxes	\$3,815.80
Electricity / Water / Sewer	\$546.70
Trash Removal	\$0.00
Lawn Care & Tree Work	\$2,550.00
Park Insurance	\$1,047.97
Plowing	\$2,125.00
5% Management Fee	\$3,676.75
Routine Maintenance	\$1,560.00
Park License & Water Testing	\$330.00
Gross Expenses	\$15,652.22
Net Cash Flow	\$57,882.78
Note: 20% downpayment from existing vacant units = \$20,900	





207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial

Dot FERNALD Team
Real Estate

"Doing Business with the TEAM that cares"

RENT ROLL

Address	Move in	Current	Rent	Pet	Tax &	Note	Rent To	Assessed	Principal
	Date	on Rent	Amount	Fee	Ins Pymt	Pymt	Own Home	Value	Balance
10 Elwood Sr							Y		\$35,000.00
14 Elwood Dr	3/1/09	Y	\$ 336	\$0	\$0		N	\$33,340	N/A
18 Elwood Dr	3/28/22	Y	\$ 336	\$0	\$110	\$137	Y	\$14,790	\$6,773.63
21 Elwood Dr	9/21/21	Y	\$ 336	\$0	\$0		N	\$12,760	N/A
20 Elwood Dr							Y	\$11,270	\$5,000.00
22 Elwood Dr							Y	\$10,980	\$32,000.00
714 Hinckley	4/19/24	Y	\$ 336	\$0	\$133	\$161	Y	\$15,320	\$9,323.16
716 Hinckley	3/10/17	Y	\$ 336	\$50	\$0		N	\$14,450	N/A
718 Hinckley							Y	\$4,880	\$500.00
722 Hinckley							Y	\$8,380	\$32,000.00
724 Hinckley	4/11/13	Y	\$ 336	\$0	\$0		Y	\$4,880	\$500.00
			\$2,016	\$50	\$243	\$299			\$121,097
Annualized Totals (Current Actual):			\$24,192	\$600	\$2,920	\$3,582			
Annualized Totals (Vacancies):			\$20,160		\$8,040	\$14,041			
Total Potential:			\$44,352	\$600	\$10,960	\$17,623	20% downpymt on sales		\$20,900

Rent To Own Homes

	Address	Make	Size	Age	Beds	Baths	Serial#	Assessed Value	Taxes	Monthly Payment	Principal Balance
1	10 Elwood	Skyline Cameron	14 x 76	1998	2	2	8596	TBD	TBD	TBD	\$35,000.00
2	18 Elwood							\$14,790.00	\$205.58	\$137.16	\$6,773.63
3	20 Elwood		14 x 72		3	1		\$11,270.00	\$156.65	\$129.07	\$5,000.00
4	22 Elwood	New Port Homes	14 x 70		2	1	184534	\$10,980.00	\$152.62	\$330.31	\$32,000.00
5	714 Hinckley							\$15,320.00	\$212.95	\$161.34	\$9,323.16
6	718 Hinckley							\$4,880.00	\$67.83	\$95.16	\$500.00
7	722 Hinckley			1978	3	1		\$8,380.00	\$116.48	TBD	\$32,000.00



TRANSFER
TAX
PAID

WARRANTY DEED

Doc # 2012000818
Book 10937 Page 0102

Received Kennebec SS.
01/11/2012 8:11AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Double Eagle Properties, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 737, Auburn, Maine 04212, for consideration paid, grants to **CJK Realty Holdings, LLC**, a Maine Limited Liability Company with a mailing address at 553 Main Street, Lewiston, Maine 04240, with **Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in **Clinton**, County of **Kennebec**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

Witness their hands this 10 day of January, 2012.

Witness:

Double Eagle Properties, LLC

By: [Signature]
Richard F. Breton, Member

STATE OF MAINE
ANDROSCOGGIN, SS.

January 10, 2011

Then personally appeared the above-named **Richard F. Breton**, in his capacity as Member of **Double Eagle Properties, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Company.

Before me,

[Signature]
Notary Public/Attorney at Law

Print Name: Shawn K. Bell

My Commission Expires 1/18

(3) Isaacson & Raymond

EXHIBIT A

A certain lot or parcel or land, together with all improvements situated thereon, adjacent to the westerly side of the Hinckley Road, so-called, in the Town of Clinton, County of Kennebec, and State of Maine, known as the "Manson Trailer Park" being the same approved by the Planning Board of the Town of Clinton on March 3, 1985, bounded and described as follows, to wit:

Beginning at the point where the Jenkins' Brook intersects the westerly side of the Hinckley Road and thence South fifty-nine degrees thirty minutes West (S 59° 30' W) along land of said Jenkins' Brook a distance of three hundred forty-three (343) feet, more or less; thence North fifteen degrees thirty minutes West (N 15° 30' W) a distance of six hundred ninety-four (694) feet, more or less, to the southern boundary of the lot now or formerly owned by Wayne and Noly Dostie; thence North seventy-nine degrees thirty minutes East (N 79° 30' E) along said southern boundary of the property now or formerly of the said Dostie three hundred seventy-seven (377) feet, more or less, to the westerly side of the Hinckley Road; thence south along said road a distance of five hundred seventy-two and one-half (572.5) feet, more or less, to the point of beginning.

The above described premises are burdened by a thirty-three (33) foot wide right of way to land now or formerly of Sally A. Manson as described in a Quitclaim Release Deed found at Book 4817, Page 79 to which reference may be had for a more particular definition of the easement.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

The above-described conveyance is made subject to (i) Utility easement from Lawrence E. Manson to Central Maine Power Company dated August 3, 1976, recorded in the Kennebec County Registry of Deeds at Book 1943, Page 240; (ii) riparian rights of others in and to Jenkins' Brook as the same passes by or through the premises; (iii) terms and conditions as set forth in the Notice of Layout and Taking by the Maine State Highway Commission dated June 7, 1967 recorded in the said Registry of Deeds on June 14, 1967 at Book 1444, Page 548; (iv) Utility easement from Lawrence E. Manson to Central Maine Power Company and New England Telephone and Telegraph Company dated April 30, 1982 and recorded on November 10, 1982 in the said Registry of Deed at Book 2520, Page 108; (v) Utility easement from Lawrence E. Manson and Sally A. Manson to Central Maine Power Company and New England Telephone and Telegraph Company dated October 15, 1984 and recorded November 14, 1984 in the said Registry of Deeds at Book 2747, Page 96; (vi) Water flow easement from Lawrence E. Manson and Sally A. Manson to the State of Maine dated December 18, 1984 and recorded January 30, 1985 in the said Registry of Deeds at Book 2768, Page 152; (vii) Utility easement form Lawrence E. Manson and Sally A. Manson to Central Maine Power Company and New England Telephone and Telegraph Company dated October 5, 1987 and recorded on June 28, 1988 in the said Registry of Deeds at Book 3374, Page 119; (viii) Utility easement from Lawrence E. Manson and Sally A. Manson to Central Maine Power Company and New England Telephone and Telegraph Company dated September 27, 1993, and recorded November 10, 1993 in the said

Deed Cont.

Doc # 2012000818
Book 10937 Page 0104

Registry of Deeds at Book 4545, Page 49; and (ix) right of way 33 feet in width set forth in the Warranty Deed from Sally A. Manson to Dana A. Bartlett and Thelma Bartlett dated September 9, 2005 and recorded September 14, 2005 in the said Registry of Deeds at Book 8594, Page 120.

Being the same premises described in the deed from Greely Capital LLC to Double Eagle Properties, LLC dated December 23, 2010 and recorded in the Kennebec County Registry of Deeds in Book 10631, Page 146.

Tax →

TOWN OF CLINTON, MAINE
27 BAKER ST
CLINTON, ME 04927-3551



For the fiscal year July 1, 2025 to June 30, 2026

OFFICE HOURS

Monday, Tuesday, Thursday: 7:00am - 4:45pm
Wednesday: 7:00am to 6:00pm
Friday: Closed

Telephone: (207) 426-8511 Fax: (207) 426-8323

S380435 P0 - 1of1

CJK REATLY HOLDINGS, LLC
553 MAIN ST
LEWISTON, ME 04240-5932

THIS IS THE ONLY BILL
YOU WILL RECEIVE

2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$229,440.00
BUILDING VALUE	\$0.00
TOTAL: LAND & BLDG	\$229,440.00
MACHINERY/EQUIP	\$0.00
FURNITURE/FIXT	\$0.00
HI-TECH EQUIP	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$229,440.00
TOTAL TAX	\$3,189.22
LESS PAID TO DATE	\$0.00

TOTAL DUE ⇒ \$3,189.22

ACCOUNT: 000916 RE

ACREAGE: 5.13

MIL RATE: \$13.90

MAP/LOT: 002-014

LOCATION: ELWOOD DR MH PARK

BOOK/PAGE: B10937P102 01/11/2012 B10631P146 12/23/2010 B6608P280

FIRST HALF DUE: \$1,594.61
SECOND HALF DUE: \$1,594.61

TAXPAYER'S NOTICE

INTEREST AT 7.5% PER ANNUM BEGINS 10/02/2025 AND 04/02/2026.

As per state law, the ownership and valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2025. If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the current property owner.

FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME.

If you have an escrow account, please forward a copy to your mortgage holder prior to the due date.

INFORMATION

This tax bill is for the current tax year July 1, 2025 to June 30, 2026. Past due amounts ARE NOT included. Interest of 7.5% will be charged after 10/01/2025 on first half and after 04/01/2026 on second half.

WITHOUT STATE AID FOR EDUCATION AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN 50% HIGHER.

As of June 30, 2025, the Town of Clinton has outstanding bonded indebtedness in the amount of \$353,613.98.

After eight months and no later than a year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

CURRENT BILLING DISTRIBUTION

MUNICIPAL	\$1,478.20	46.35%
SCHOOL	\$1,448.54	45.42%
KENNEBEC COUNTY	\$198.37	6.22%
OVERLAY	\$64.10	2.01%
TIF	\$0.00	0.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.

Please make checks or money order payable to

TOWN OF CLINTON and mail to:

TOWN OF CLINTON

27 BAKER ST

CLINTON, ME 04927-3551

Please include phone number on check.

2025 REAL ESTATE TAX BILL

ACCOUNT: 000916 RE

NAME: CJK REATLY HOLDINGS, LLC

MAP/LOT: 002-014

LOCATION: ELWOOD DR MH PARK

ACREAGE: 5.13

TOWN OF CLINTON, 27 BAKER ST, CLINTON, ME 04927-3551



INTEREST BEGINS ON 04/02/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2026	\$1,594.61	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF CLINTON, 27 BAKER ST, CLINTON, ME 04927-3551

2025 REAL ESTATE TAX BILL

ACCOUNT: 000916 RE

NAME: CJK REATLY HOLDINGS, LLC

MAP/LOT: 002-014

LOCATION: ELWOOD DR MH PARK

ACREAGE: 5.13

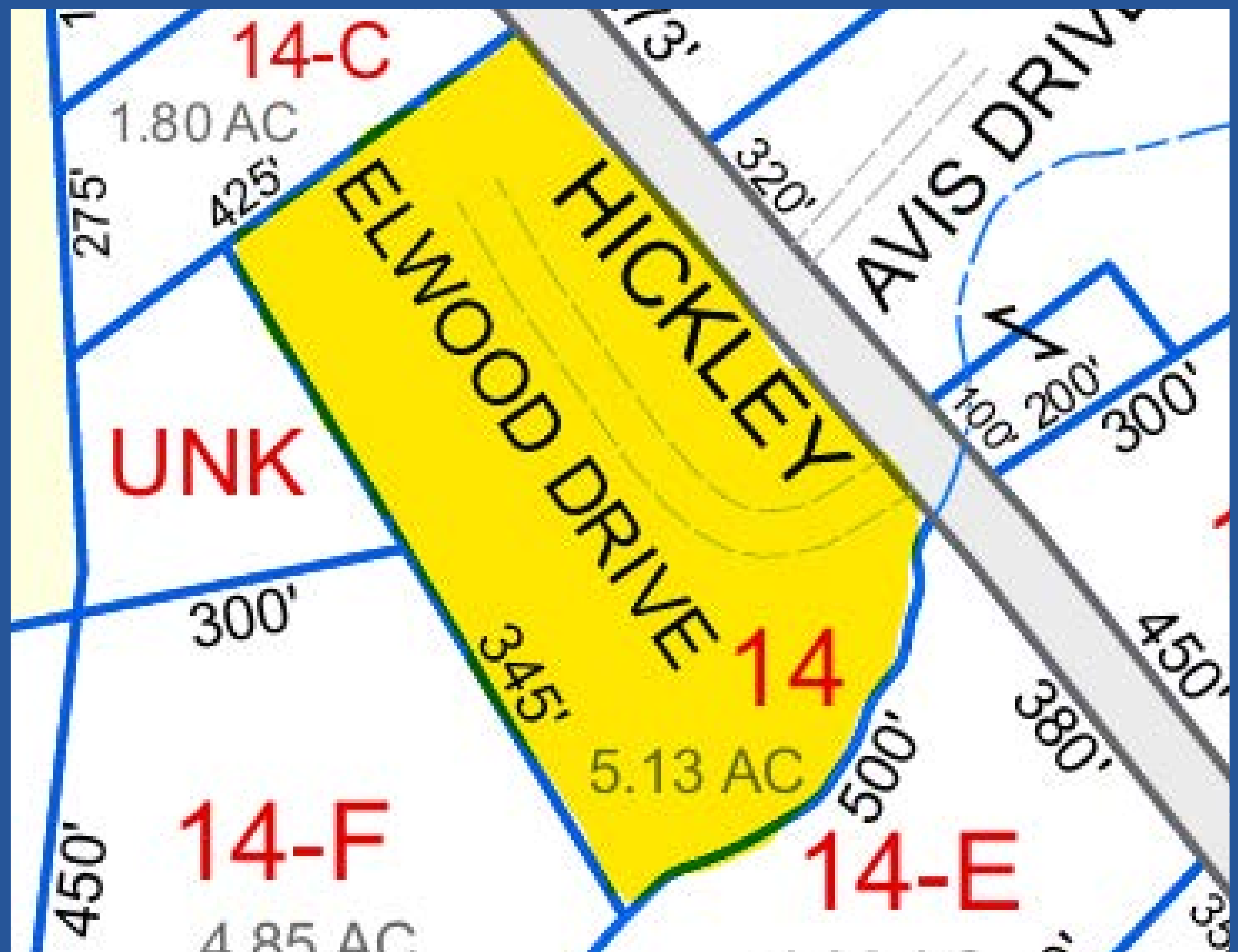


INTEREST BEGINS ON 10/02/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2025	\$1,594.61	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Town Map



PROPERTY DISCLOSURE (Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 714 Hinckley Rd, Clinton, ME 04927

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials CS

PROPERTY LOCATED AT: 714 Hinckley Rd, Clinton, ME 04927

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Park Owner

Road Association Name (if known): Manson's Mobile Home Park

Source of information: Seller

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Page 2 of 3 Buyer Initials _____ Seller Initials CS

PROPERTY LOCATED AT: 714 Hinckley Rd, Clinton, ME 04927

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

Relevant Panel Number. _____ Year. _____ (Attach a copy)

Comments: Seller is not aware of any flood claims. Area of minimal flood hazard.

Source of Section V information: Seller and FEMA

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Authorized
Christopher Sirois 11/20/2025
Seller Date Seller Date
CJK REALTY HOLDINGS, LLC

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date

Fema Map



207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial


Dot
FERNALD
Real Estate Team

"Doing Business with the TEAM that cares"

Looking for More Information?

Contact Us!

Scott Robert
207-576-3361
scottdrobert@gmail.com

Erika Robert
207-330-5290
erikadrobert@gmail.com



Designated Broker



"Doing Business with the TEAM that cares"



Broker