

Terjak's Trailer Court

3.3 +/- Acres | Grand Island, NE MSA | \$849,900

Turn-Key Operation | 11.12% CAP Rate | 14 POHs Included in Sale



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DISCLAIMER & INDEX

Terjak's Trailer Court
105 W Oasis St.
Cairo, NE 68824



DISCLAIMER

This Offering Memorandum has been prepared by Mid-Plains Land & Realty for informational purposes only and is based on information provided by the property owner and other sources deemed reliable, but which have not been independently verified. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. Financial data, projections, and operating assumptions are provided for illustrative purposes only and may not reflect actual results. Prospective purchasers are encouraged to conduct their own independent due diligence and rely solely on their own analysis and any executed agreements. The property is offered subject to prior sale, price change, or withdrawal without notice.

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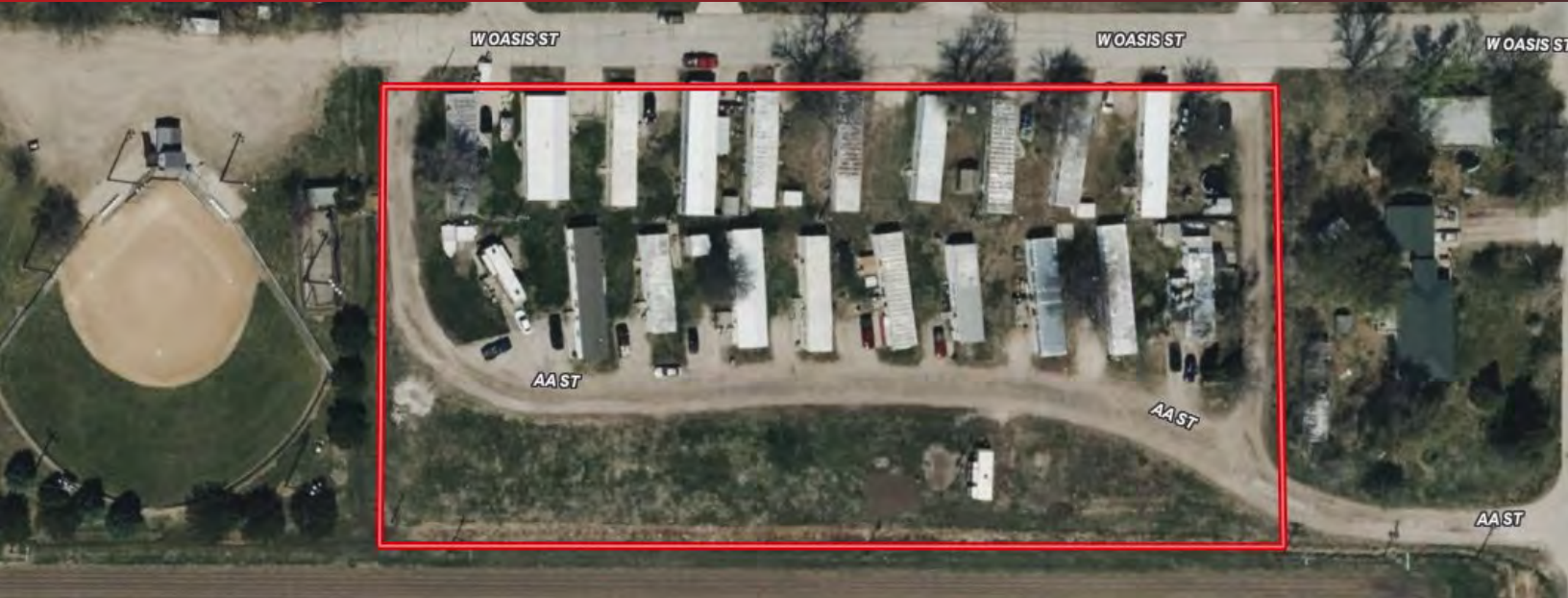
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1. OFFERING OVERVIEW

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OFFERING DETAILS

Commercial Type	Mobile Home Park
Offering Price	\$849,900
CAP Rate	11.12%
Zoning Type	R-6 Multi-Family Residential
Total Acres +/-	3.3
Floodplain	None
2025 Land Taxes	\$2,062.66
2025 Total POH Taxes	\$1,877.20
TOH Sites	6
POH Sites	14
RV Pads	3

PROPERTY OVERVIEW

Terjak's Trailer Court is a stabilized mobile home community located in Cairo, Nebraska, within the Grand Island metropolitan area. The property consists of 20 mobile home sites operating at approximately 95% occupancy, including 6 tenant-owned homes and 14 park-owned homes. The community also features three seasonal RV sites that are traditionally occupied from early spring through late fall.

Infrastructure includes city water and sewer, natural gas service, city-maintained gravel and concrete streets, and park-provided trash service. The park's internal water and sewer lines and 14 electrical pedestals have been upgraded within the last 15 years. Additionally, approximately ±1 acre of land offers potential for the development of additional mobile home sites, RV spaces, or self-storage.

Located approximately 10 minutes from downtown Grand Island, the region's primary employment and commercial hub, the community benefits from a diverse economic base supported by Agriculture, Manufacturing, Healthcare, and Education, which helps sustain long-term workforce housing demand in surrounding communities such as Cairo.

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2. GEOGRAPHICAL AREA

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SURROUNDING AREA TOWNS & CITIES



Grand Island, NE

Population: 53,250
Approx. 12 Miles Northwest



Kearney, NE

Population: 34,086
Approx. 39 Miles Southwest



York, NE

Population: 3,524
Approx. 65 Miles East



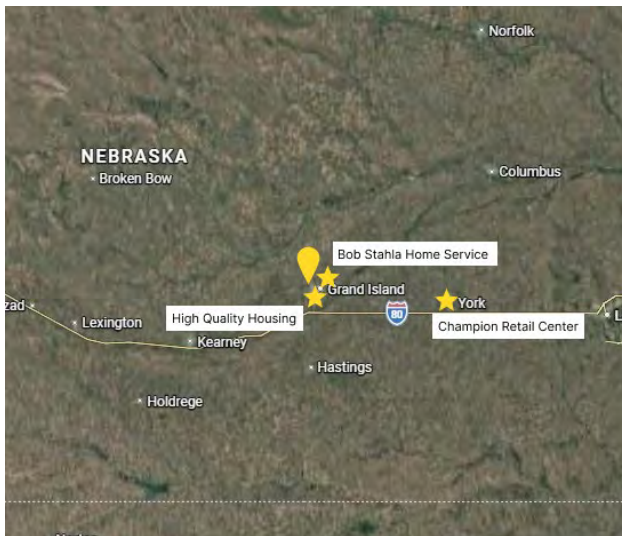
Broken Bow, NE

Population: 3,035
Approx. 64 Miles Northwest



Columbus, NE

Population: 25,384
Approx. 78 Miles Northeast



AREA MOBILE HOME DEALERS



Bob Stahla Home Service, Inc.

Grand Island, NE
Distance: 17.9 Miles



High Quality Housing

Grand Island, NE
Distance: 16 Miles



Champion Retail Center

York, NE
Distance: 60.4 Miles

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3. AREA INDUSTRY & INVESTMENTS

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Grand Island's manufacturing sector includes food processing, agricultural equipment production, metal fabrication, and other industrial specialties tied to Nebraska's strong agricultural and industrial economy. This diverse manufacturing base supports thousands of jobs and contributes to regional housing demand and economic stability.

Nova-Tech

Nova-Tech, Inc. is a leading manufacturer of livestock feeding and agricultural equipment headquartered in Grand Island, Nebraska. The company designs and produces automated feeding systems and related technology distributed to poultry and livestock operations across the United States and international markets. As a long-standing regional employer providing skilled manufacturing, engineering, and administrative positions, Nova-Tech contributes to the area's economic stability and supports consistent demand for workforce housing in the surrounding community.

Chief Industries, Inc.

Chief Industries is a diversified global manufacturing company headquartered in Grand Island, Nebraska. The company operates seven brand divisions with multiple production facilities focused on metal building manufacturing, grain storage and handling systems, metal fabrication, and modular housing. In addition to its manufacturing operations, Chief Industries is involved in construction, real estate development, ethanol production, and regional trucking services. Its corporate headquarters and significant employment base in Grand Island provide a strong and stable economic driver for the surrounding area.

Case IH

Case IH, a global agricultural equipment brand of CNH Industrial, operates a major manufacturing facility in Grand Island, Nebraska. The plant produces combines and other large-scale harvesting equipment distributed throughout North America and international markets. As one of the region's largest employers, the Grand Island facility provides a substantial base of skilled manufacturing and technical jobs, contributing to long-term economic stability and consistent housing demand in the surrounding community.

Central Community College

Central Community College maintains a full-service campus in Grand Island, Nebraska, offering a wide range of academic, technical, and workforce training programs that support the region's labor force and economic development. The college serves thousands of students across central Nebraska and provides continuing education, skilled trades training, and industry-aligned certification programs that directly benefit local employers. Its presence contributes to long-term workforce stability, population retention, and consistent demand for attainable housing in the surrounding community.

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4. GRAND ISLAND, NE HOUSING MARKET

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Located approximately 16 miles from Grand Island, the property benefits from access to the region's primary employment and commercial center, supported by agriculture, manufacturing, healthcare, and education. Stable household incomes, strong homeownership levels, and moderate home values in Grand Island help support consistent workforce housing demand in nearby Cairo.



Grand Island, NE – 16 miles from property

County	Hall County
Population	53,250
Median Age	34.7 Years
Median Household Income	\$62,439
Home Ownership	57.8%
2025 Median Home Price*	\$239,500
2025 Median Home List Price*	\$319,333
Local Economic Industry	Agriculture, Manufacturing, Healthcare, Education
Website	grand-island.com



*Information sourced from Zillow.com



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5. PROPERTY OVERVIEW

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Property Name	Terjak's Trailer Court
Street Address	105 W Oasis St
City, State, Zip	Cairo, NE 68824
County	Hall County
Cross-Streets	NE Hwy 11
Road Type	Gravel Concrete
Nearest Highway	NE Hwy 11
Nearest Airport	(GRI) Grand Island, NE
Zoning Type	R-6 Multi-Family Residential
Land Property Taxes	\$2,062.66/yr (2025)
Total Acres +/-	3.3
Land Parcel ID	#0400169719



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6. PROPERTY HIGHLIGHTS

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The property features 20 mobile home sites, including 6 tenant-owned homes and 14 park-owned homes, along with 3 seasonal RV sites. Utilities include city water and sewer, natural gas service, and well-maintained gravel and concrete streets. While the gravel roadway is owned by the park, snow removal is performed by the city due to its designation as a school bus route. The south portion of the property contains approximately ±1 acre of vacant land, offering potential for additional mobile home sites, RV spaces, or other complementary uses.



STREETS & UTILITIES

Street Type	Gravel Concrete
Street Condition	Well Maintained
Sewer Type	City
Water Supply	City
Gas Supply Type	Natural Gas
Garbage Service	Park Provided

* Park's interior water, sewer, and 14 pedestals lines have been updated within the last 15 years.

MH/RV SITES BREAKDOWN

Total MH Sites	20
Tenant-Owned Home Sites	6
Park Owned Home Sites	14
Seasonal RV Sites	3
Value-Add Opportunity	Yes
Lease Agreements Current	Yes

VALUE-ADD OPPORTUNITY

The south portion of the property includes approximately one acre of vacant land that may be suitable for the development of additional mobile home sites, RV spaces, or self-storage units, providing a clear value-add opportunity for future expansion.

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7. 2025 FINANCIAL OVERVIEW

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CAP RATE OVERVIEW

2025 Revenues	2025 Expenses	2025 NOI	Asking Price	CAP Rate
\$121,060	\$26,547	\$94,513	\$849,900	11.12%

2025 INCOME & OPERATING EXPENSES

Category	Income	Expense
2025 Gross Revenue	\$121,060	
Land Property Tax (2025)		\$2,062
POHs Real Property Tax Total (2025)		\$1,877
Insurance (Est. from larger blanket policy)		\$4,800
Electrical		\$672
Water/Sewer		\$12,600
Heating Fuel		\$0
Garbage Expense		\$2,136
Maintenance & Repairs		\$2,400
Total	\$121,060	\$26,547

May 2026 OCCUPANCY RATE				May 2026 AVG. RENT BY TYPE			
	TOH Sites	POH Sites	RV Sites		TOH Sites	POH Sites	RV Sites
Occupancy Rate	83%	100%	0%	Avg. Occ. Rents	\$310/mo.	\$602/mo.	\$0/mo.

* 2025 Gross Revenue includes seasonal RV lot income not reflected in the May 2026 rent roll. RV sites typically rent for \$500/mo. from early spring until late fall.



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8. PARK-OWNED HOME INVENTORY

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IMPROVEMENTS ON LEASED LAND

Each of the 14 park-owned homes included with the sale is classified as real property and has been assigned a real property parcel identification number by the Hall County Assessor. The homes are attached to the primary parcel as Improvements on Leased Land (IOLL).



INCLUDED PARK-OWNED HOME INVENTORY

Lot #	Parcel ID	Model Year	2025 Property Tax	Property Address
1	Occupied Tenant-Owned Home Lot			
2	0400382083	1984	\$241.12	105 W Oasis #2, Cairo, NE 68824
3	0400276836	1979	\$96.74	105 W Oasis #3, Cairo, NE 68824
4	Occupied Tenant-Owned Home Lot			
5	0400276801	1976	\$70.14	105 W Oasis #5, Cairo, NE 68824
6	0400432056	1976	\$78.58	105 W Oasis #6, Cairo, NE 68824
7	Occupied Tenant-Owned Home Lot			
8	0400482878	1973	\$87.62	105 W Oasis #8, Cairo, NE 68824
9	0400331675	1977	\$94.18	105 W Oasis #9, Cairo, NE 68824
10	Occupied Tenant-Owned Home Lot			
11	0400501608	1975	\$97.16	105 W Oasis #11, Cairo, NE 68824
12	0400484625	1972	\$92.18	105 W Oasis #12, Cairo, NE 68824
13	0400501696	1984	\$212.70	105 W Oasis #13, Cairo, NE 68824
14	Occupied Tenant-Owned Home Lot			
15	0400501616	1990	\$70.34	105 W Oasis #15, Cairo, NE 68824
16	0400411334	1979	\$103.34	105 W Oasis #16, Cairo, NE 68824
17	0400501704	1997	\$267.54	105 W Oasis #17, Cairo, NE 68824
18	0400322080	1963	\$261.00	105 W Oasis #18, Cairo, NE 68824
19	Vacant Tenant-Owned Home Lot			
20	0400351110	1977	\$104.56	105 W Oasis #20, Cairo, NE 68824

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9. PROPERTY IMAGES

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First established in 2020 and grounded in our Midwest values, Mid-Plains Land & Realty specializes exclusively in the mobile home park market, providing professional representation for both buyers and sellers in this unique asset class. With 20+ years of both real estate and hands-on mobile home park ownership experience, we deliver informed expertise, honest guidance, and a level of insight that helps our clients make confident decisions throughout every stage of the process.

Our Team



Gil Wigington
Co-Founder/Broker



Colene Wigington
Co-Founder

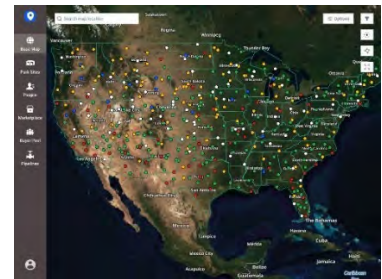


Jodie LaPrell
Real Estate Advisor

What Sets Us Apart

Formerly available to the public, Park Sites is now exclusively utilized in-house by Mid-Plains Land & Realty to track over 30,000 mobile home parks nationally.

This powerful custom-built software provides the Mid-Plains Land & Realty team with an unparalleled view of the marketplace while enabling them to quickly match parks to the right criteria of prospective buyers once they're entered into the Park Sites system.



Our Start in the MHP Industry



In 2006, Gil and Colene Wigington purchased Sunset Acres Mobile Home Park in Schuyler, Nebraska—a leap of faith that became a 13-year hands-on journey. They revitalized the park by removing delinquent tenants, making key capital improvements, and restoring long-term stability.

In 2019, they sold the park off-market, seller-financing 88% of the deal. That owner/operator experience now shapes the insight and guidance Mid-Plains Land & Realty provides its clients.

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