



OFFERING MEMORANDUM

FARM COUNTRY CAMPGROUND (42 PADS)

2301 EDS GROCERY RD, WILLIAMSTON, NC 27892



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EXCLUSIVELY LISTED BY:



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The information contained herein was obtained from sources deemed to be reliable. However, MH Pro Group, LLC and agents make no guarantees, warranties, or representations as to the completeness or accuracy thereof.

OFFERING PROCESS

OFFER GUIDELINES:

This offering is being exclusively distributed to market by MH Pro Group, LLC. Once initial bids are received, the owner will either select a buyer or invite a group of potential buyers to submit their best and final proposals. Ultimately, the chosen investor will be determined by several conditions, such as purchase price, contract conditions, financing capacity, closing timeline, and proven experience with similar transactions.

OFFER SUBMISSION REQUIREMENTS:

- Proposed purchase price
- Source(s) of capital/financing
- Verification of funds
- Relevant background and industry experience
- Timetable for due diligence and closing
- Amount of earnest money deposit
- Any contingencies (e.g., committee approvals, potential 1031 exchanges, acceptable financing terms, etc.)

Potential buyers are strongly encouraged to tour the properties in person prior to submitting a formal offer proposal. Please contact a MH Pro Group, LLC representative prior to scheduling an on-site visit.



OFFERING OVERVIEW

COMMUNITY DETAILS

Community Name	Farm Country Campground
Address	2301 Eds Grocery Rd.
City/State/Zip	Williamston, NC 27892
County	Martin County
Acreage	141.20 acres
Season	Year Round

COMMUNITY TYPE RV - Extended Stay

INFRASTRUCTURE DETAILS

Roads	Gravel
Parking	Grass/Gravel
Water	Public (Master Meter)
Sewer	Private (Septic)
Trash	Private (Dumpster)
WiFi	Provided By Community

UNIT BREAKDOWN

Total RV Pads	42
50 Amp Pad Count	39
30 Amp Pad Count	3
Monthly Pad Rent	\$550
Weekly Pad Rent	\$250
Nightly Pad Rent	\$45
2024 Gross Revenue	\$256,330

PRICING

Price	\$1,500,000
Price Per Unit	\$35,714






OFFERING OVERVIEW

Farm Country Campground is a 42-pad RV park that caters primarily to extended-stay tenants seeking convenient and affordable housing. Of the 42 pads, 39 feature 50-amp hookups, and all pads operate on a flat monthly rental rate of just \$550. Public water, paid for by ownership, and private septic keep operating costs manageable while maintaining reliable services for tenants. The current residents—largely construction workers, traveling nurses, and other professionals—value the park’s peaceful setting and proximity to Greenville, North Carolina, which is a short 30-minute commute away. Greenville’s growth as a regional hub, driven by both healthcare and construction sectors, underscores the steady demand for quality extended-stay housing options in this area.

Beyond the primary 20 acres that house the RV park, the property boasts a total of 141 acres, presenting significant upside potential through parceling off and selling some of the vacant land. By leveraging this additional land, investors can considerably lower their overall acquisition cost basis while still benefiting from the stable, month-to-month income that the RV park provides. This dual-opportunity asset is positioned for both immediate returns and long-term appreciation, thanks in large part to the continued economic and population growth in the Greenville market. Farm Country Campground offers a unique blend of steady income, development potential, and proximity to a thriving regional center—making it an attractive and forward-thinking investment choice.



INVESTMENT HIGHLIGHTS

-  Roughly 120 acres of undeveloped land included with community provides new ownership with expansion and/or sub-division potential.
-  Primarily extended stay tenant base, providing ownership with lower management responsibilities and more predictable cash flows.
-  Less than 10 year old utility infrastructure, providing ownership with more predictable operational expenses.
-  Located under 30 minutes from Greenville, NC, providing the community with increased demand for extended stay tenants.
-  Majority 50 amp hookups (39/42) requiring minimal/no upfit to electricity infrastructure upon acquisition.



WILLIAMSTON, NC OVERVIEW

Williamston, North Carolina, is situated just 30 minutes north of Greenville and offers small-town charm with easy access to the robust economic and cultural landscape of the Greenville MSA. Greenville serves as the main hub of eastern North Carolina, powered by major employers such as Vidant Medical Center and East Carolina University—one of the state’s largest public universities. Ongoing expansion in healthcare, education, and manufacturing has driven consistent population growth, while ECU’s presence supports innovation, workforce development, and a vibrant local culture.

Beyond Greenville, Williamston also enjoys proximity to other major metropolitan areas, including Raleigh and the Research Triangle, all within reasonable driving distance. This strategic location enables residents to benefit from the affordability and quality of life in Williamston while tapping into the abundant employment opportunities, cultural attractions, and amenities offered throughout the broader region. Continued development in the Greenville MSA ensures sustained demand for housing and services, positioning Martin County as an appealing destination for both investment and residency.



PARCEL OUTLINE







FIRM OVERVIEW

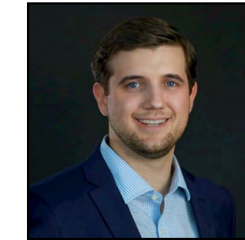
MH Pro Group is a specialized commercial real estate investment sales firm dedicated to guiding clients through the acquisition and disposition of manufactured housing and recreational vehicle communities. Drawing on our in-depth expertise and hands-on approach, we offer unparalleled insights into the evolving MHC/RVC sector—allowing us to deliver the most accurate analysis and achieve top-of-market pricing for our clients. Our proven marketing platform ensures maximum exposure to the industry’s most qualified investors, paving the way for successful transactions. At MH Pro Group, we’re not only focused on delivering exceptional results today—we’re also committed to anticipating future market trends and positioning our clients for long-term success.



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William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and manufactured housing brokerage. During this time, William was responsible for launching the teams manufactured housing division and was named Rookie of the Year for the firms Carolinas and Southern Virginia region. Prior to entering real estate, William began his career working in the consulting realm, providing expert network services to institutional investment funds.

Henry is currently in charge of business development for MH Pro Group, leading all aspects of deal sourcing for the firm. Having specialized in MHC specific investment sales for over seven years and focusing exclusively on the NC, SC and GA markets, Henry possesses a deep understanding of the product type and dynamics of the region. Prior to launching MH Pro Group, Henry worked at a boutique real estate investment sales firm in Greenville, SC as well as Sperry Van Ness BlackStream focusing exclusively on MHC specific advisory service. As a graduate from the University of South Carolina in 2011, Henry captained the Men’s Tennis Team to a top 20 national ranking as

Taylor currently works as Investment Sales Director with a primary focus on the Southeastern where he is responsible for all aspects of the regions business development, financial analysis, and buyer sourcing. Prior to joining MH Pro Group, Taylor was the founder of Hornbeam Homes which focused on single family home acquisition, renovation, and dispositions along with land acquisitions for larger single-family developments across the Southeast. Prior to entering the real estate realm, Taylor began his career as a Civil Engineer, doing design work for private residential, commercial, and industrial development projects.

Matt serves as the Investment Sales Director, specializing in RV parks and campgrounds across the eastern United States. In this role, he leads the firm’s business development efforts, oversees financial analysis, and drives sales strategies tailored to the RV park and campground asset class. Before joining MH Pro Group, Matt built a strong foundation in the private mortgage lending industry, where he facilitated over \$30 million in loan transactions, working closely with clients focused on residential real estate investments. Matt earned his degree in Finance from the University of South Carolina and brings a deep understanding of financial markets, investment strategies, and commercial real



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