

Value
series

The Rancher

Starting at \$152,950



Key Features

Roomy • Cozy & Attractive • Affordable Price



TRAILHEAD CABINS

Call Toll-Free 888.439.5565

Live Small. **Dream Big.**

Free Delivery & Setup Within 75 Miles of Hopkinsville, KY
Great Customer Support

The Rancher



Standard Features

- Details as shown on drawing (sizes listed for pricing are nominal)
- Fully Engineered and Modular Code Compliant for TN
- 12-Month Limited Warranty
- 40 Year Limited Warranty Metal Roofing
- Painted Lap Siding (upgraded log options available)
- Porch with Spindle Railing
- Insulated Vinyl windows
- Ductless HVAC with a head in Great Room, and each bedroom
- Knotty Pine Interior Paneling, sealed and sanded smooth
- Rustic Rough Cut Kitchen of your choice
- Ceiling Fan in Great Room and each Bedroom
- Vinyl Waterproof-Scratch Resistant Flooring throughout
- All Light fixtures, and Plumbing fixtures installed
- Plumbing and Electrical ready for Hookups

This is a Tennessee Approved Modular Home. Customization is available. This home can be set up anywhere in the state of TN, barring deed restrictions. We can also set these homes up in KY, although there may be plumbing restrictions/fees. Please inquire. Inquiries for other states are welcome, but fees will apply.

*Prices subject to change. Contact us for current pricing.

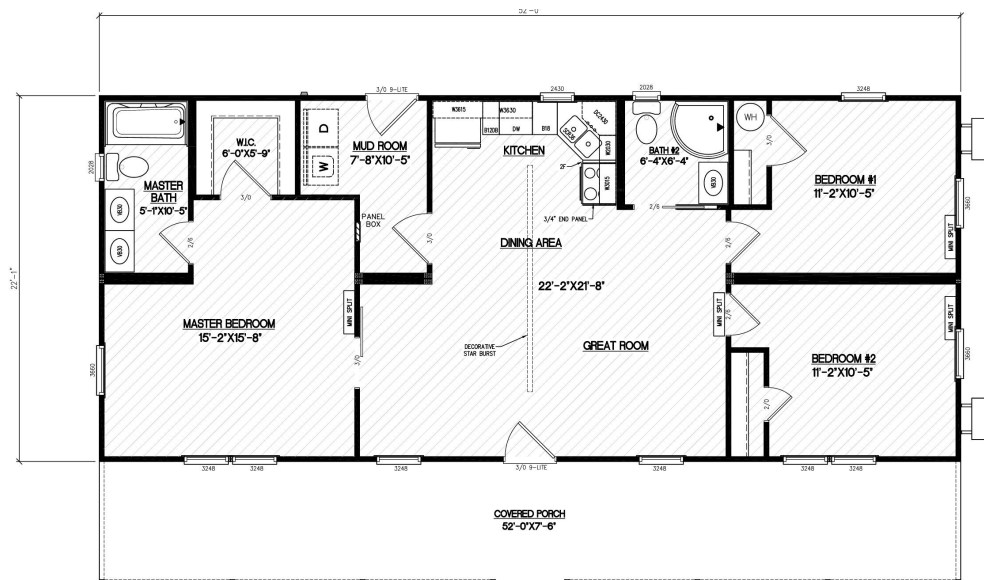
Specifications

30x52 Turn Key Cabin - 3 bedroom, 2 bath cabin w/ 8'x52' porch on the side and 1144 sq ft living space.

Available Options (call for pricing)

- Log Siding
- Prestacked Log Corners
- Screened Porch
- Decorative Door
- Customized Features

Rancher 2252-A2 Price **\$152,950***



For a larger version of this drawing, please use our drawing catalog.

A set of custom drawings for your house is available once you make your 1st payment. Upon your approval, this will take priority over the specs and features listed herein. The customer is responsible to pull any permits if needed. If your local planning/zoning commission or bank needs any information, please contact us, and we will assist you. Here is our standard payment process, if you have a bank loan, we have options to accommodate draw requirements they might have.

25% Down Payment, 25% Due when Structure is Framed and Roofed, 25% Due upon Completion of Structure, 25% Due on Delivery.

NOT INCLUDED: Foundation (available option), Excavation, Driveway, Septic, Appliances, Outside Hookups, Steps, Cutters, Furniture, Curtains, Final Deep Cleaning Service.