

At Columbia, TN's Duck River Estates, homeowners appreciate the exceptional manufactured home community renowned for affordability and comfort.) As a member of the UMH Properties, Inc. family, this distinctive manufactured home community demonstrates the company's commitment to *quality homes* and *strong communities*. With dedicated attention to offering turn-key ready manufactured homes and rentals, Duck River Estates represents the contemporary face of *manufactured home living* in Tennessee.

A Range of Housing: Rentals and Homes for Sale

One key benefit of Duck River Estates is the ability to choose between homes for sale and rental properties. The community provides turn-key ready manufactured homes, meticulously maintained to exceed HUD standards guaranteeing energy efficiency and a solid foundation. There's a home for every need, from compact to larger sqft options, perfectly meeting needs for both cozy mobile home space and larger family-ready homes.

For a variety of tenants, renting remains a top consideration, for those undergoing transitions or desiring flexibility. Duck River Estates' rental apartments and mobile homes boast updated interiors, private yards, and designated parking areas—amenities that set the rentals apart from the typical apartment lifestyle. These rentals offer more sqft space than standard Columbia apartments, so residents have greater privacy and comfort within a secure neighborhood.

Your Pathway to Real Estate Ownership and Mortgage Help

For buyers hoping to enter Columbia's real estate market, Duck River Estates paves the way through UMH's home sales and financing support. UMH Properties guides homebuyers through mortgage choices, application processes, and cultivates lasting housing stability by reducing ownership obstacles.

First-time homebuyers, downsizing retirees, and moderate-income families benefit from these services while searching for quality TN homes in picturesque areas. Owning a manufactured home here isn't just about saving money—it's about security and belonging, all part of UMH's promise for sustainable *real estate* growth.

A Search Worth Taking: Finding Your Place in Duck River Estates

Those searching for the right community in Columbia can look to Duck River Estates for a balanced, inviting setting. UMH Properties' skilled management and expertise make the pursuit of affordable, top-quality housing straightforward by building communities that value privacy and comfort as much as connectivity.

Duck River Estates stands out among Columbia's *communities* by delivering choice: turn-key ready manufactured homes for sale, inviting rentals, and the security rooted in UMH's decades of proven stewardship.

The Natural Beauty and Community Spirit of Duck River Estates

Residents of Duck River Estates enjoy unique access to the renowned Duck River—a vital Tennessee waterway famed for beauty and ecological diversity. River Estates communities such as this fuse peacefulness and accessibility. The river's presence encourages outdoor recreation and community gatherings, promoting neighborly bonds and a tranquil feel.

UMH's dedication to care preserves these natural surroundings, building them into the experience and long-term value for each resident.

Live with Confidence: UMH's Promise in Community Living

As a listed REIT on the NYSE, UMH Properties provides more than just housing—it secures a dependable, well-run community with clear standards and transparency. All Duck River Estates residents benefit from this trust, with hands-on, professional management and established, proven housing standards.

For renters, buyers, and investors alike in Columbia, this level of oversight creates unmatched assurance. Duck River Estates stands ready to grant your search for a rental apartment, mobile home, or mortgage the solutions you need, all in one place.

Duck River Estates embodies the new era of *manufactured home communities* in Columbia, merging affordability, modern amenities, and professional management. Through UMH Properties' commitment to quality, community, and service, every resident discovers more than housing—they gain a home where the beauty of the Duck River becomes part of daily life.

Arrange a visit to Duck River Estates now to explore homes for sale and rentals, and experience UMH Properties' hallmark of "Quality Homes. Strong Communities."

'''