



how much does it cost to place a mobile home on land

It typically costs somewhere between about \$10,000 and \$50,000+ to make a mobile home “ready to live in” on land you already own, not counting the price of the home or the land itself. When you include buying the home and possibly buying the land, total project costs often end up between roughly \$70,000 and \$250,000+. ^[1] ^[2] ^[3]

Key cost pieces (on land you own)

Here are the main items that make up the “place a mobile home on land” cost, assuming you already have or will buy the home separately:

- **Site preparation:** Clearing trees/brush, grading, driveway access, drainage, sometimes fill dirt; about \$1,000–\$11,000 depending on how rough the land is. ^[2] ^[1]
- **Foundation or pad:** Pier-and-beam or concrete slab/pad to support the home; usually \$3,000–\$20,000+. ^[3] ^[1] ^[2]
- **Utility hookups:** Connecting power, water, sewer or septic, and sometimes gas. If lines are close, this can be a few thousand dollars; if you need a well and septic it often runs \$15,000–\$39,000 total. ^[4] ^[1] ^[2]
- **Delivery and setup:** Transporting the home, blocking/leveling, anchoring, skirting, basic steps, utility tie-ins; typically \$2,000–\$12,000, but complex sites or double-wides can be higher. ^[5] ^[2] ^[3]
- **Permits and inspections:** Building/installation permits, impact fees, inspections; roughly \$800–\$3,000+ depending on your local rules. ^[6] ^[1]

If you also need to buy the land, that can add another \$10,000–\$100,000+ depending on location and acreage. ^[1] ^[2]

Example all-in scenarios

- **Already own a fairly prepared lot with nearby utilities:**
You might spend around \$10,000–\$20,000 for foundation, hookups, permits, and setup. ^[5] ^[1]
- **Raw rural land (needs clearing, driveway, well, septic, full pad):**
Real-world examples for this kind of project come in around \$40,000–\$70,000+ for land prep, utilities, pad, permits, and setup, before counting the home price. ^[3] ^[4] ^[6]

How to get a realistic number for your situation

Costs vary a lot by state, county, and how raw your land is. To get a good estimate:

1. Call 1–2 local manufactured home dealers and ask for a “turnkey” or full setup quote on your land.
2. Talk to a local dirt/land prep contractor about clearing, grading, and a pad/foundation.
3. Ask a septic/well contractor or utility company what connections will cost for your specific parcel.
4. Check with your county/city building department for required permits, impact fees, and any special rules for manufactured homes.

If you tell me your state and whether the land already has utilities (water/sewer/power), I can rough-estimate a tighter cost range for your specific situation.



1. <https://globalcontainerhousing.com/how-much-does-it-cost-to-put-a-mobile-home-on-land-complete-2025-guide/>
2. <https://www.livecivitas.com/articles/the-hidden-costs-of-mobile-home-ownership-more-than-meets-the-eye>
3. <https://designtransitionstudio.com/cost-putting-mobile-home-land/>
4. <https://mightypricey.com/understanding-costs-placing-mobile-home-land-comprehensive-guide/>
5. <https://homes2gosa.com/mobile-home-setup-costs-pad-utilities-permits-and-labor/>
6. <https://www.youtube.com/watch?v=o7z3EPo4iNs>
7. https://www.reddit.com/r/ManufacturedHome/comments/16ut0s7/manufactured_home_cost/
8. https://www.reddit.com/r/homestead/comments/1y2kae/what_is_the_realistic_cost_of_moving_a_mobile/
9. <https://homenation.com/blog/cost-breakdown-to-put-a-mobile-home-on-land>
10. <https://brianmerrick.com/blog/top-5-hidden-costs-of-buying-a-mobile-home>