



# Effingham Homes

A BETTER WAY TO BUILD

At Effingham Homes we believe that a house should be as unique as its inhabitants which is why we select & design our model homes to showcase a variety of floorplans, options & features available to you!

We are sure to have a floorplan with the options & features that you will love... but if you don't see something you are looking for please let us know, because each of our display homes offer multiple layouts & can be built to accommodate you and your family!



MODEL HOMES ARE AVAILABLE FOR TOURS  
MONDAY-FRIDAY 9am-4pm & SATURDAY 9-2

If for some reason our hours are not convenient and you need to schedule a private tour please call or email us and we will be happy to accommodate you!



Display Home 598 - Built by MHE Inc.  
Huron Forest - Modular Construction (Illinois State Code)  
2,331 Square Feet · 4 Bedroom / 3 Bath · 32' x 76'



**Sale**

**BUY NOW**

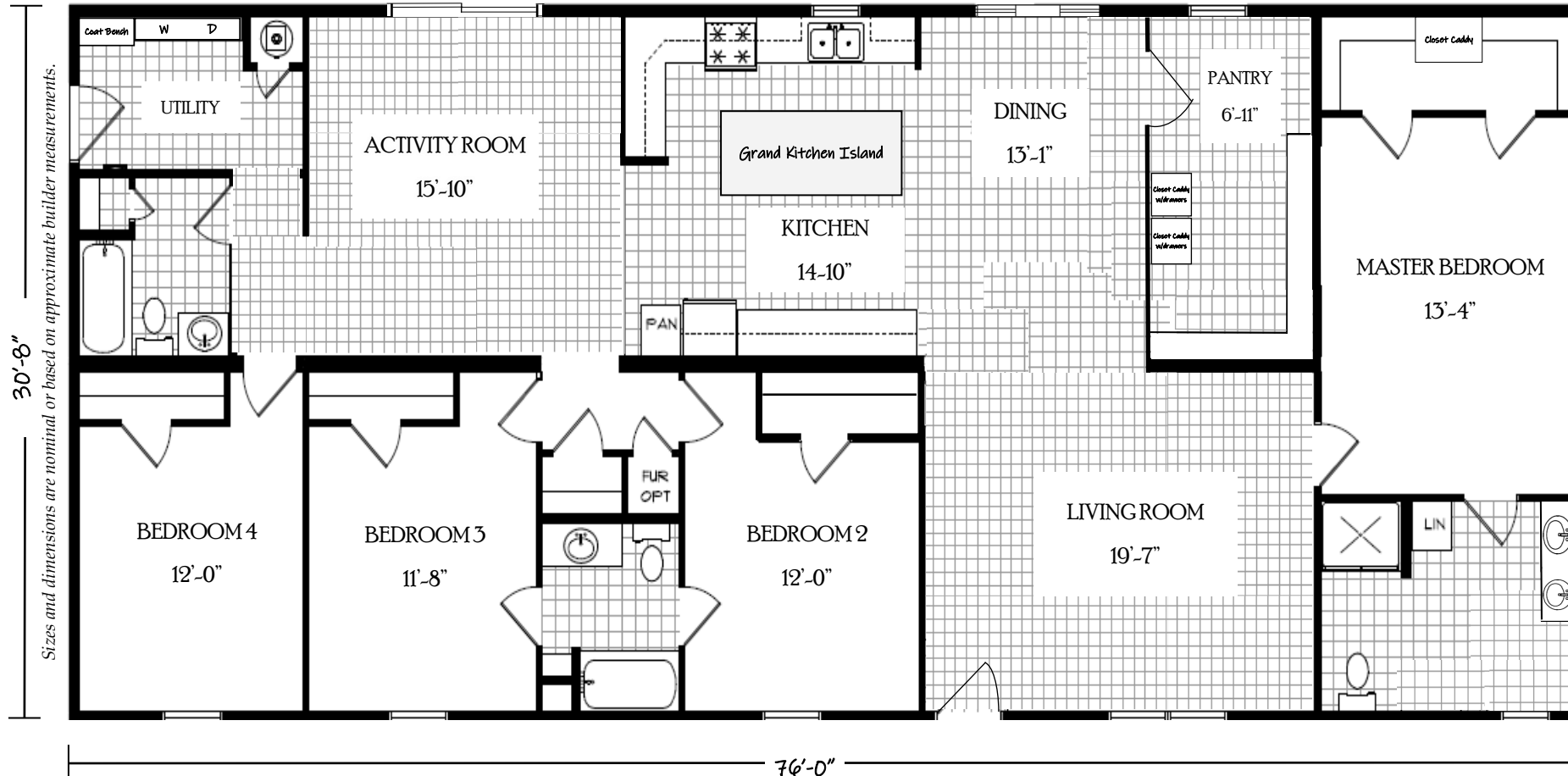
MODEL #598 HAS BEEN A FEATURED DISPLAY HOME FOR JUST A SHORT TIME AND THE PRICE HAS BEEN **REDUCED** BY MORE THAN \$10K AND CAN BE PURCHASED **NOW!**

OUR MODEL HOME #598 IS NOW AVAILABLE TO PURCHASE FOR LESS THAN \$215K—

**SAVING YOU MORE THAN TEN THOUSAND DOLLARS**

**DON'T MISS THIS OPPORTUNITY TO PURCHASE A STUNNING 4BED 3BATH MODULAR HOME**

**CONTACT US TODAY FOR ALL THE DETAILS!**



Love the floorplan - but maybe it's too big or maybe too small...  
Floorplans similar to **The Huron Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

The specific floorplan in our model home #598 (as shown above) is based on the standard floorplan for **The Huron Forest** offered by MHE Inc.



The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

Please contact us for detailed information including the price, on this or any of our display homes.





Display Home 605 - Built by MHE Inc.  
 Whispering Forest - Modular Construction (Illinois State Code)  
 2,024 Square Feet · 3 Bedroom / 2 Bath · 32' x 66'



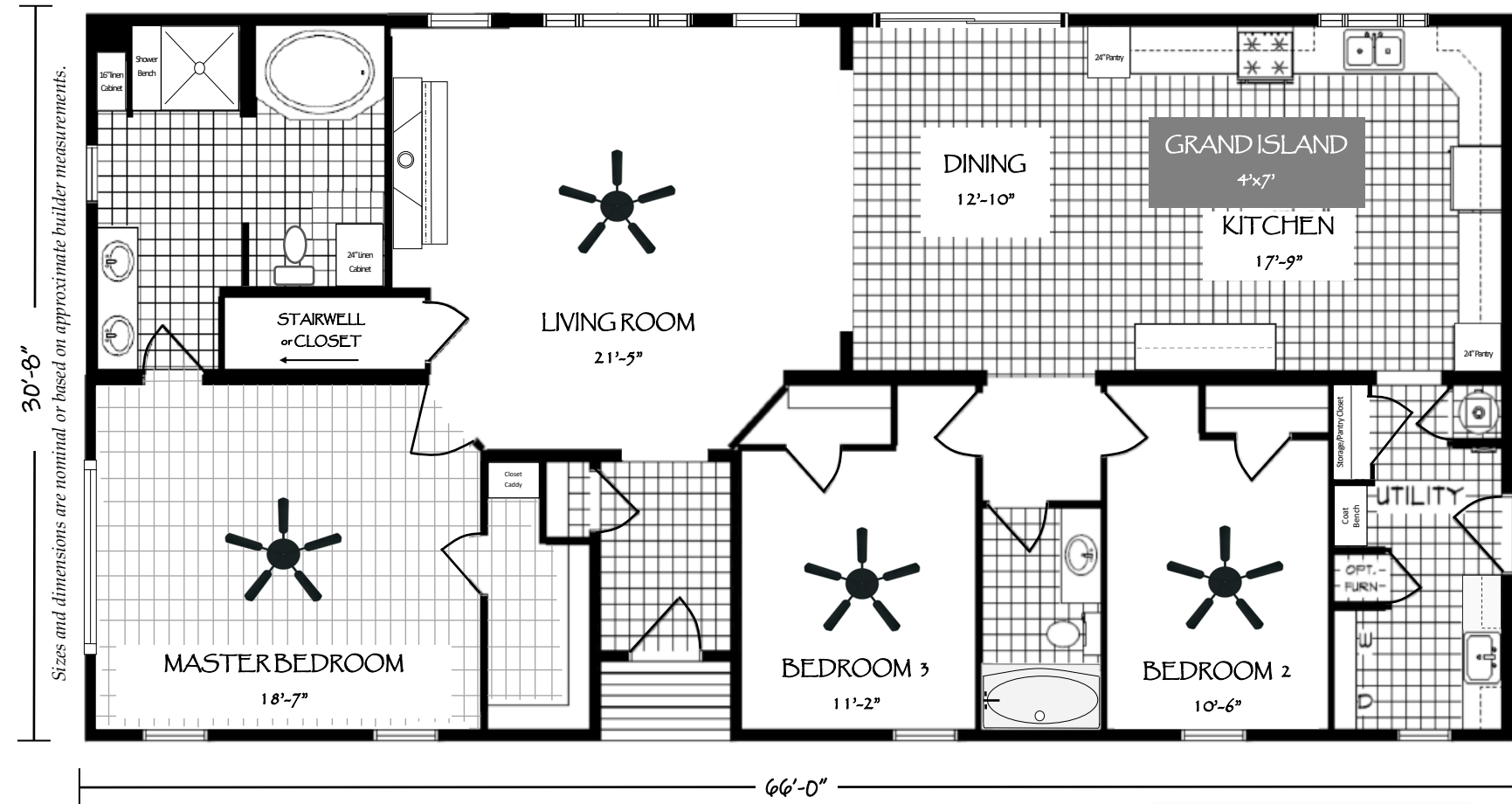
Sale Pending



NOTES:

Sale Pending

Although our Whispering Forest display model #605 is getting ready to go "home" it is still available for tours—  
 Allowing you to get a feel for the floorplan and provide loads of inspiration when the time comes to design and build your own home!



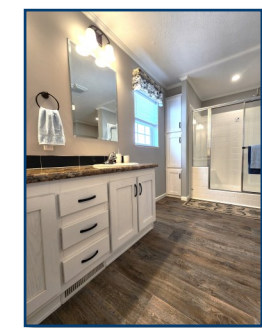
Love the floorplan - but maybe it's too big or maybe too small...  
 Floorplans similar to **The Whispering Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

The specific floorplan in our model home #605 (as shown above) is based on the standard floorplan for **The Whispering Forest** offered by MHE Inc.



The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

Please contact us for detailed information including the price, on this or any of our display homes.









Display Home 582 - Built by MHE Inc.  
Willow Forest - Modular Construction (Illinois State Code)  
1,840 Square Feet · 3 Bedroom / 2 Bath · 32' x 60'



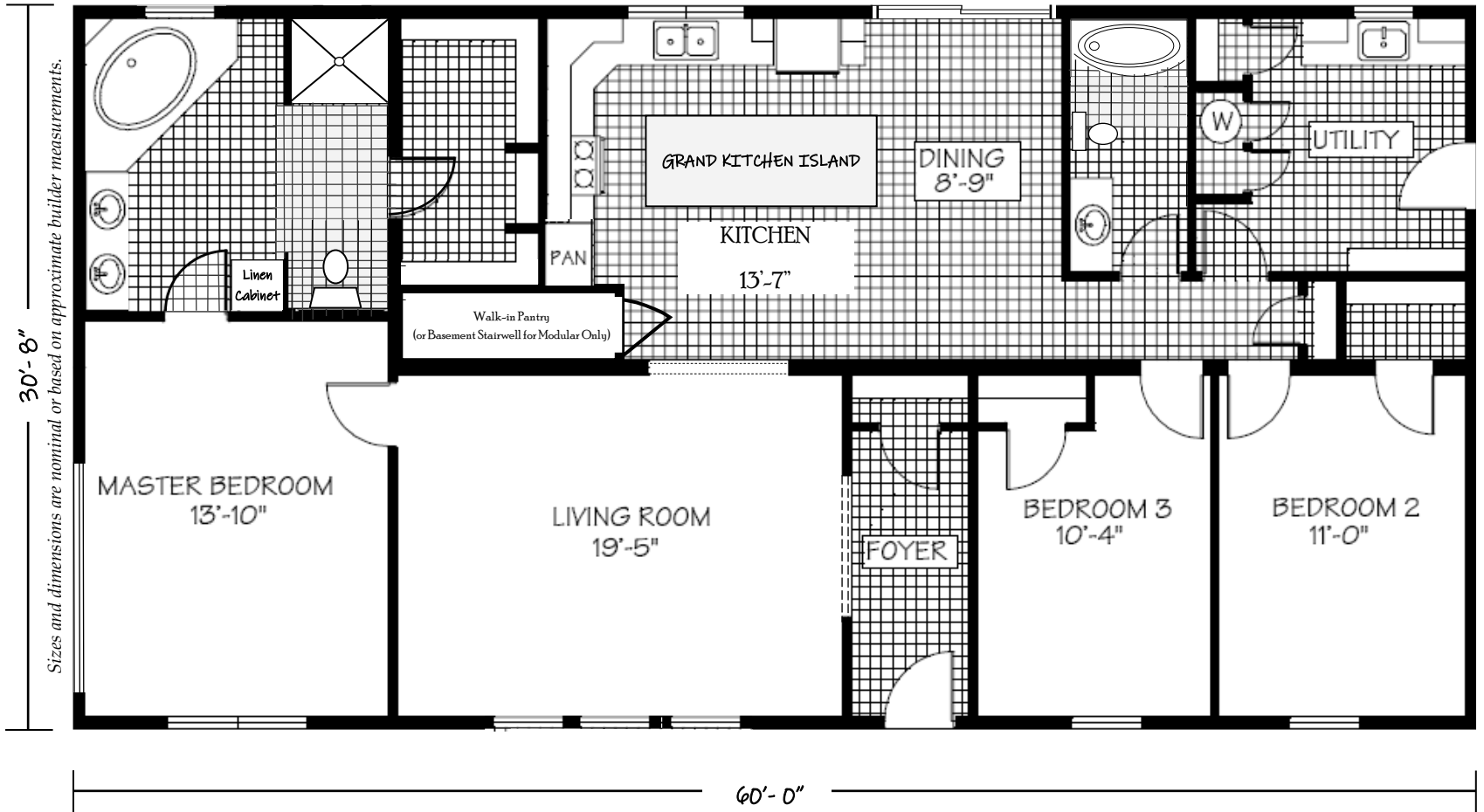
**MODEL #582 HAS BEEN A FEATURED DISPLAY HOME FOR JUST A SHORT TIME AND THE PRICE HAS BEEN REDUCED BY MORE THAN \$8K AND CAN BE PURCHASED NOW!**

**OUR MODEL HOME #582 IS NOW AVAILABLE TO PURCHASE FOR LESS THAN \$180K—**

**SAVING YOU THOUSANDS OF DOLLARS**

**DON'T MISS THIS OPPORTUNITY TO PURCHASE A BEAUTIFUL 3BED 2BATH MODULAR HOME**

**CONTACT US TODAY FOR ALL THE DETAILS!**



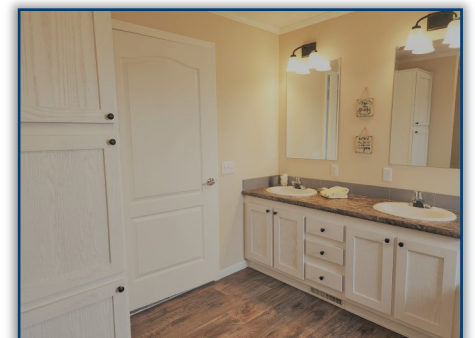
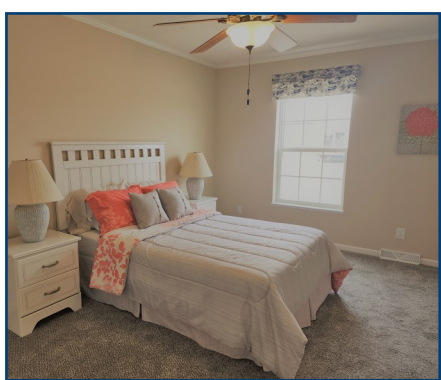
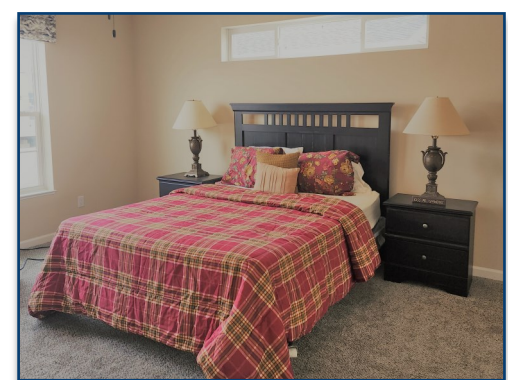
Love the floorplan - but maybe it's too big or maybe too small...  
Floorplans similar to **The Willow Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

The specific floorplan in our model home **#582** (as shown above) is based on the standard floorplan for **The Willow Forest** offered by MHE Inc.



The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

*Please contact us for detailed information including the price, on this or any of our display homes.*





Display Home 623 - Built by Champion Homes (Dutch Housing)

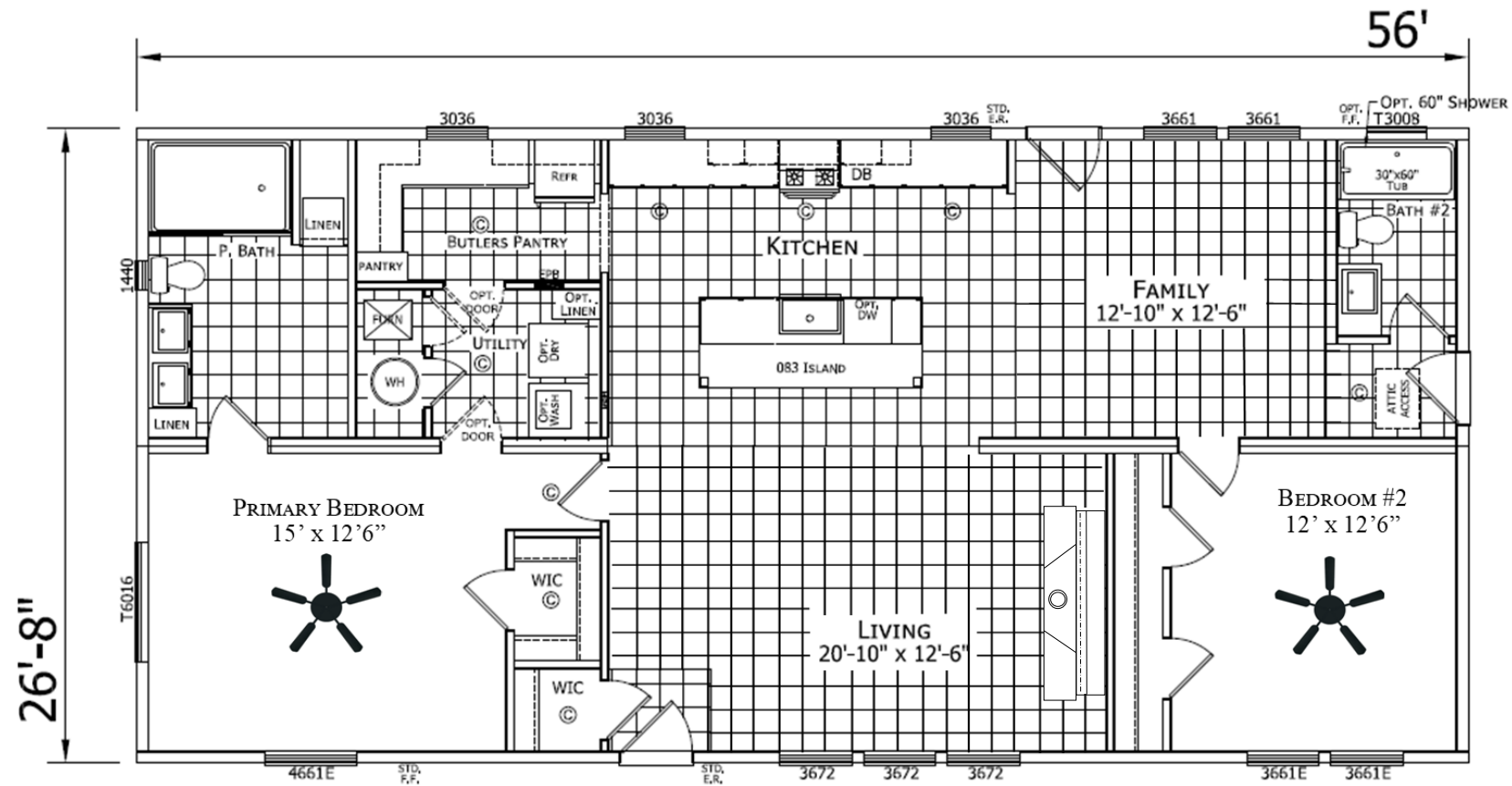
The Belvidere - Modular Construction (Illinois State Code)

1,493 Square Feet · 2 Bedroom / 2 Bath · 28' x 56'




NOTES:

Just a few finishing touches before this home will be available to tour... stay tuned!



Love the floorplan - but maybe it's too big or maybe too small...  
 Floorplans similar to **The Belvidere** are available in different sizes & can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)  
 The specific floorplan in our model home #623 (as shown above) is based on the standard floorplan for **The Belvidere** offered by Champion Homes/Dutch Housing



The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

Please contact us for detailed information including the price, on this or any of our display homes.

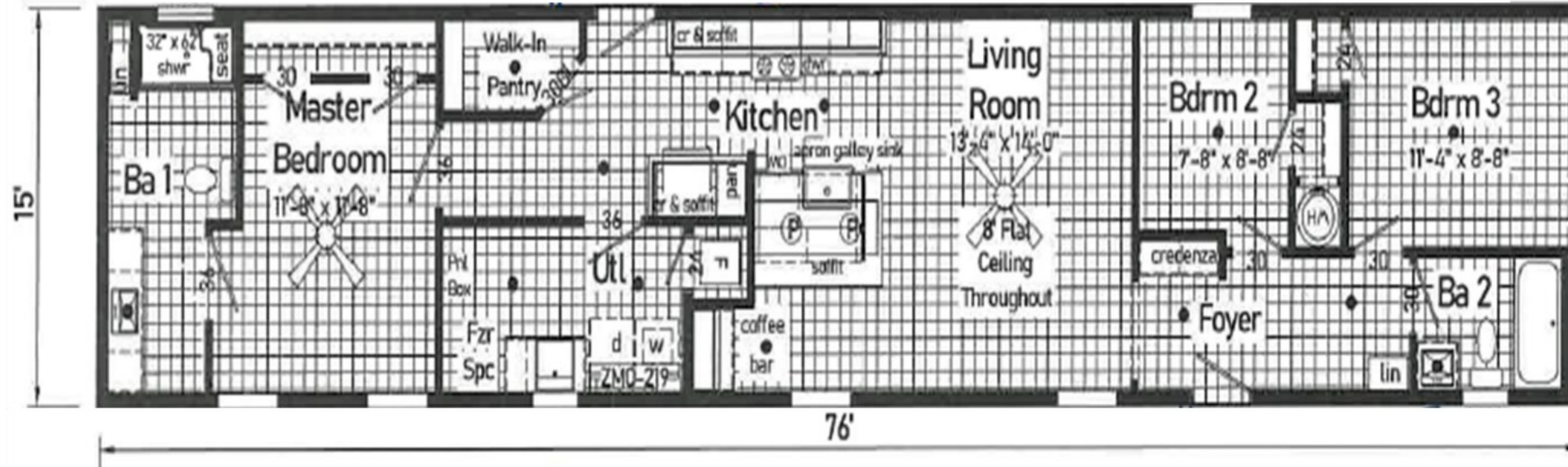
PHOTOS  COMING SOON	PHOTOS  COMING SOON
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Display Home 624 - Built by Commodore Homes of Indiana  
Single Section - Manufactured Construction (National HUD Code)  
1,140 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'

A NEW MODEL HOME IS ON ITS WAY... STAY TUNED FOR PICTURES AND TOUR AVAILABILITY!

NOTES:  
This one is on its way here...  
**Stay Tuned!!!**



PHOTOS  
  
COMING SOON

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COMING SOON

**Features included but not limited to:**

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Graphite Market (Dark Gray Color) Dutch Lap Vinyl Siding
- White Exterior Vinyl Lineal Trim
- Front Door: 3-Lite Craftsman Style
- Rear Door: Full View Door W/Internal Blinds
- Hi Profile Architectural Shingle Roof- Color: Estate Gray
- Smooth & Primed DRYWALL Throughout (Ready to Paint!)
- 2"x 6" Exterior Walls 16' on Center & 2"x4' Interior Walls
- Thermal Zone 3 Insulation (38-19-11)
- Double Pane "Low-E" Insulated Vinyl Windows
- Electric Furnace
- 40 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Crescent Edge Laminate Countertops with 4" Backsplash Throughout
- 32"x60" Walk-In Shower with Fold-Up Seat & Hand Sprayer and Rain-fall Shower Head in Master Bathroom
- Stainless Steel Appliances including Dishwasher & Microwave
- Mixed Color Wood Kitchen Cabinets w/ Soft Close Drawers & Doors
- Concealed Cabinet Door Hinges



Please contact us for detailed information including the price, on this or any of our display homes.





Display Home 577 - Built by Dutch Housing

Single Section - Manufactured Construction (National HUD Code)

1,152 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'



CLEARANCE

**MODEL #577 HAS BEEN A FEATURED DISPLAY HOME FOR JUST A SHORT TIME AND IS ALREADY ON SALE & CAN BE PURCHASED NOW!**

**THE TOTAL PURCHASE PRICE IS:**

**\*\$95,496.00**

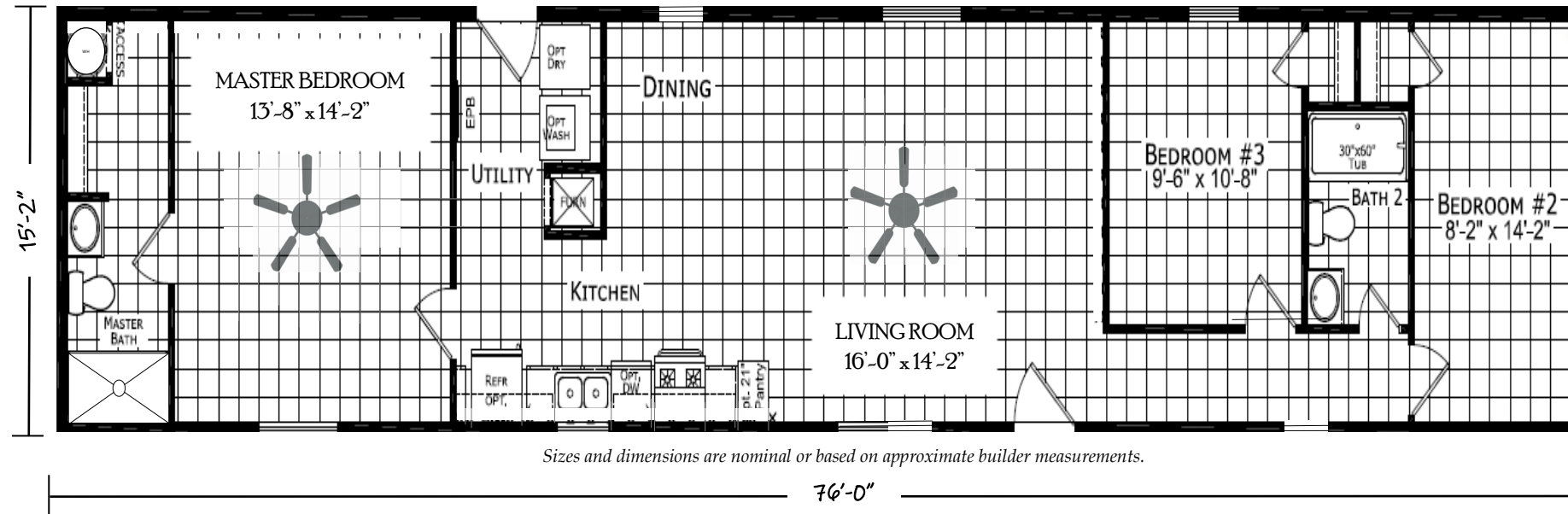
**THAT IS MORE THAN 13K BELOW RETAIL VALUE**

*THE ABOVE PRICE INCLUDES... DELIVERY UP TO 50 MILES, PIER FOUNDATION, SETUP, TAX, TITLE & MORE!*

**\*DELIVERY OVER 50 MILES, UP TO 100 MILES, FROM EFFINGHAM HOMES WILL INCUR AN ADDITIONAL FEE**

**\*CLEARANCE PRICE IS APPLICABLE ONLY TO OUR SPECIFIC DISPLAY HOME #577**

**CONTACT US TODAY FOR ALL THE DETAILS!**



**Features included but not limited to:**

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- White Vinyl Siding
- Black Shutters
- Residential Craftsman Front Door
- Black Shingle Roof
- DRYWALL Throughout with Primer
- 2"x 6" Sidewalls
- Spacious Shower in Master Bath
- Thermal Zone 3 Insulation (28-19-11)
- Low E Vinyl Gridded Windows
- Electric Furnace & 30 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Backsplash Throughout
- Black Deluxe 4 Piece Kitchen Appliance Package
- Hardwood Cabinets w/Concealed Door Hinges, Deluxe Drawer Guides & Center Shelves in Base Cabinets
- Extended Warranty



*Please contact us for detailed information including the price, on this or any of our display homes.*





Display Home 578 - Built by Dutch Housing

Single Section - Manufactured Construction (National HUD Code)

1,152 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'



CLEARANCE

**MODEL #578 HAS BEEN A FEATURED DISPLAY HOME FOR JUST A SHORT TIME AND IS ALREADY ON SALE & CAN BE PURCHASED NOW!**

**THE TOTAL PURCHASE PRICE IS:**

**\*\$96,133.00**

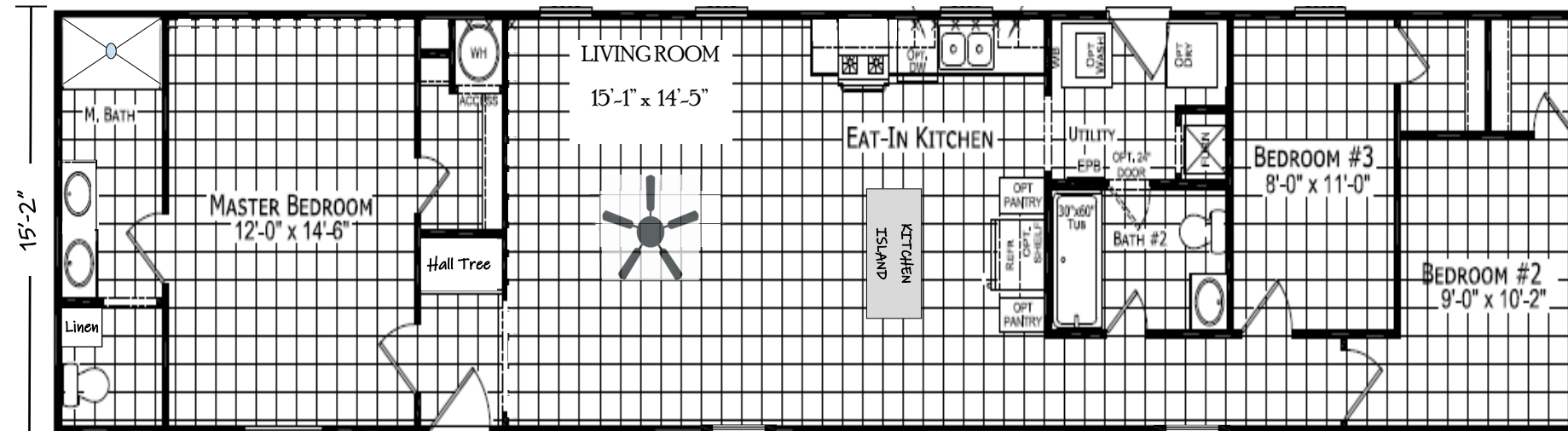
**THAT IS MORE THAN 13K BELOW RETAIL VALUE**

*THE ABOVE PRICE INCLUDES... DELIVERY UP TO 50 MILES, PIER FOUNDATION, SETUP, TAX, TITLE & MORE!*

**\*DELIVERY OVER 50 MILES, UP TO 100 MILES, FROM EFFINGHAM HOMES WILL INCUR AN ADDITIONAL FEE**

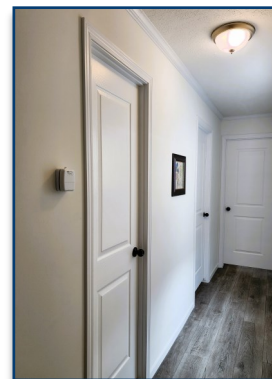
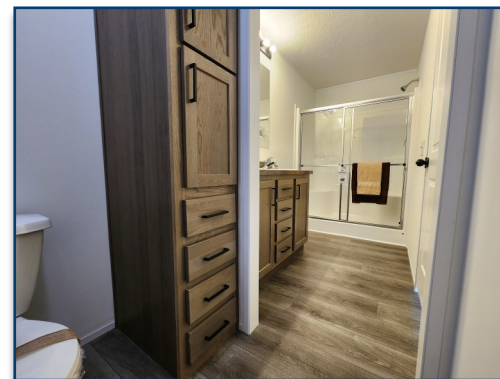
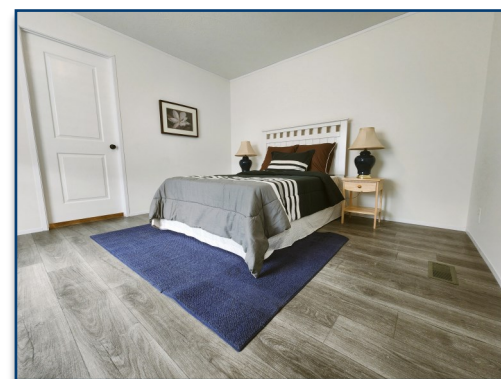
**\*CLEARANCE PRICE IS APPLICABLE ONLY TO OUR SPECIFIC DISPLAY HOME #578**

**CONTACT US TODAY FOR ALL THE DETAILS!**



Sizes and dimensions are nominal or based on approximate builder measurements.

76'-0"

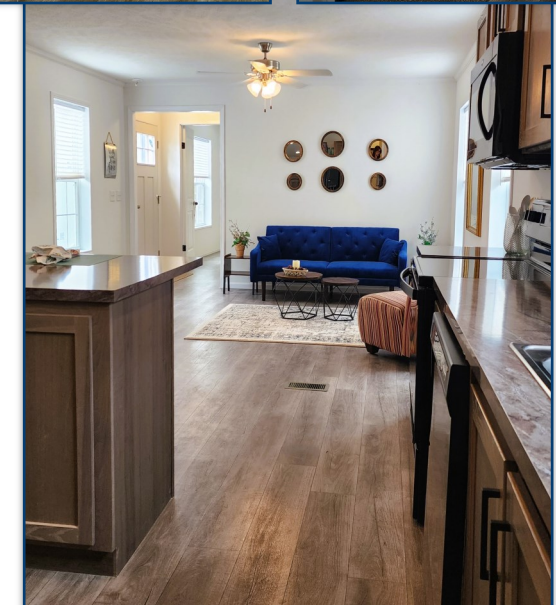


**Features included but not limited to:**

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Clay Colored Vinyl Siding
- Wine Colored Shutters
- Residential Craftsman Front Door
- Shingle Roof in Weatherwood Color
- DRYWALL Throughout with Primer
- 2"x 6" Sidewalls
- Spacious Shower in Master Bath
- Thermal Zone 3 Insulation (28-19-11)
- Low E Vinyl Gridded Windows
- Electric Furnace & 30 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Backsplash Throughout
- Black Deluxe 4 Piece Kitchen Appliance Package
- Hardwood Cabinets w/Concealed Door Hinges, Deluxe Drawer Guides & Center Shelves in Base Cabinets
- Extended Warranty



Please contact us for detailed information including the price, on this or any of our display homes.





## SINGLE WIDE AND HAPPY

Just arrived our latest 2 BED 2 BATH HOME AVAILABLE FOR PURCHASE Call or Visit Us for All the Details and Stay Tuned for More Photos!

NOTES:

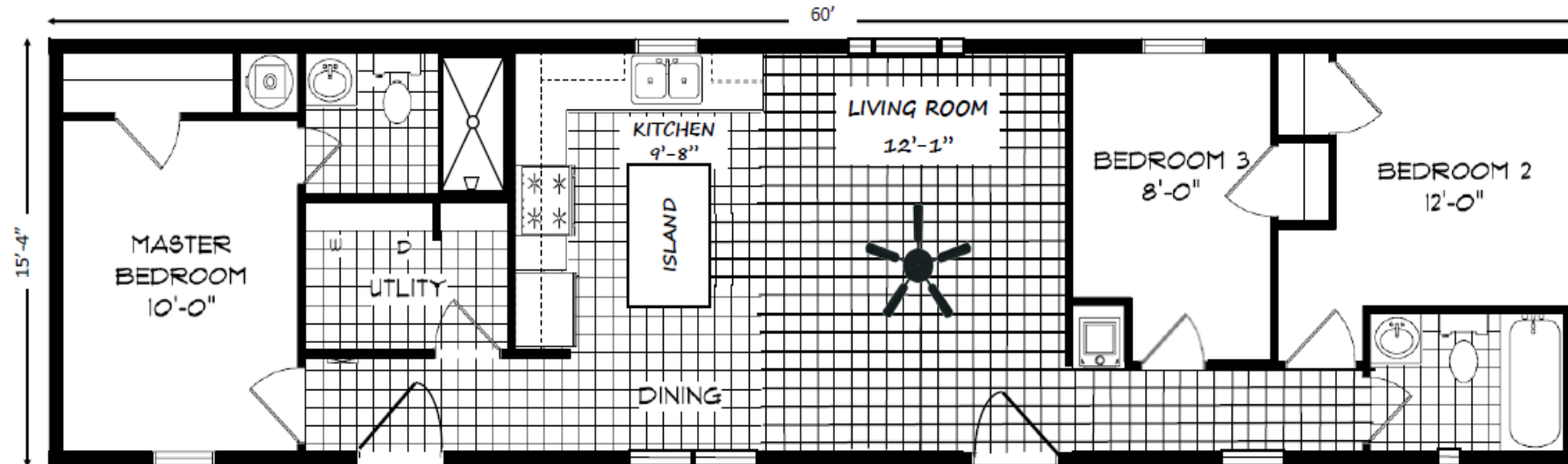
Display Home 621 - Built by MHE Inc.

Single Section - Manufactured Construction (National HUD Code)

924 Square Feet Inside · 3 Bedroom / 2 Bath · 16' x 60' - 64'

Buy Now  
or

Design Your Dream Home Today!

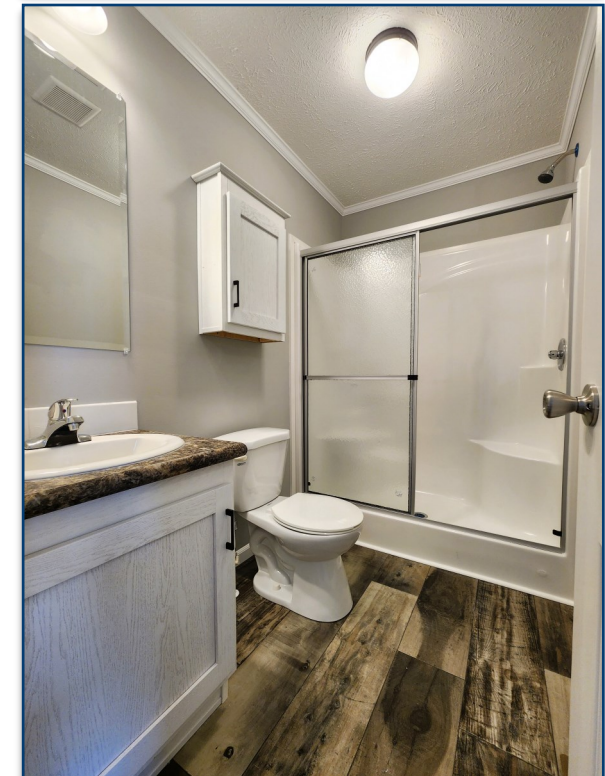


Features included but not limited to:

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Mountain Pine (Dark Green) Vinyl Siding
- Onyx Black Shingle Roof & Black Shutters
- 6-Panel Residential Front Door
- 9-Lite Residential Rear Door
- Smooth, Primed DRYWALL (Ready for Paint) Throughout
- 2 X 6 Sidewalls
- Thermal Zone 3 Insulation (30-19-11)
- Double Pane Low E Vinyl Gridded Windows
- Electric Furnace & 40 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Single Row White Subway Tile Backsplash Throughout
- Walk-In 30X60 Shower in Master Bathroom
- Black Deluxe 3 Piece Kitchen Appliance Package
- White Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads
- LED Lighting in Kitchen & Dining
- White Wood Trim and Window Sills
- Separate Utility/Laundry Room



Please contact us for detailed information including the price, on this or any of our display homes.





## SINGLE WIDE AND HAPPY

Just arrived our latest NOT-SO-TINY HOME AVAILABLE FOR PURCHASE Call or Visit Us for All the Details and Stay Tuned for More Photos!

NOTES:

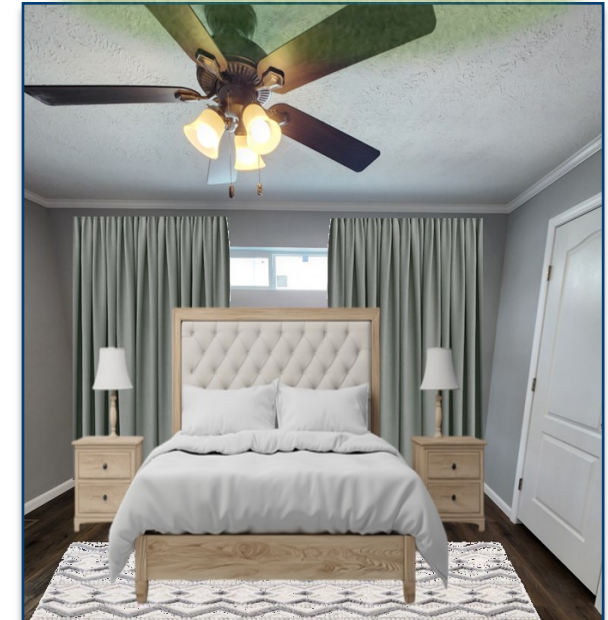
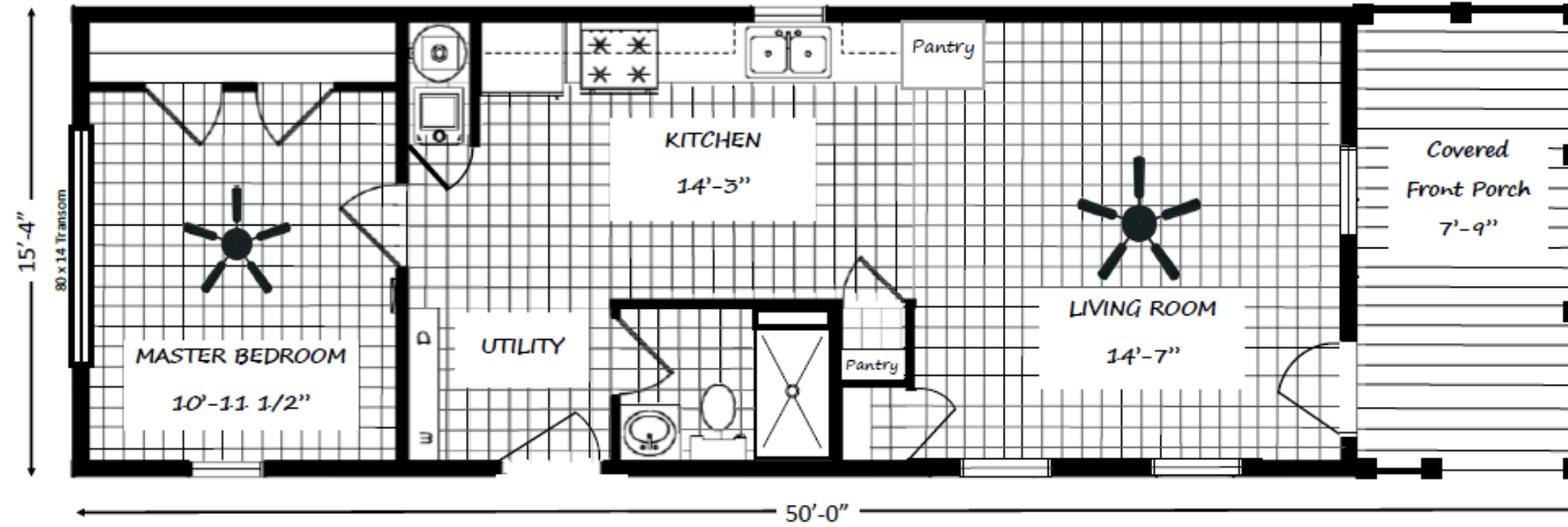
Display Home 620 - Built by MHE Inc.

Single Section - Manufactured Construction (National HUD Code)

647 Square Feet Inside +122 Square Feet on the Front Porch · 1 Bedroom / 1 Bath · 16' x 50'

Buy Now or

Design Your Dream Home Today!



THIS IS AN ACTUAL PHOTO OF THE OWNERS SUITE BUT ARTIFICIALLY STAGED (OBVIOUSLY) ...

WE PROMISE THAT ONCE THIS ADORABLE HOME IS FULLY STAGED WE WILL SHOW YOU HOW IT REALLY LOOKS!



**NEUTRAL & MODERN BATHROOM!**

**Features included but not limited to:**

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Blue Ridge Vinyl Siding
- White Exterior Vinyl Lineal Trim on Windows
- 6 Panel Residential Front Door
- 9 Lite Residential Rear Door
- Estate Gray Architectural Shingle Roof
- Smooth, Primed DRYWALL (Ready for Paint) Throughout
- 2"x 6" Sidewalls
- Thermal Zone 3 Insulation (30-19-11)
- Double Pane Low E Vinyl Gridded Windows
- Electric Furnace & 40 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Single Row White Subway Tile Backsplash Throughout
- 30X60 Shower Only in Bathroom
- White Deluxe 4 Piece Kitchen Appliance Package
- White Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads



Please contact us for detailed information including the price, on this or any of our display homes.





# Effingham Homes

A BETTER WAY TO BUILD

# ROAD TRIP 2025

Tour both the Heckaman Homes factory on the 2nd Saturday of every month!

Tour the production facility so you can see the process up close.

Tour times are from 10am until 12pm EST, with the last tour starting at 11:30am.

While there, you can also visit three beautifully decorated model homes and the Heckaman Design Center with samples of available options.

Location:

Heckaman Homes

2676 E. Market Street  
Nappanee, IN 46550

Factory Tour Times:

10am - 12pm EST (Last tour starts at 11:30)

Before Planning Your Road Trip ...

Please call Heckaman Homes to confirm Tour Dates and Times!



	<p style="text-align: center;"><b>2025</b></p> <p style="text-align: center;"><b>OPEN HOUSE SCHEDULE</b></p>
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**LOCATION:** 2676 E. Market Street Nappanee, IN 46550

**TOUR TIMES:** 10am to 12pm E.S.T. (tours every half hour)

**FEATURES:** (3) Beautifully decorated models, a design center with samples & production facility tours (See tour times above)

<b>DATES:</b> JANUARY 11 <sup>th</sup>	JULY 12 <sup>th</sup>
FEBRUARY 8 <sup>th</sup>	AUGUST 9 <sup>th</sup>
MARCH 8 <sup>th</sup>	SEPTEMBER 13 <sup>th</sup>
APRIL 12 <sup>th</sup>	OCTOBER 11 <sup>th</sup>
MAY 10 <sup>th</sup>	NOVEMBER 8 <sup>th</sup>
JUNE 14 <sup>th</sup>	DECEMBER 13 <sup>th</sup>

[WWW.HECKAMANHOMES.COM](http://WWW.HECKAMANHOMES.COM)

Please Feel Free To Call Heckaman Homes M-F w/Any Questions (574) 773-4167

Normal Model Hours M-F 9am-4pm and Saturdays 10am-2pm (Except Holidays)