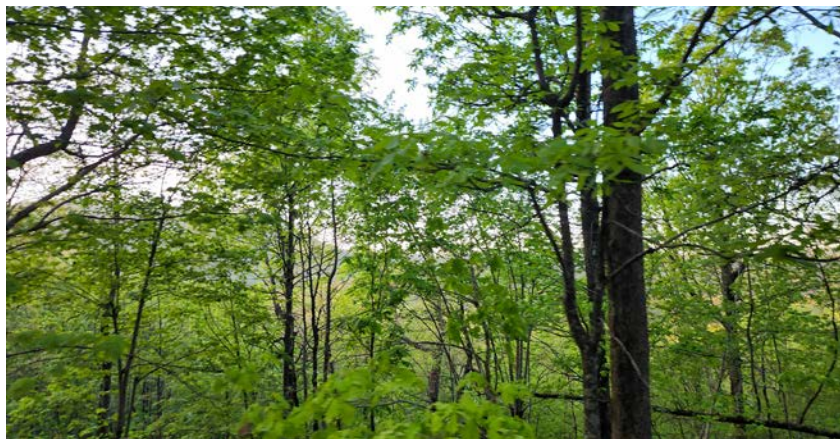


MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, AR

48 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT **TURN-KEY GRAVEL QUARRY**

Located just outside of Norman, Arkansas sits this turn-key gravel quarry. The quarry is composed of 48 +/- acres with 10 acres currently being mined. All state and federal permitting is up to date and will transfer to the new owner. The mine is currently running and there are screened materials on site to view, including a road base that passes state inspection and B stone. There is an estimated 950,000 yards of material on site that is ready to be ripped and screened, with the screen that is on-site and operational. There are two campsites with 220

electric that are ready to be used, as well as a great road system in place on the property.

Excellent highway frontage makes access a breeze, and a great central location allows the owner to provide quality aggregates to Norman, Mena, Mount Ida, Glenwood, and surrounding areas. This is a truly turn-key business ready for a new owner, call to schedule your showing today!



PROPERTY FEATURES

PRICE: **\$799,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **48**

- 48 +/- acres
- Excellent quality road base
- All permitting in place and transferable
- Operational Screen will convey to new owner
- Estimated 950,000 yards of material on site
- Road Base passes state inspection
- 10 +/- acres currently being mined
- Two campsites with 220 electric
- Highway frontage
- 10 minutes from Norman
- 35 minutes from Mena
- 20 minutes from Mount Ida
- 25 minutes from Glenwood



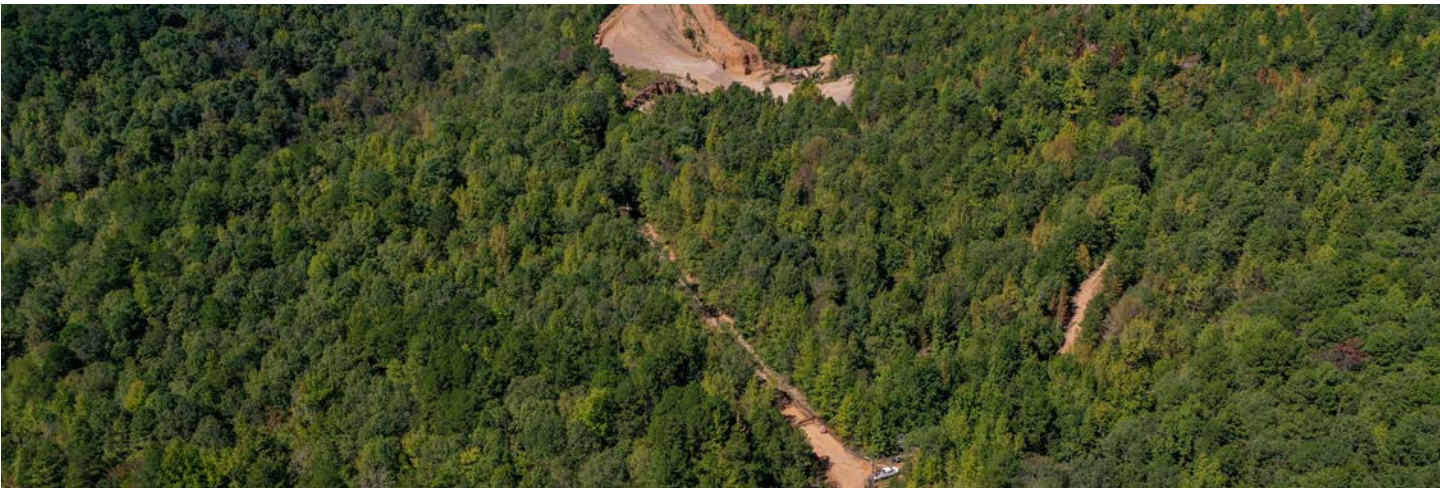
TURN-KEY BUSINESS



EXCELLENT QUALITY ROAD BASE



48 +/- ACRES WITH ROAD SYSTEM



AERIAL MAP



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Boundary Center: 34° 27' 12.99, -93° 46' 58.55

0ft 284ft 569ft



Maps Provided By:



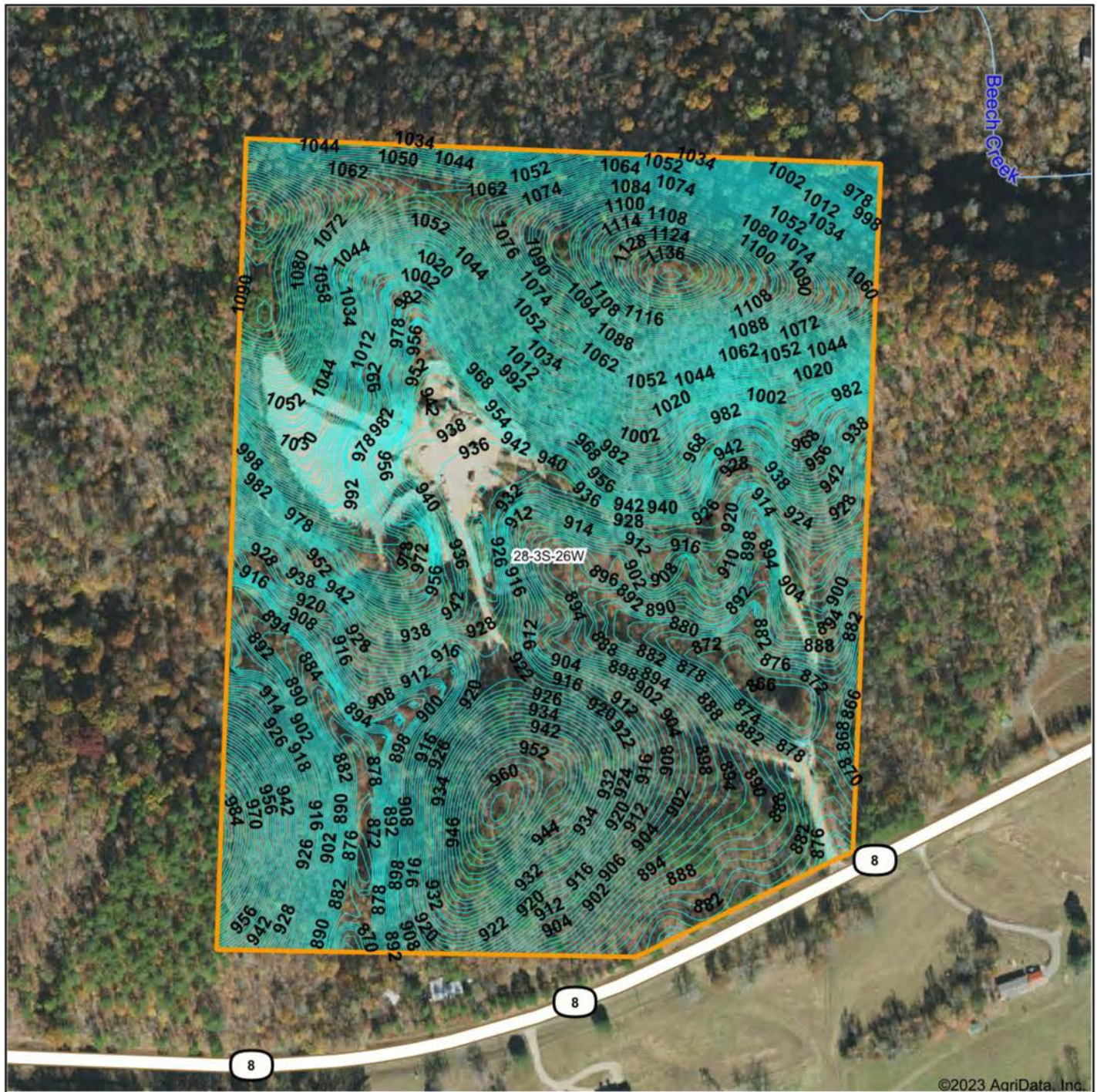
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28-3S-26W
Montgomery County
Arkansas



10/13/2023

TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 2.0
 Min: 854.6
 Max: 1,143.0
 Range: 288.4
 Average: 964.6
 Standard Deviation: 73.85 ft

0ft 318ft 636ft



10/13/2023

28-3S-26W
 Montgomery County
 Arkansas

Boundary Center: 34° 27' 12.99, -93° 46' 58.55

AGENT CONTACT

Jake Fowler has a love for agriculture. Between his formal education and lifetime of experience with cattle, horses and poultry, he has a deep understanding of farming operations and how to maximize the efficiency of land. He knows the animals that can be raised in different areas, that soil and grass quality can make all the difference, and that location is integral to a farm's success. Jake has traveled all over Western Arkansas and the River Valley area, gaining knowledge and contacts in the cattle, hay, horse, poultry, and timber industries. Born in Russellville, AR, Jake went to Western Yell County High School in Havana, AR, and Connors State College in Warner, OK, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management. He maintained farms by bush hogging, spraying, planting grasses and seasonal crops, managed hay production and ground quality. He also managed a commercial cattle operation in which he coordinated the care, feeding, doctoring, grazing and genetics that are important to the beef industry. Jake has served as vice president for FFA and is a recipient of the Agriculture Excellence Award from Farm Bureau. He is a member of the Arkansas Cattlemen's Association and Arkansas Trappers Association. He enjoys hunting, farming, team roping, and riding horses. Jake resides in Danville, AR, with his wife, Alexie. Give Jake a call today to put his experience to work for you.



JAKE FOWLER, LAND AGENT
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MidwestLandGroup.com

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