

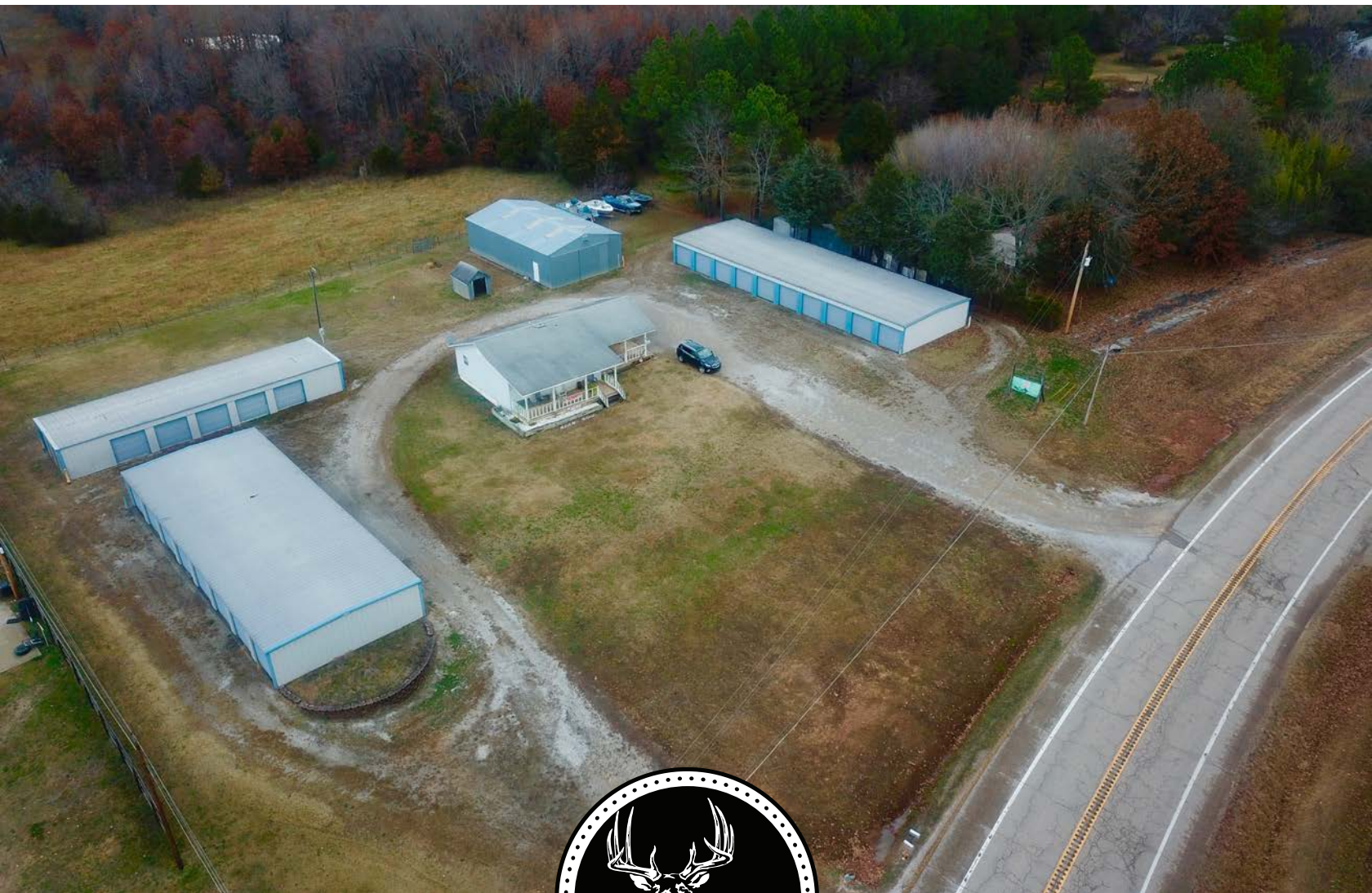
MIDWEST LAND GROUP PRESENTS

1.27 ACRES IN

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# FULTON COUNTY ARKANSAS

17172 HWY 9 N, MAMMOTH SPRING, AR 72554



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 56 UNIT STORAGE FACILITY AND RENTAL HOME 2 MILES WEST OF DOWNTOWN MAMMOTH SPRING, ARKANSAS

Excellent turn-key investment opportunity with little annual overhead or maintenance! Just 2 miles west of downtown Mammoth Spring lies this 56 unit self storage facility with a 2 bed 2 bath rental house on 1.27 +/- acres. The property is located off Highway 9 and has a circle drive that provides easy access to each of the units. For the past two years the units have averaged a 95% occupancy rate, along with having a long term tenant in the home. Making up the storage units are

three warehouses, one 20'x70', one 30'x80', and one 30'x100'. Along with the warehouses there is a 30'x50' shop that is currently being counted as a unit and is rented out. Prices on the units have been increased for the year 2024 with the owner having already notified the tenants of the increase. Additional financial information on the facility can be provided to qualified buyers. For more information on this listing please contact Michael Rook with Midwest Land Group.



# PROPERTY FEATURES

PRICE: **\$449,000** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **1.27**

- 56 unit storage facility
- 1,004 sq. ft. 2 bed 2 bath house
- Private Well
- (8) 5'x10' units
- (5) 8'x10' units
- (18) 10'x10' units
- (5) 12'x10' units
- (18) 20'x10' units
- (1) 30'x50' unit
- (1) 8'x8' unit
- Highway 9 frontage



# 56 UNIT STORAGE FACILITY

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# 1,004 SQ. FT. 2 BED 2 BATH HOUSE



# AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 36° 29' 35.95, -91° 34' 42.92

**12-21N-6W**  
**Fulton County**  
**Missouri**

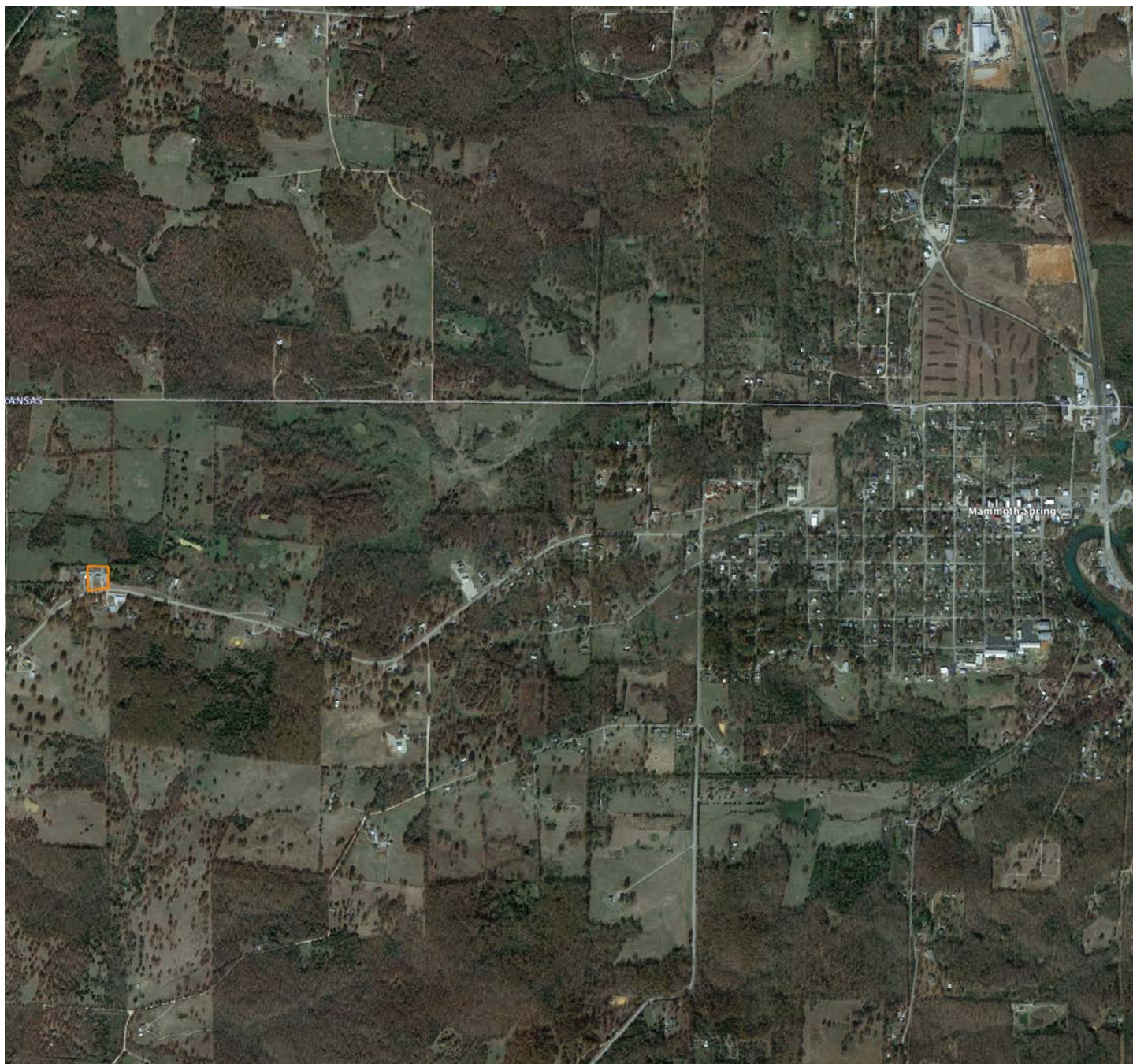
0ft 178ft 357ft



12/7/2023

# OVERVIEW MAP

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# AGENT CONTACT

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Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



**MICHAEL ROOK,** LAND AGENT  
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## MidwestLandGroup.com

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