



**WHITETAIL PROPERTIES**

HUNTING & FARMLAND SPECIALISTS

## 63 Acre Working Rock Quarry in Bollinger County Missouri - Arab Stone Quarry



**Acreage**

63

**State**

Missouri

**County**

Bollinger

**Price**

\$0

**Price/Acre**

\$0

This quarry is approximately 63 acres which is located 20 miles Southwest of Marble Hill, Missouri, 37 miles from Cape Girardeau Missouri, 38 miles from Poplar Bluff, Missouri, and approximately two hours from Saint Louis, Missouri and is currently being operated by Arab Stone Quarry Company. The property has been an active quarry for 30 years and based on the recent appraisal has a minimum of 25 years of rock resource left valued at 45 million dollars. Current tonnage mined per year is approximately 200,000 tons. The current operator of the quarry is receiving between \$7.50 and \$8.50 per ton as an approximate estimate. The current owner of the property receives a leasing fee per ton of rock mined on a yearly basis. The new owner of the property will be able to realize an approximate return of 6% a year just from the leasing income from the current quarry operator or new owner can purchase quarry and operate it themselves. The quarry is the only operation in the area and serves many government clients including the Missouri Department of Transportation, Corp of Engineers at Wappapello Lake, Mingo National Wildlife Refuge; Duck Creek state Conservation area, local farmers, land owners, and private individuals. The demand for rock from this quarry will never go away and will only grow in the future. The property has a weigh scale and scale building/office. This is a rare opportunity to purchase a property and business with a proven track record and proven reserves for at least 25 years of continued business and an exceptional yearly rate of return as a lessor. Call John Kreilich for your private viewing at 314-324-4261.

- » 63 acre quarry property
- » Price - please call John for details.
- » 6% return with current lease agreement or purchase and operate on your own
- » Proven quarry operation for 30 years
- » \$45 million in rock reserves
- » Approximately 5,000,000 tons of reserves, equating to 25 years of future operations at current rates
- » Proven list of federal government, state, and private customers
- » Close to growing and expanding cities and is the only quarry in a large square mile radius

