

FOR SALE

# FEED MILL OPPORTUNITY

501 WEST WADE AVENUE  
Mountain Home, AR 72653



## PROPERTY SPECS

CBRE Inc., proudly represents Butterball, LLC in selling an operating feed mill with current improvements.

<b>Sale Price</b>	\$2,500,000
<b>Site Acreage</b>	±14.41
<b>Zoning</b>	I-1, Industrial (±2 AC R-1 Residential)
<b>Utilities</b>	All municipal utilities are available to site
<b>Through-put Capability</b>	30 TPH
<b>Storage Capability GRAIN</b>	1,750 Tons
<b>Storage Capability FEED</b>	260 Tons



## CONTACT US

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## ASSIGNABLE LEASE

The current operations utilize an offsite facility for material transport through a lease with Union Pacific Railroad Company. Lease may be assigned to Buyer as part of the transition of ownership.

Please contact Broker for more information.



## PROPERTY IMPROVEMENTS

- + Total Improvements consist of  $\pm 17,857$  square-feet
- + Steel frame building with office space, warehouse and production area
- + Feed Mill
- + Truck scales
- + Multiple tanks/Storage bins
- + Gravel Parking/Drive ways
- + Chain-link fence
- + Signage

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**PROPERTY SITE PLAN**



Parcel boundaries are an estimate

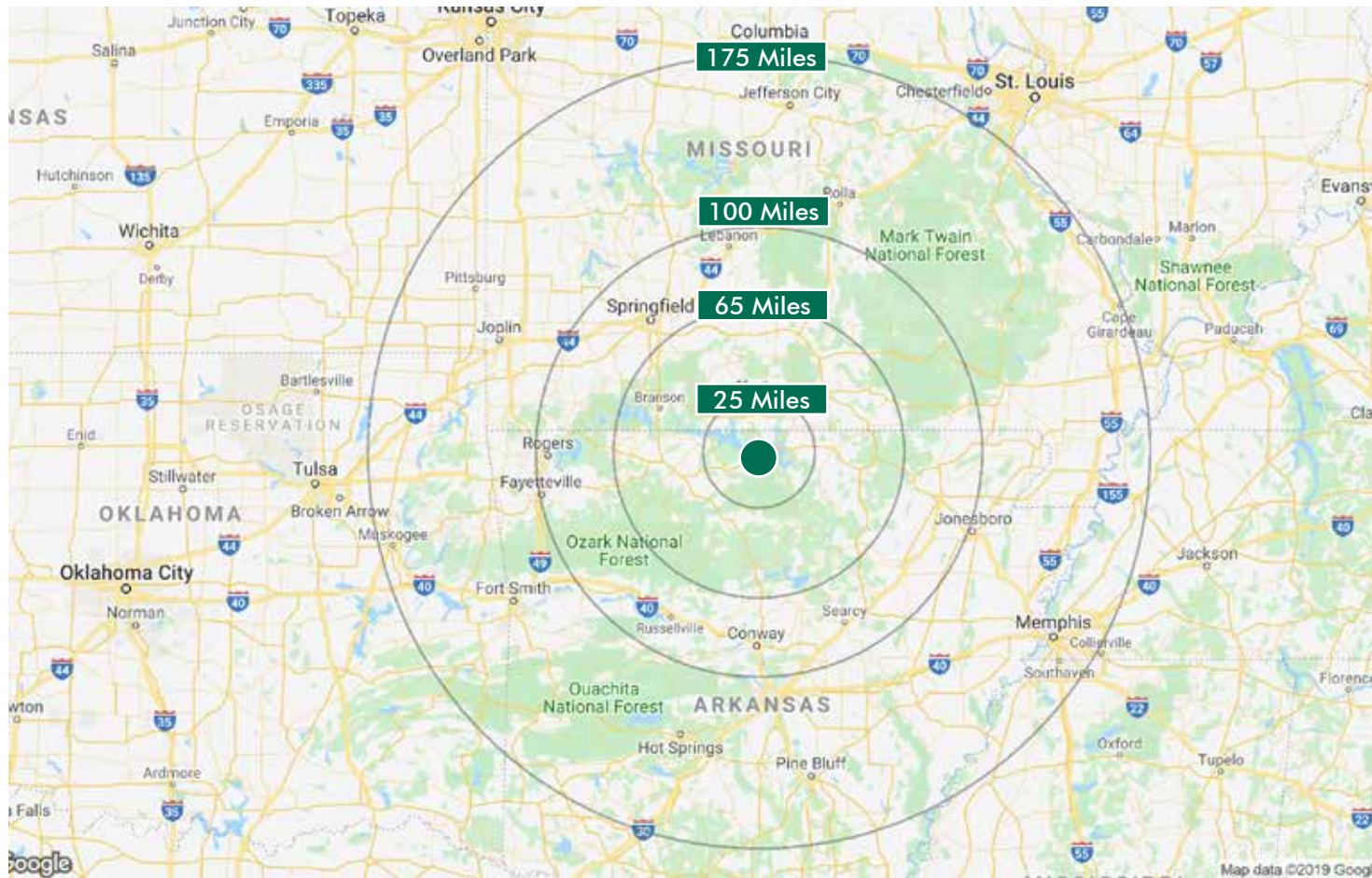


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## LOCATER MAP



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