

# 175000 Commercial property on Highway 412 just west of Anderson Gas amp Propane



Location **Arkansas**  
<https://www.genclassifieds.com/x-624960-z>

Commercial property on highway 412 west of Anderson Propane in the West Siloam Springs area of Oklahoma!

I might consider trading all or part of this property for other real estate or ???

I might offer owner financing on all or part of this property!!!

Call Roy James - Owner/Arkansas realtor for additional information -

2.5 acres - with mobile home, storage sheds, well, & electric line - had 200 loads of top soil removed and top soil was replaced with 200 loads of gravel - Dimensions are approx. 150' on Highway 412 x 726' deep - \$175,000 - or will lease this parcel for \$750 per month.

An additional 2.5 acres can be bought with the above mentioned parcel - that is just west of the above mentioned 2.5 acres - Dimensions for the entire 5 acres are approx. 305' on Highway 412 x 726' deep - The entire 5 acres can be bought for \$275,000. - or will lease both parcels together for \$1,250 per month

An additional 1.5 acres can be bought together with the above mentioned 5 acres for a total of 6.5 acres. The entire 6.5 acres can be bought for \$325,000. This additional 1.5 acres extends back to the old highway, and is located behind the above mentioned west side acreage. - I will lease all 3 parcels

together for \$1,500 per month

Highway 412 is sold to split into 3 parcels. There will be a 30' wide easement strip that is 1/2 mile long running down the middle of the property to the highway behind the property.

The address for this acreage is approx.: 21595 US Highway 412 - Colcord, OK

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