

Commercial property on Highway 412 just west of Jim Woods Marketing (West Siloam Springs, OK)



Location **Arkansas**
<https://www.genclassifieds.com/x-735662-z>

QR Code Link to This Post Commercial property on highway 412 west of Jim Woods Marketing (formerly Anderson Propane shown in the above picture) in the West Siloam Springs area of Oklahoma!

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



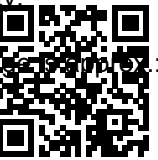



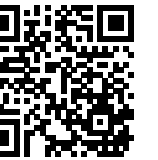


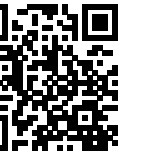
2.5 acres - with mobile home, storage sheds, well, & electric line - had 200 loads of top soil removed and top soil was replaced with 200 loads of gravel - Dimensions are approx. 168' on Highway 412 x 650' deep - \$187,500 - or will lease this parcel for \$1,000 per month.

An additional 2.5 acres can be bought with the above mentioned parcel - that is just west of the above mentioned 2.5 acres (Would sell this 2.5 acre parcel itself for \$150,000.) - Dimensions for the entire 5 acres are approx. 336' on Highway 412 x 650' deep - The entire 5 acres can be bought for \$325,000. - or will lease both parcels together for \$1,500 per month

An additional 1.5 acres can be bought together with the above mentioned 5 acres for a total of 6.5 acres. (Would sell this 1.5 acre parcel itself for \$85,000.) The entire 6.5 acres can be bought for \$400,000. 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 \$1,750 per month.

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!!!

***If the highway 412 frontage is sold & split into 2 parcels, there will be a 30' road easement shared by both parcels running down the middle and extending to the highway behind this property.

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