

**+/- 200 ACRES OF PRIME LAND FOR SALE**

# 14671 N MOUNT OLIVE RD

Gravette, AR 72736



## PROPERTY DESCRIPTION

+/- 200 acres of prime land with endless possibilities! Formerly the home of the Tawnee Spring Water Bottling Plant, the property still hosts the impeccably maintained building. With 10-12 springs on the property that feeds into the Eucha, Spavinaw, and Hudson Lakes in Oklahoma. Embark on establishing your own spring water facility, develop a new subdivision, or create your personal haven with a hobby farm - all within the realm of limitless possibilities. Included on the premises are a home, multiple barns, ponds, and the existing bottling plant.

## PROPERTY HIGHLIGHTS

- +/- 200 Acres
- 10-12 Springs
- Home and Barns
- Electric on Site

## OFFERING SUMMARY

Sale Price:	\$7,950,000
Lot Size:	199.47 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	80	1,531	8,028
Total Population	218	4,049	21,107
Average HH Income	\$93,625	\$83,773	\$90,544

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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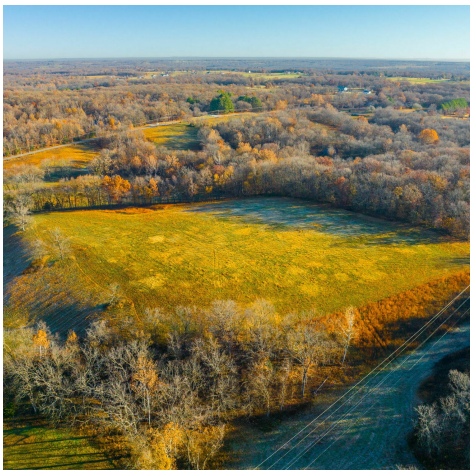
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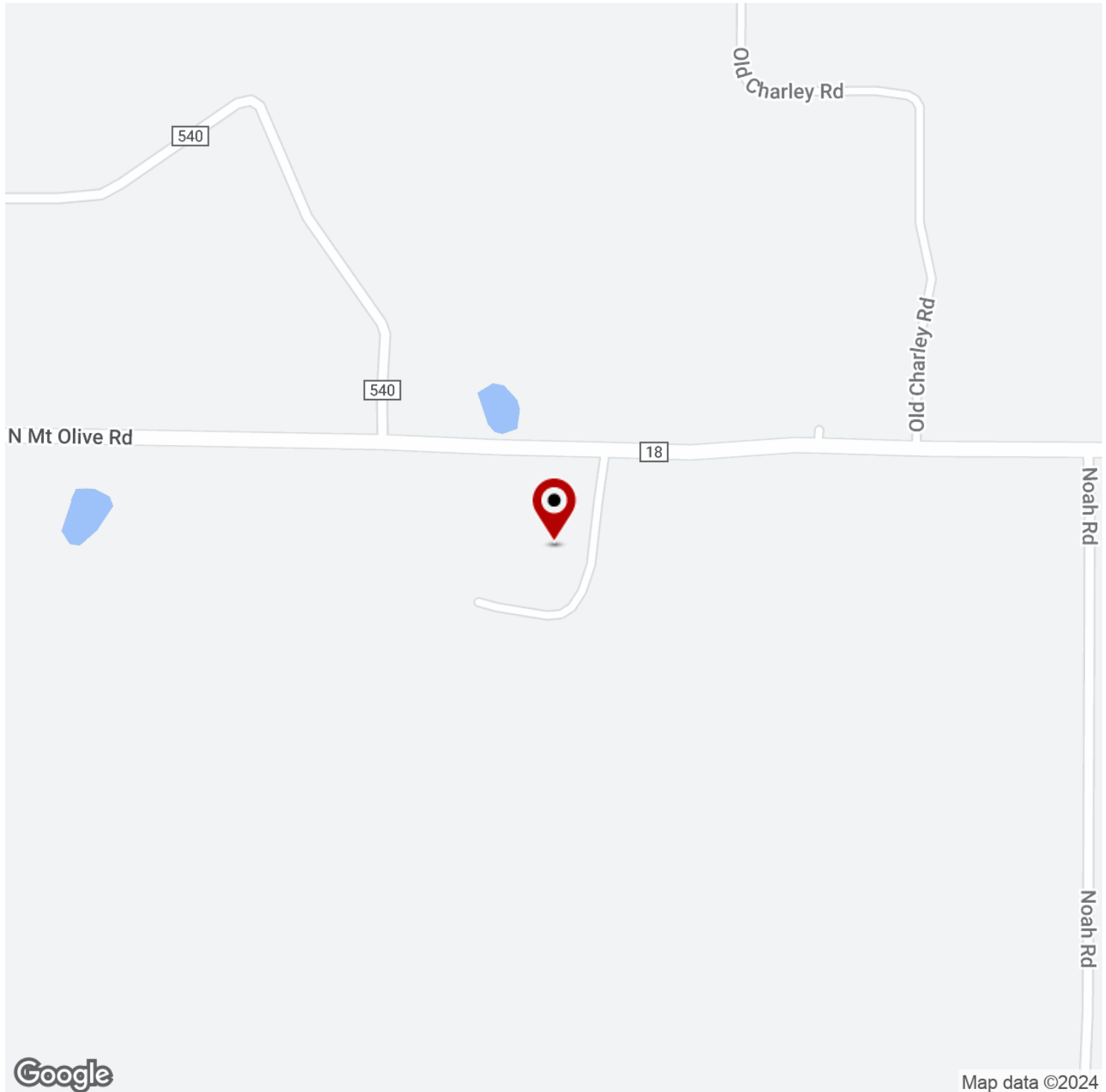
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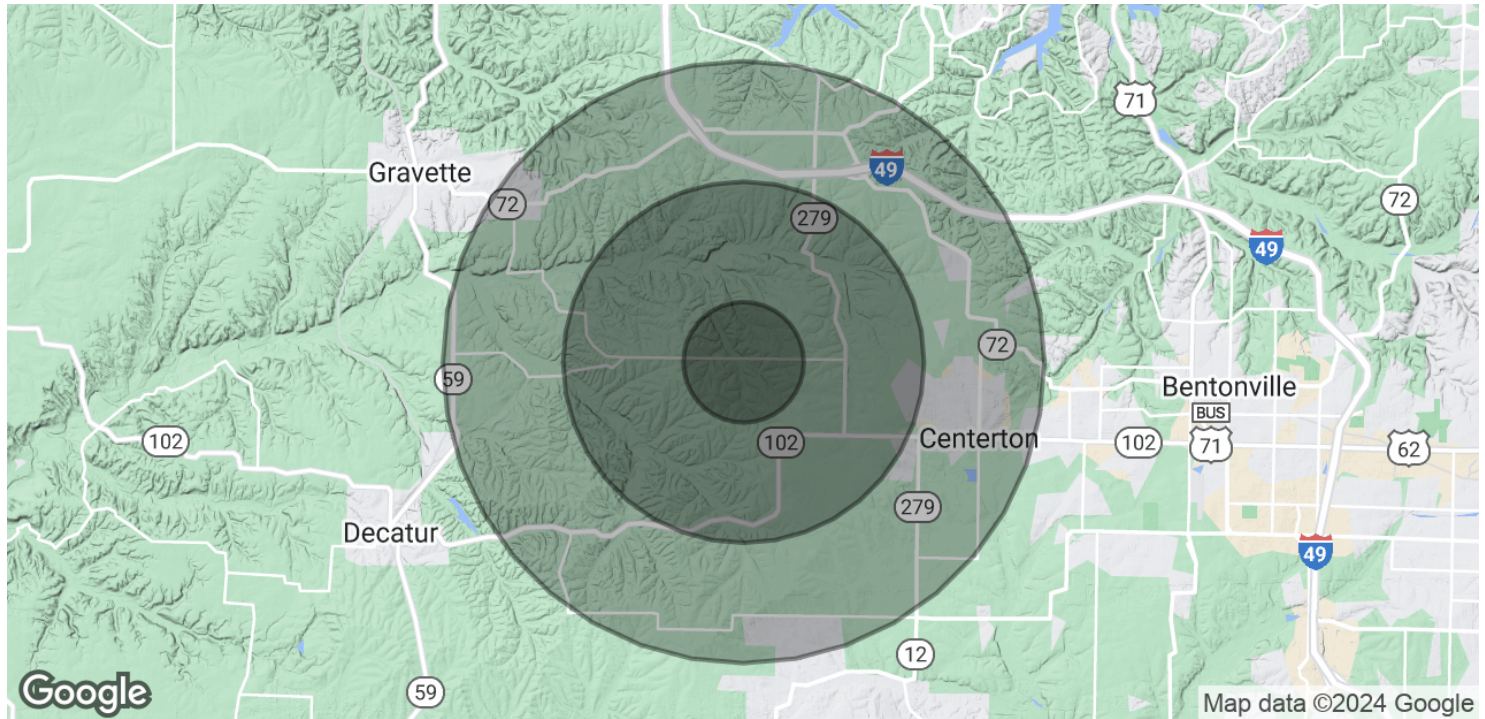
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	218	4,049	21,107
Average Age	37.7	37.4	33.7
Average Age (Male)	38.4	37.3	33.1
Average Age (Female)	36.1	37.2	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	80	1,531	8,028
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,625	\$83,773	\$90,544
Average House Value	\$277,235	\$212,261	\$211,034

*\* Demographic data derived from 2020 ACS - US Census*

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