



HARNEY BASIN STONE LLC.

BURNS, OR



\$1,299,000

PRESENTED BY SAM RAWLINS WITH RIM ROCK PROPERTIES LLC.



RIM ROCK PROPERTIES LLC.

INTEGRITY - DILIGENCE - GRIT



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LISTING SUMMARY

TITLE: HARNEY BASIN STONE

LIST PRICE: \$1,299,000

INTRO: HERE IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL ESTABLISHED, TURN KEY BUSINESS OPERATION SITUATED IN A CENTRALIZED LOCATION. THIS OFFERING IS PRIME FOR THAT COMPANY LOOKING TO GET IN ON THE EXPLODING NORTHWEST MARKETS OF BEND, PORTLAND AND BOISE.

THE COMPANY: HARNEY BASIN STONE IS ONE OF THE PROMINENT SUPPLIERS TO THE CENTRAL OREGON LANDSCAPING INDUSTRY FOR AN ARRAY OF ROCK PRODUCTS. THE COMPANY HAS A VERY STRONG RAPPORT WITH LOCAL INDUSTRY LEADERS AND HAS ESTABLISHED A LARGE AND CONSTANTLY GROWING CUSTOMER BASE OVER THE LAST 15 YEARS. THIS IS A GREAT OPPORTUNITY TO ACQUIRE A TURN KEY OPERATION THAT WILL IMMEDIATELY PROVIDE STRONG CASH FLOW AND TONS OF OPPORTUNITY FOR GROWTH THROUGH EXPANSION OF PRODUCTS AND INTO OTHER REGIONAL MARKETS. THE PROPERTY IS LOCATED 3 HOURS FROM BOISE, 2 HOURS FROM BEND AND 5 HOURS FROM PORTLAND. INCLUDED IN THE SALE IS THE CLIENT LIST, OPERATING EQUIPMENT (SEE LIST ON PAGE 6), ENDLESS PRODUCT INVENTORY, BUSINESS NAME, WEBSITE AND ONE FULL YEAR OF VERBAL TRAINING FROM THE CURRENT OWNER. SIGNED NDA NEEDED FOR FINANCIALS.

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LISTING SUMMARY CONTINUED

THE PROPERTY: THE PROPERTY CONSISTS OF NEWLY DEVELOPED IRRIGATED GROUND WITH LOTS OF IMPROVEMENTS THAT SITS AT THE BASE OF THE WRIGHT'S POINT RIM. A COZY HOME WITH SOME UPDATES OVER THE YEARS, NUMEROUS OUTBUILDINGS, EXCELLENT SHADE TREES AND LOTS OF SPACE LENDS TO THE PERFECT OPPORTUNITY TO DEVELOP OUT A PRODUCT STAGING AREA. THERE ARE 340 TOTAL ACRES, 150 OF WHICH ARE IRRIGATED UNDER A COMBINATION OF A PIVOT, WHEEL LINES AND K-LINES. IT IS CURRENTLY PLANTED IN ALFALFA AND GRAIN HAY. THE PIVOT IS A ZIMMATIC WITH A NEWLY INSTALLED ELECTRIC PANEL AND INFRASTRUCTURE. THE AREA CURRENTLY IRRIGATED WITH K-LINES IS PRIME FOR DEVELOPMENT INTO OTHER LANDSCAPE INFRASTRUCTURE, SUCH AS A NURSERY OR GREENHOUSES. THE REST OF THE PROPERTY TAKES IN THE HILLSIDE AND RIM, WHICH HOLDS AN ENDLESS SUPPLY OF ROCK MATERIAL.

THE KITCHEN HAS CUSTOM JUNIPER CABINETRY, A NEW WOOD FLOOR AND NEWER APPLIANCES. ACROSS THE ENTRY AREA IS A WET BAR AS WELL AS A TWO SIDED WOOD FIREPLACE. THE MASTER HAS BEEN REMODELED ALONG WITH THE MASTER BATH. THERE IS ALSO AN ADDITION SIDED WITH T&G KNOTTY PINE WITH A WOOD STOVE THAT PRODUCES SUFFICIENT HEAT FOR THE WHOLE HOUSE FOR MOST OF THE YEAR. THE METAL ROOF WAS PUT ON RECENTLY.

SUMMARY: THIS PROPERTY IS OPPORTUNITY CALLING FOR THAT LANDSCAPE COMPANY LOOKING FOR ACCESS TO THE MAJOR GROWING MARKETS OF THE NORTHWEST. THROUGH FURTHER DEVELOPMENT OF THE PROPERTY, PRODUCTS AND MARKETING, THIS ACQUISITION WOULD PROVIDE A VERY HEALTHY RETURN.



LISTING INFORMATION

LIST PRICE: \$1,299,000

ZONING: EFRU-2

PROPERTY ADDRESS: 3114
ENGSTROM LN. BURNS, OR
97720

ACCESS: EASY & LEGAL ACCESS

TAXES: \$1,373

TOTAL ACRES: 340

COUNTY: HARNEY

IRRIGATED ACRES: 150

MAP: T29S R31E

WATER RIGHTS: 150 ACRES
2006 PERMIT NO 6-16741

CURRENT USE: AG. BUSINESS

SIGN ON PROPERTY: YES

PIVOTS: 8 TOWER ZIMMATIC
W/NEW PANEL

IMPROVEMENTS: HOME,
GARAGE, SHOP, PUMPHOUSE,
MEAT COOLER, HAY COVER,
LIVESTOCK SHADE, LIVESTOCK
FENCE, BOX STALLS.

WELLS: 3 COMMERCIAL, 1
DOMESTIC

WEBSITE:

HARNEYBASINSTONE.COM

LISTING INFORMATION CONTINUED

INVENTORY LIST:

- DIGITAL SCALE 10,000 LBS
- CHAMP FORKLIFT 6,000 LBS
- HYSTER FORKLIFT 8,000 LBS
- 2001 T800 KW DELIVERY TRUCK 24' BED W/MOFFETT PIGGYBACK FORKLIFT 5,500 LBS
- 2006 F650 FLATBED 25' BIG TEX W/5TH WHEEL TRAILER
- 5 TON DUMP TRUCK
- 2.5 TON FLATBED MILITARY TRUCK
- 1997 CAT 320 EXCAVATOR
- CHAINS, STRAPS, BINDERS, AND OTHER MISC EQUIPMENT AND PARTS



COMPANY PHOTOS



COMPANY PHOTOS CONTINUED



PROPERTY PHOTOS



PROPERTY PHOTOS CONTINUED



PROPERTY PHOTOS CONTINUED



PROPERTY MAPS



PROPERTY MAPS CONTINUED



PROPERTY MAPS CONTINUED

