

\$10,150,000 - 5700 Sperry Drive, Helena

MLS® #30038385

\$10,150,000

Bedroom, Bathroom, 3,558 sqft
Commercial Sale on 230.00 Acres

N/A, Helena, MT

Do you have experience running a quarry operation or are you inclined to make an investment into an existing quarry operation?

If so, Ironside Stone Works, Inc., a fully operational portfolio of 3 quarries, equipment, inventory, business, production shop, and existing leases across Montana is waiting for you!

Headquartered in Helena, MT, and with 890 AC combined property across the state currently utilized in quarry operations (230 AC owned / 660 AC leased), all mineral rights associated with Certificate of Survey 3319423 are included, and massive reserves will keep the quarry operations going well into the future!

Additionally, 2 of the types of stone quarried are exceptionally rare and hard to find, creating strong demand.

See supplemental remarks for more info. Seller would like to maintain right of first refusal to buy back the property located at 5700 Sperry Dr, Helena, MT 59602 at some point in the future.

Seller is open to leasing back operations from the new owner.

QUARRY OPERATION OVERVIEW &
SUMMARY OF EXISTING LEASES:



***Argillite Slate (Pipestone) / Big Sky Bronze
Quarry - Helena, MT***

- + Subject property, 230 AC
- + Full, Half, and Thin Bed Materials (Ledge, Random, Stack Stone, Square, & Rectangular)
- + Landscape materials (Flagstone, Steps, Wall Stone, & Mulching)
- + Specialty (Hearth, Mantels, Sills, Columns, Shingles, Boulders, Slabs)
- + Equipment included: Splitters, Tumblers, Heavy Equipment, etc.

***Sandstone / Judith River Quarry Lease -
Harlowton, MT***

- + 1 section (640 AC)
- + Full, Half, and Thin Bed Materials (Ledge, Random, Stack Stone, Square, & Rectangular)
- + Landscape materials (Flagstone, Steps, Wall stone)
- + Specialty (Hearth, Mantels, Sills, Columns, Boulders, Slabs)
- + Equipment included: Loader, Site Scale, etc.

***Midnight Lime Stone / Madison Quarry
Lease - Lewistown, MT***

- + 20 Acres
- + Full, Half, and Thin Bed Materials (Ledge, Random, Stack Stone, Square & Rectangular)
- + Landscape materials (Flagstone, Steps, Wall stone)
- + Specialty (Hearth, Mantels, Sills, Columns, Boulders, Slabs)

Production Shop - 3815 Helberg Dr Helena,
MT 59602

- + Equipment included: Thin Veneer Saw, Bridge Saw, Multi Plex Saw, Cut Off Saws, Splitter 90 Ton, Tumbler, Core Drill, Closed Circuit Water Purification System 100 gpm,

Laser Etcher, etc.
+ Current lease is \$3,600/mo

Built in 1982

Essential Information

MLS® #	30038385
Price	\$10,150,000
Square Footage	3,558
Acres	230.00
Year Built	1982
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	5700 Sperry Drive
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Cable Available, Electricity Available
Parking	Garage, Garage Door Opener
View	Trees/Woods

Interior

Heating	Baseboard, Electric, Forced Air, Gas, Propane, Stove
Cooling	Other
Basement	None

Exterior

Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	December 23rd, 2024
Days on Market	196
Zoning	Residential