

\$5,500,000 - 5700 Sperry Drive, Helena

MLS® #30038387

\$5,500,000

3 Bedroom, 2.00 Bathroom, 3,558 sqft

Residential on 230.00 Acres

N/A, Helena, MT

Active quarry operation on a 230 AC parcel to the North of the Helena Valley!

Includes all mineral rights associated with Certificate of Survey 3319423.

Subject property & quarry included in the sale price, seller is open to selling the business, equipment, inventory, etc. as well for an additional sum (see supplemental remarks).

Seller is also open to leasing back the quarry operations from the new owner! Seller is open to leasing back the quarry operation from the new owner.

Seller would like to maintain right of first refusal to buy back the subject property at some point in the future.

In addition to the subject property, Seller would consider selling the business itself (Ironside Stone Works, Inc.), all equipment used in current quarry operations, all current inventory, & transferring the existing leases to the new buyer for an additional sum of \$4.65M.

Subject property plus everything listed above currently used in the existing quarry operations (including existing leases) offered for a total of \$11.15M.

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® #	30038387
Price	\$5,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,558
Acres	230.00
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Split Level
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
# of Garages	6
Garages	Detached
View	Trees/Woods

Interior

Interior Features	Central Vacuum
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas, Propane, Stove

Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Stories	Multi/Split
Basement	None

Exterior

Foundation	Poured
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Additional Information

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