

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Kipton Quarry

14647 State Route 511, Oberlin, OH 44074

Exclusively Represented By:

Wes Purvis

216.245.5478

wes@purvisre.com

FOR SALE

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Investment Summary

Kipton Quarry presents a robust investment opportunity with its extensive sandstone reserves and a unique spring water asset. The quarry's advanced operations, diverse product offerings, and potential for growth make it a compelling proposition for investors seeking to capitalize on both the sandstone and bottled water industries.

Property Highlights

- Quarry spans 56 acres, with sandstone extraction taking place over a 10-acre area
- 400 million tons of premium sandstone
- Includes water and mineral rights, and potential for further development
- Three buildings; Large building-8,400 SF, Small building-900 SF, Office building- 412 SF

Offering Summary

Sale Price:	\$6,500,000
Lot Size:	56 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	158	901	4,922
Total Population	394	2,228	13,657
Average HH Income	\$96,065	\$95,884	\$89,650

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Geological Appraisal

The Kipton Quarry boasts an estimated 400 million tons of Berea sandstone, with a recoverable thickness of 165 feet. This substantial reserve is projected to sustain mining operations for over 500 years, ensuring long-term stability and reliability. The extensive reserves not only support a consistent and high quality product but also offer significant market advantages due to high demand for Berea sandstone.

- Longevity: Estimated to last over 500 years at current extraction rates.
- Market Value: Significant due to high demand and strategic supply stability.
- Appraisal Value: Estimated between \$5,000,000 and \$10,000,000.

Product Offerings

- Sandstone Slabs: Custom-cut for landscaping and architectural applications.
- Sandstone Blocks: Various types for erosion control.
- Aggregate Stone: For driveways, landscaping, and commercial developments.
- Petroleum Cores: Supplied globally for oil and gas industry testing. These cores are highly valuable and essential for accurate geological analysis and testing, a process uniquely supported by the exceptional quality of Berea sandstone.

Assets and Equipment:

- Large Building: \$450,000.00
- Office Building: \$46,000.00
- Sandvick Drill: \$155,000.00
- 210 Kobelco Excavator: \$75,000.00
- Bobcat Skid Steer: \$36,000.00



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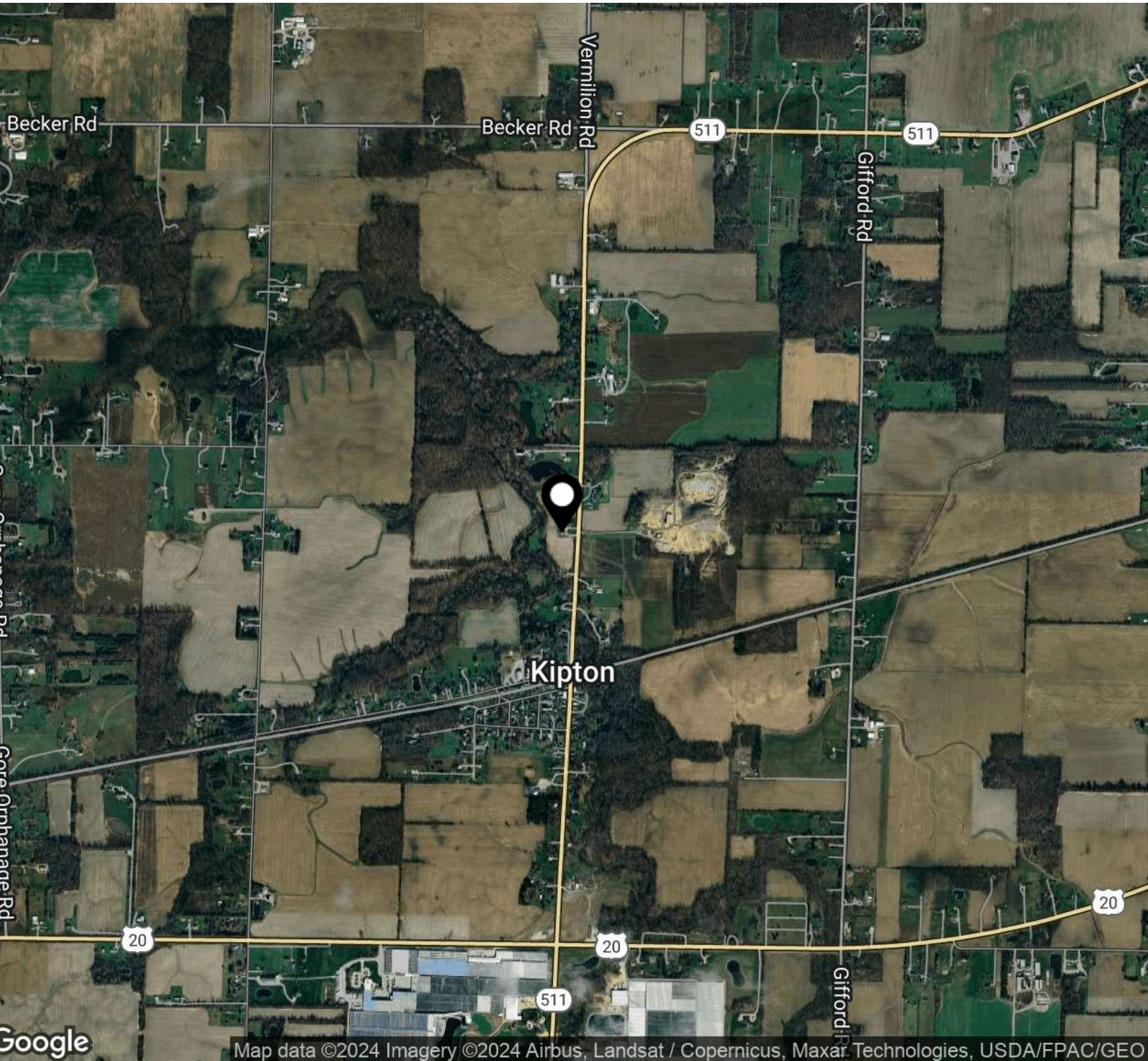
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Location Map



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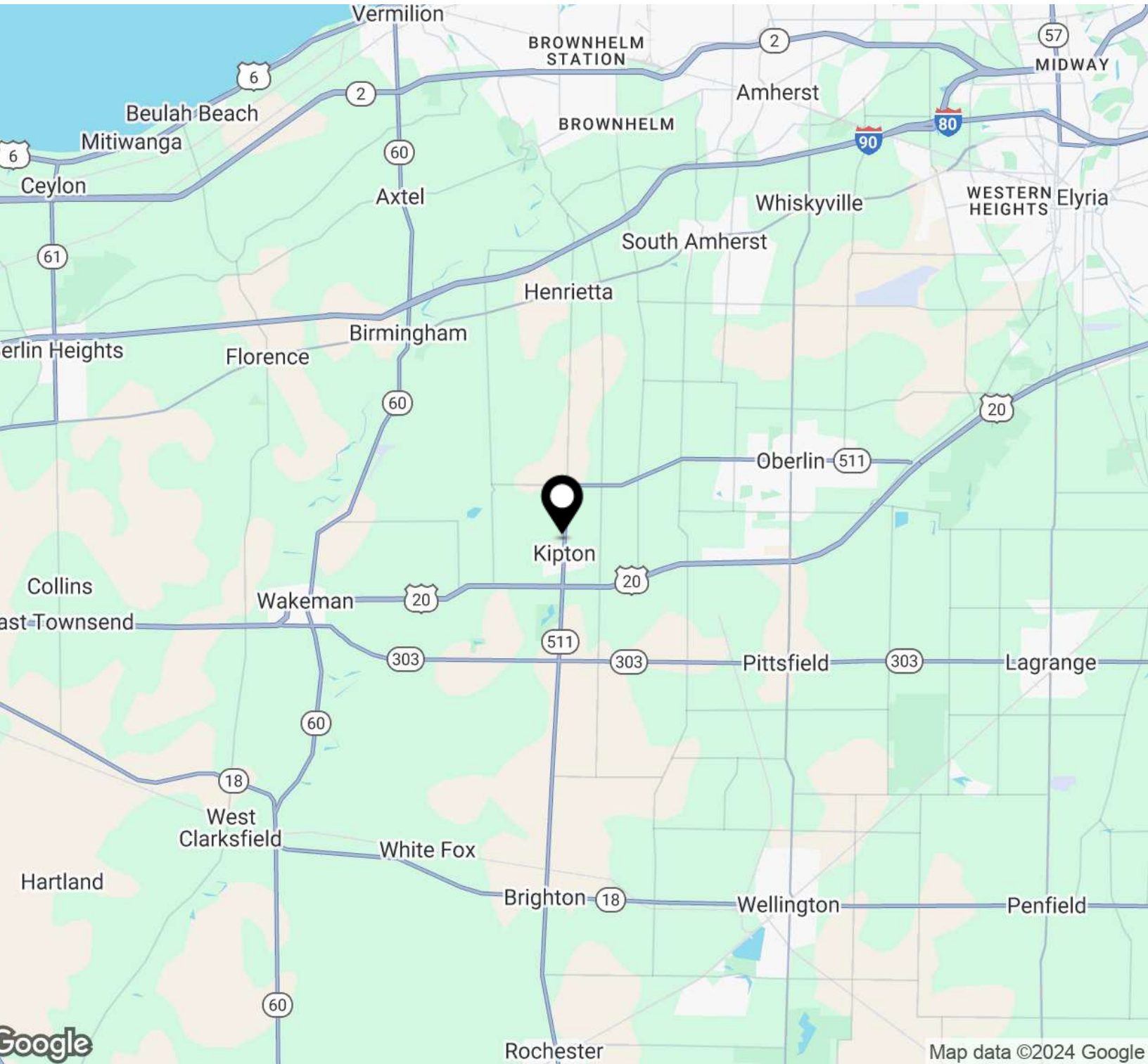
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Regional Map



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