

Emmett Gravel Pit/Acreage

For Sale 44.81 Acres with Gravel Pit



Sales Price: \$1,008,225.00
\$22,500.00/acre

Location: Highway 52 & Union Road
Emmett, Gem County, Idaho

Description:

44.81 acres

Zoning M-2

Parcel No. RP06N02W108475

Gravel Pit - Special Use Permit #164

ITD Qualified Aggregate Materials

Suppliers List (QAMSL)

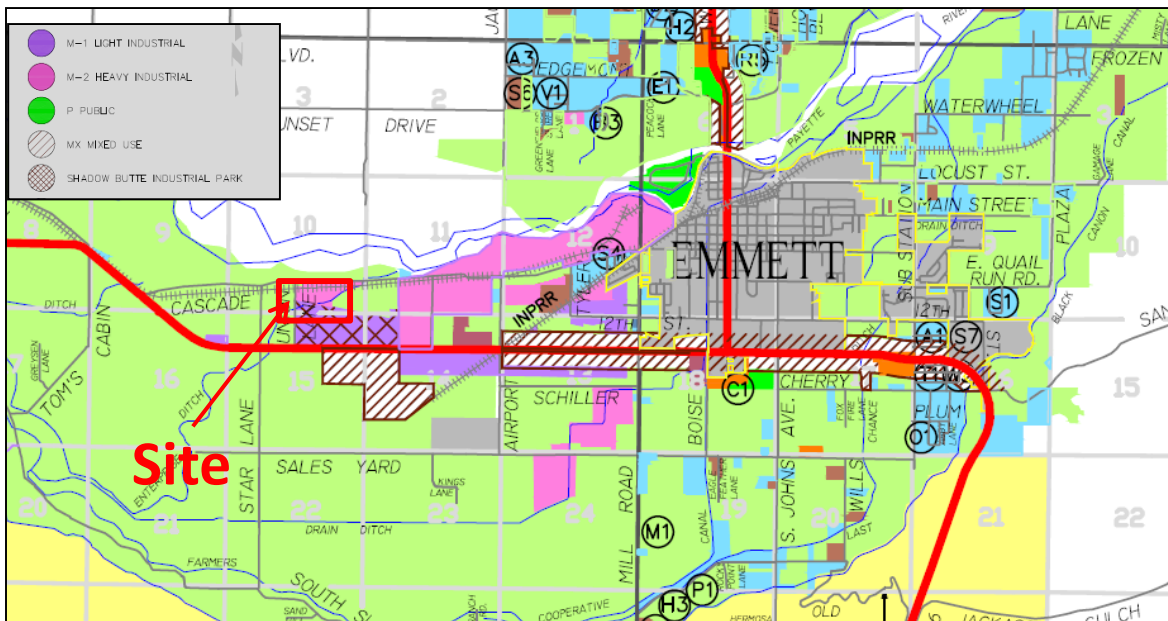
American Geo Technics Report

Aggregate Source Evaluation

Permitted Uses in M-2:

Concrete & Asphalt Plant
Survey/Report page 2

Existing gravel pit with an estimated +/- 1.5 million yards of pitrun to 25 ft. deep.
Additional M-1 Land @ \$388,308.00 or \$17,500/acre.



Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

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Property Evaluation

GC PULLEY CONSTRUCTION

2703 W. BLK.CANYON HWY.
EMMETT, ID. 83617
PH.371-8450 FAX 365-7220
e-mail grpulley@msn.com

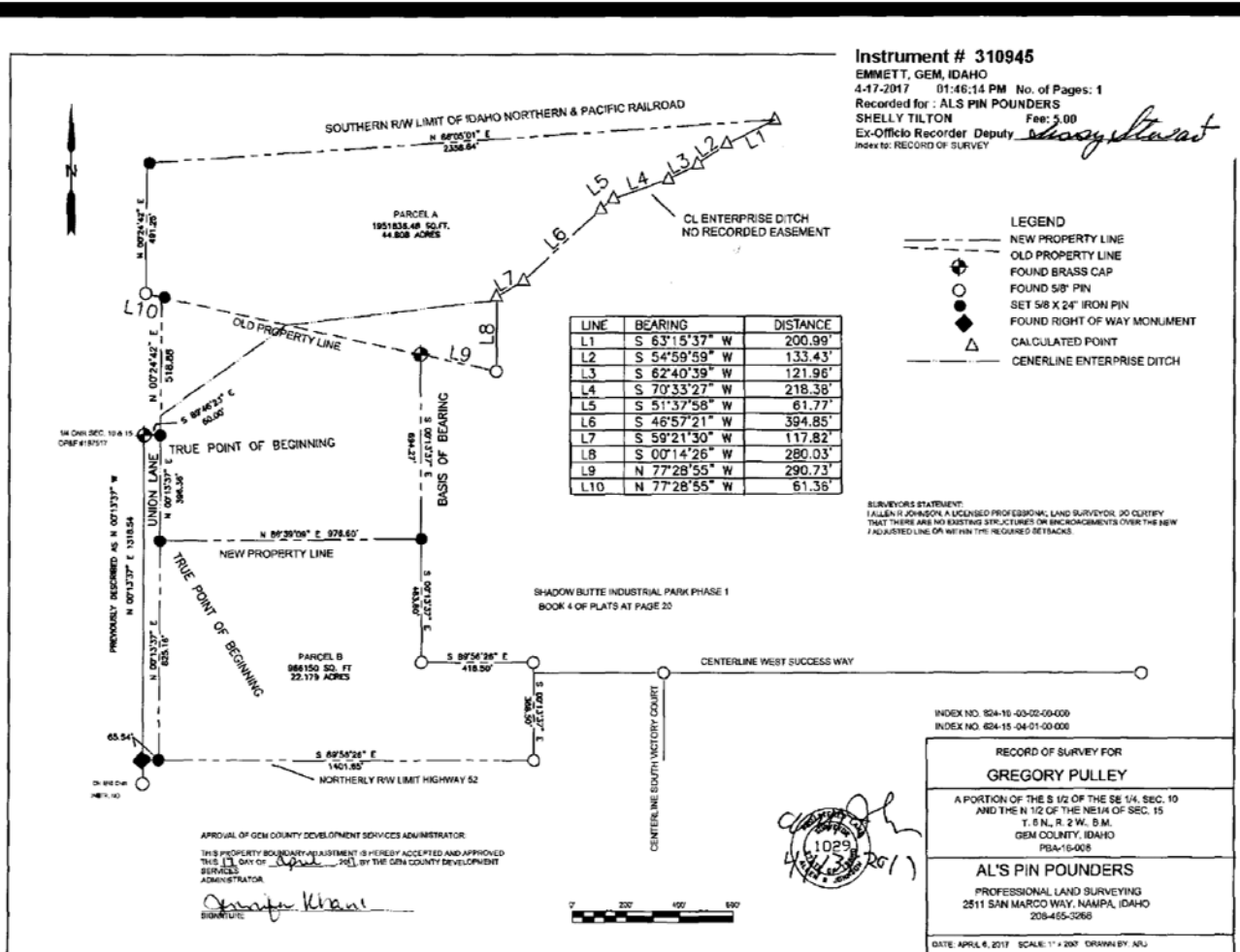
Company Name: CLG Inc.
Date: Nov. 1, 2017

We were asked to evaluate the property known as parcel A for excavation for gravel. The property has received a M-2 rating by Gem county which includes operation of concrete plant, and has received a special use permit for a dry Asphalt plant. Property was tested by Geo-Tech Engineers and approved by ITD for State use for gravel. Parcel excavation has been started approximately 12-15 ft. deep, pitrun estimated to 40 ft. deep. We calculated approximately 1.5 million yards in place material left to excavate at 25 ft. deep with estimate of 2-3 ft. over burden. These figures were calculated considering a 40 ft. perimeter around property and Enterprise ditch.

The property known as Parcel B was considered to be left for expansion of Shadow Butte industrial park which includes approximately 22 acres. Our understanding is that sewer and water is available to tie into from phase 1. Parcel size is down to 1 acre for industrial M-1 zoning.

Sincerely; Gregory C. Pulley

Property Survey



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