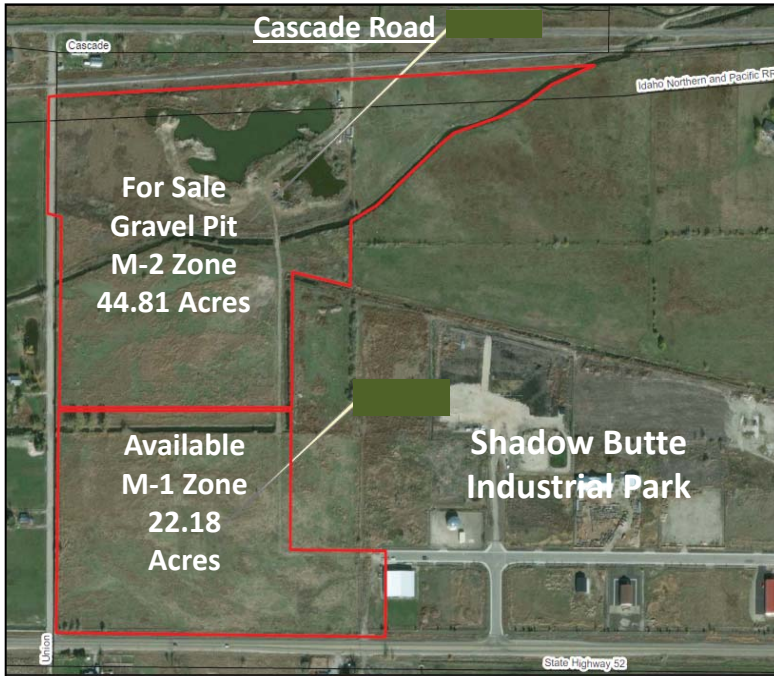


For Sale - 44.81 Acres/Permitted Gravel Pit



Sales Price: \$1,500,000.00

**Location: Cascade Road & Union Road
Emmett, Gem County, Idaho
(Access to Hwy. 52)**

Description:

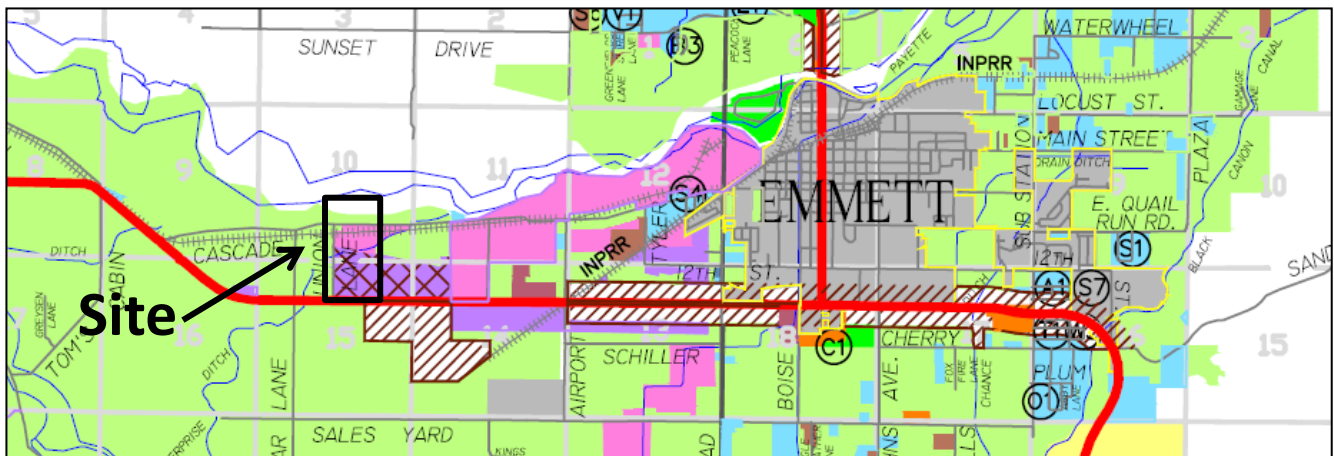
- 44.81 acres**
- Scales and pumps included**
- Zoning M-2**
- Parcel No. RP06N02W108475**
- Gravel Pit - Special Use Permit/Class 3**
 - Rock Crushing
 - Reclamation Plan
 - SWPPP Plan
 - Hwy. 52 access
 - Road Mitigation Agreement

ITD Qualified Aggregate Materials Suppliers List (QAMSL)

**American Geo Technics Report
Aggregate Source Evaluation**

**Permitted Uses in M-2:
Concrete & Asphalt Plant**

**Additional M-1 Land For Sale - 22.18 Acres
County/City Water and Sewer Available**

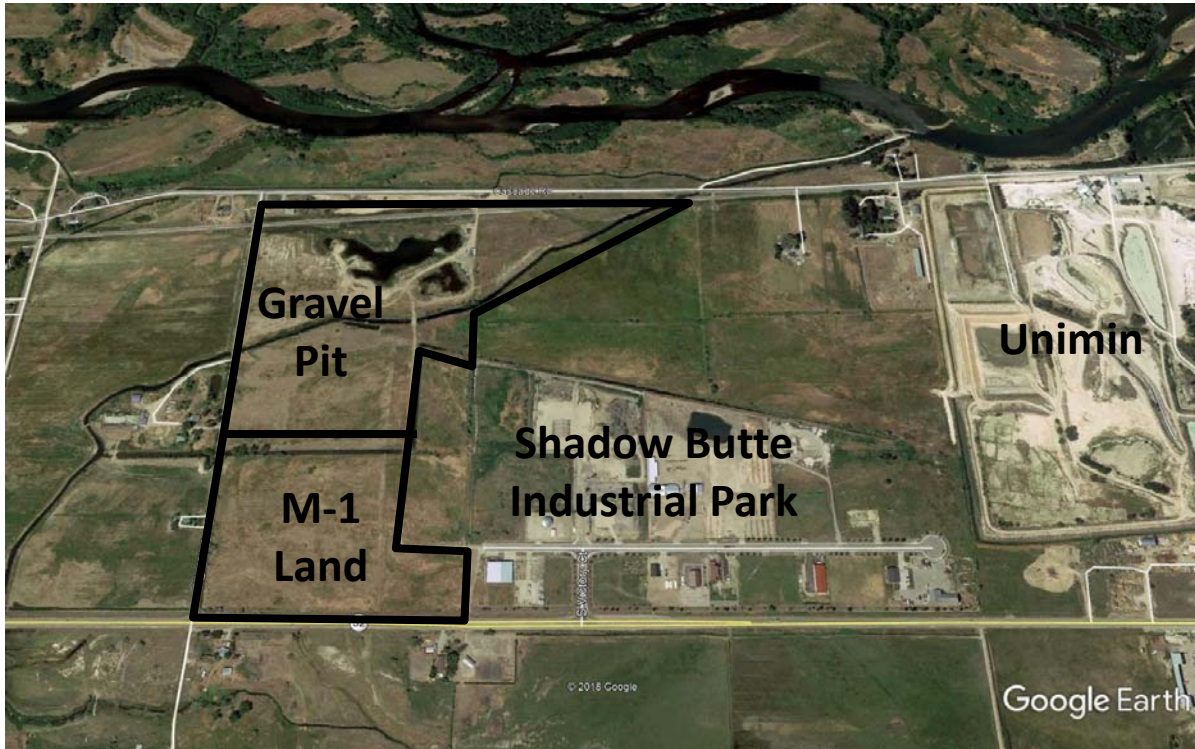


Contact: _____
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

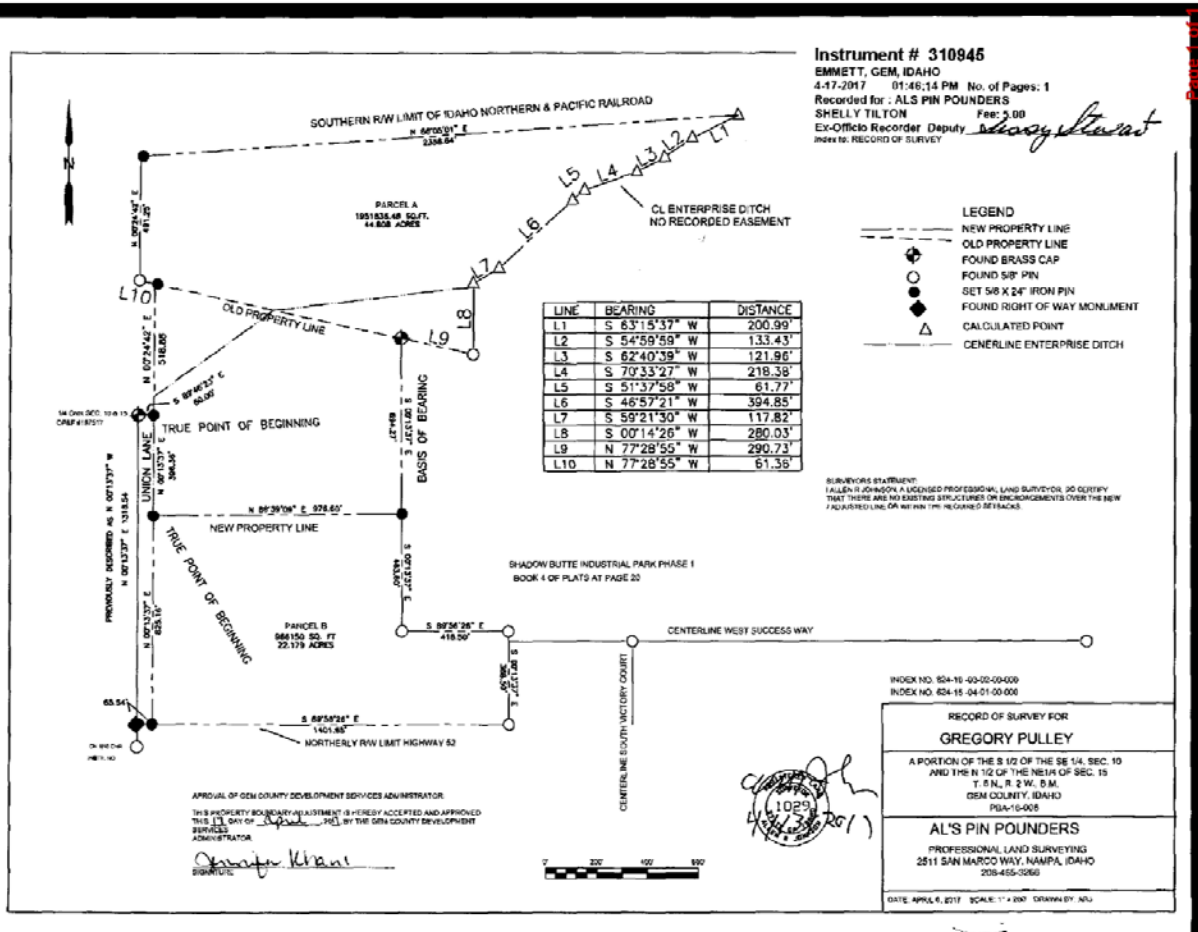
Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

Property Area



Property Survey



The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

Development Plan - Gravel Pit



Development Plan: Hours of operation for extraction, hauling, crushing and sales are Monday through Friday 8:00 am to 5:00 pm. Scales and pumps included. Set-backs for extraction on the north, east and south property lines are 8 feet. The west side set-back is 60 ft. from centerline of Union Road.

Road Mitigation Agreement: Ingress/Egress is allowed through Shadow Butte Industrial Park onto State Hwy. 52. Use of this Ingress/Egress is conditioned upon a maintenance agreement with Gem County Road and Bridge Department (GCRB). No access for trucks on Union and Cascade Roads.