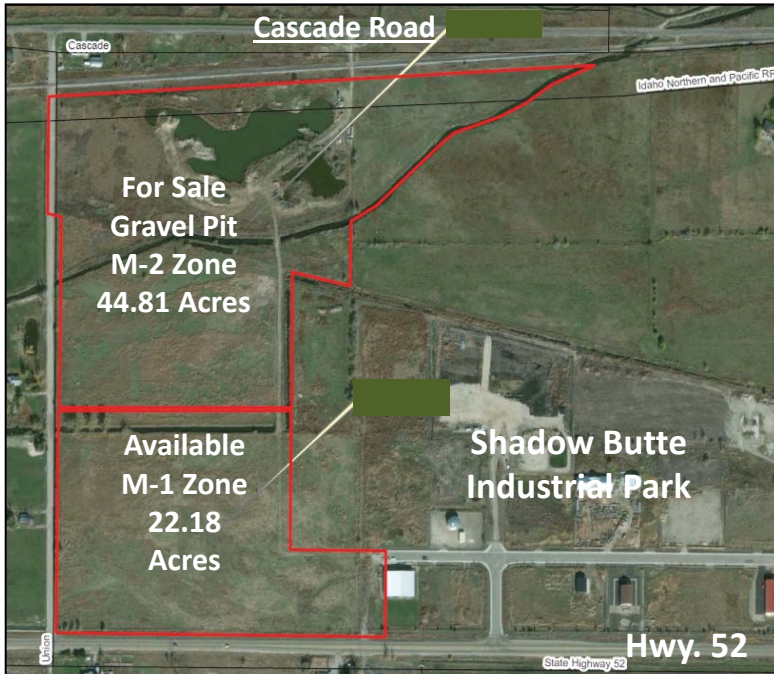


Shadow Butte Gravel Pit

For Sale - 44.81 Acres/Permitted Gravel Pit



Sales Price: \$1,800,000.00

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

Description:

44.81 acres

Scales and Sales Office on-site

Zoning M-2

Parcel No. RP06N02W108475

Gravel Pit - Special Use Permit/Class 3

- Rock Crushing
- Reclamation Plan
- SWPPP Plan
- Quality Material

**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**



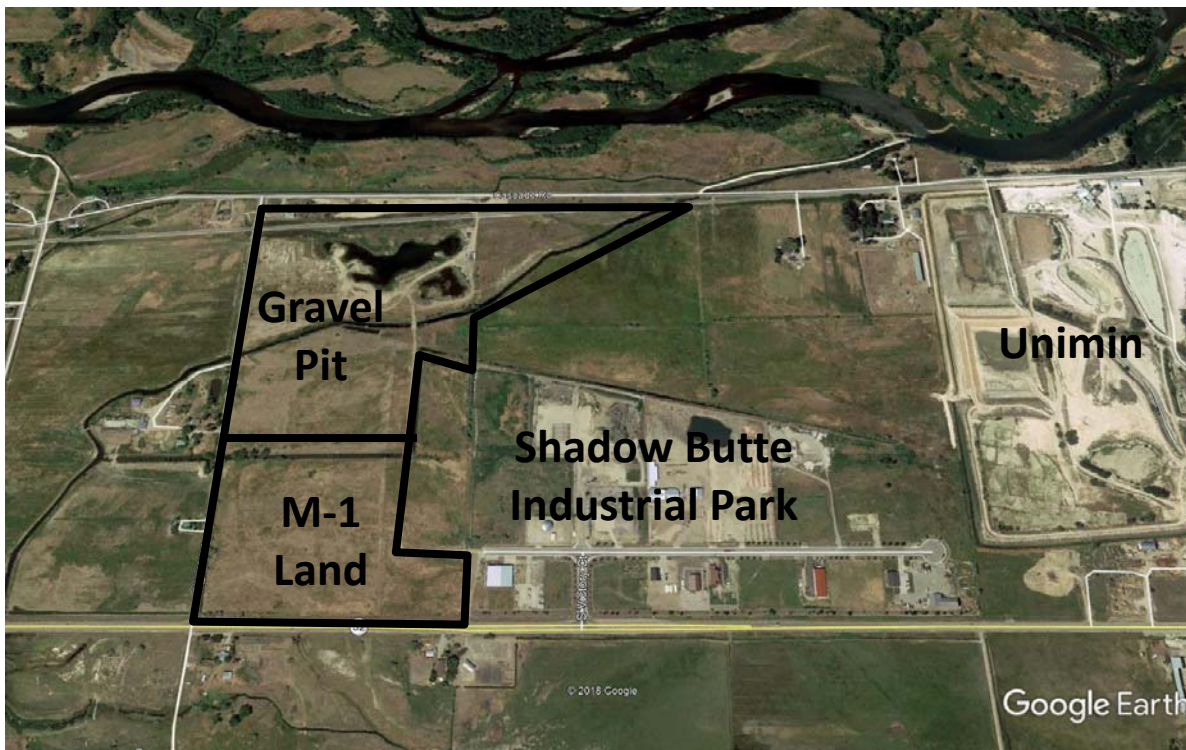
Contact:

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

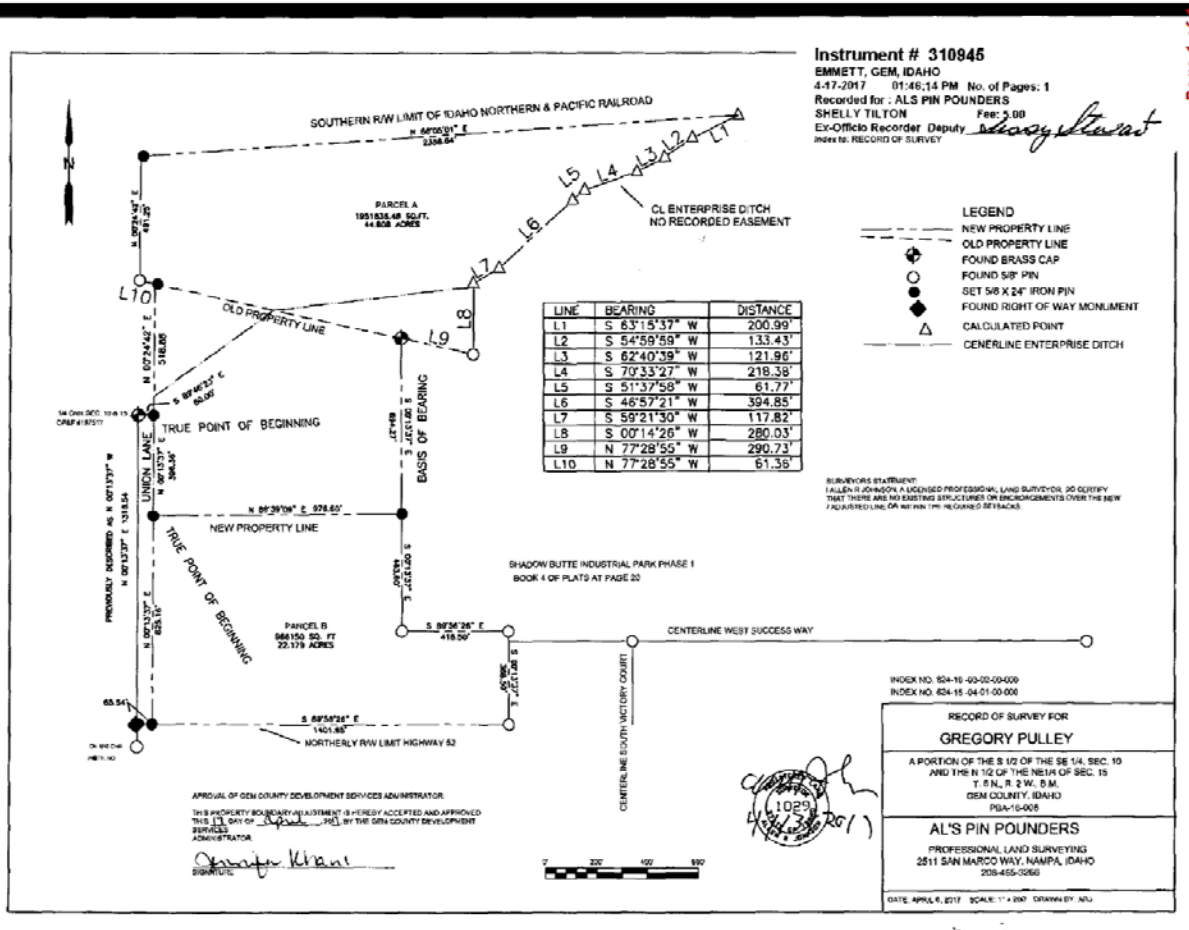
Bob Runyan: 208.863.8209 or br@rfrproperties.com

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Property Area



Property Survey



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