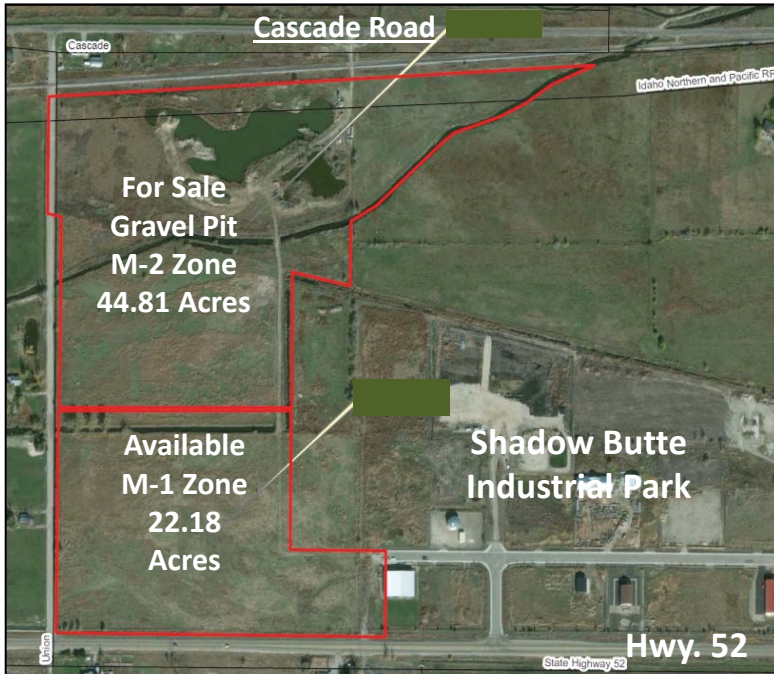


## For Sale - 44.81 Acres/Gravel Pit



**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**



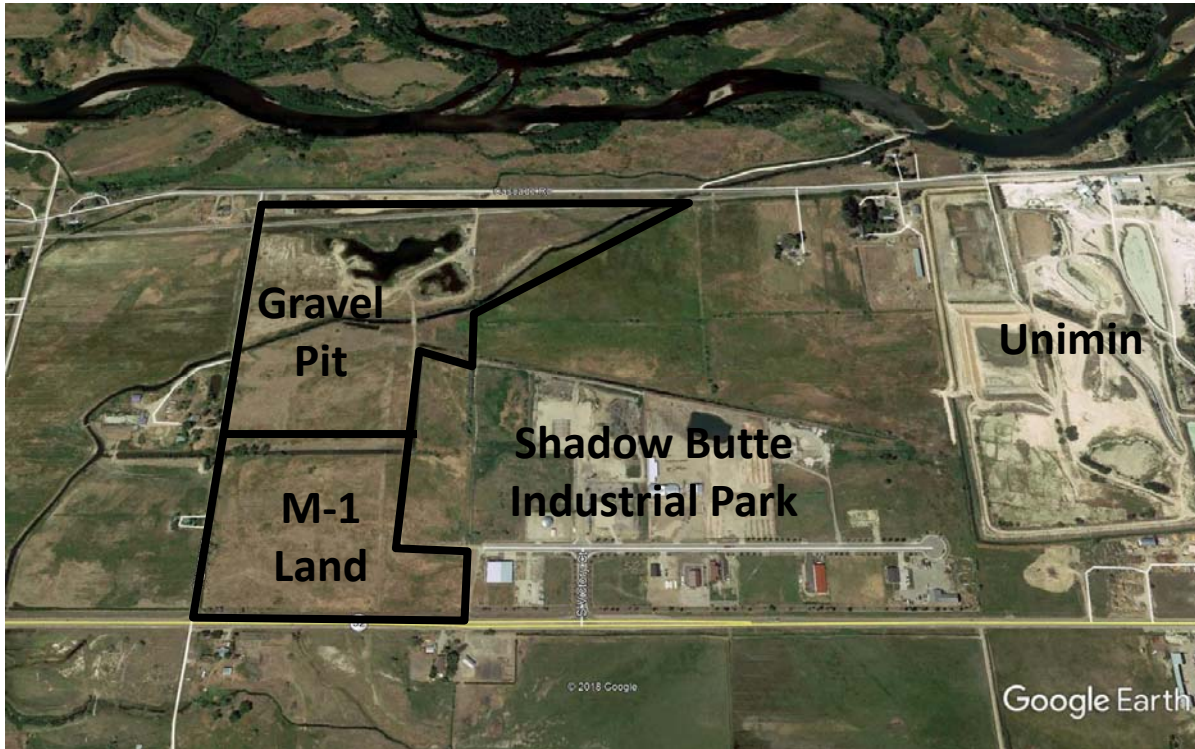
**Contact:**

**RFR Properties, LLC, PO Box 2579, Eagle, ID 83616  
[www.rfrproperties.com](http://www.rfrproperties.com)**

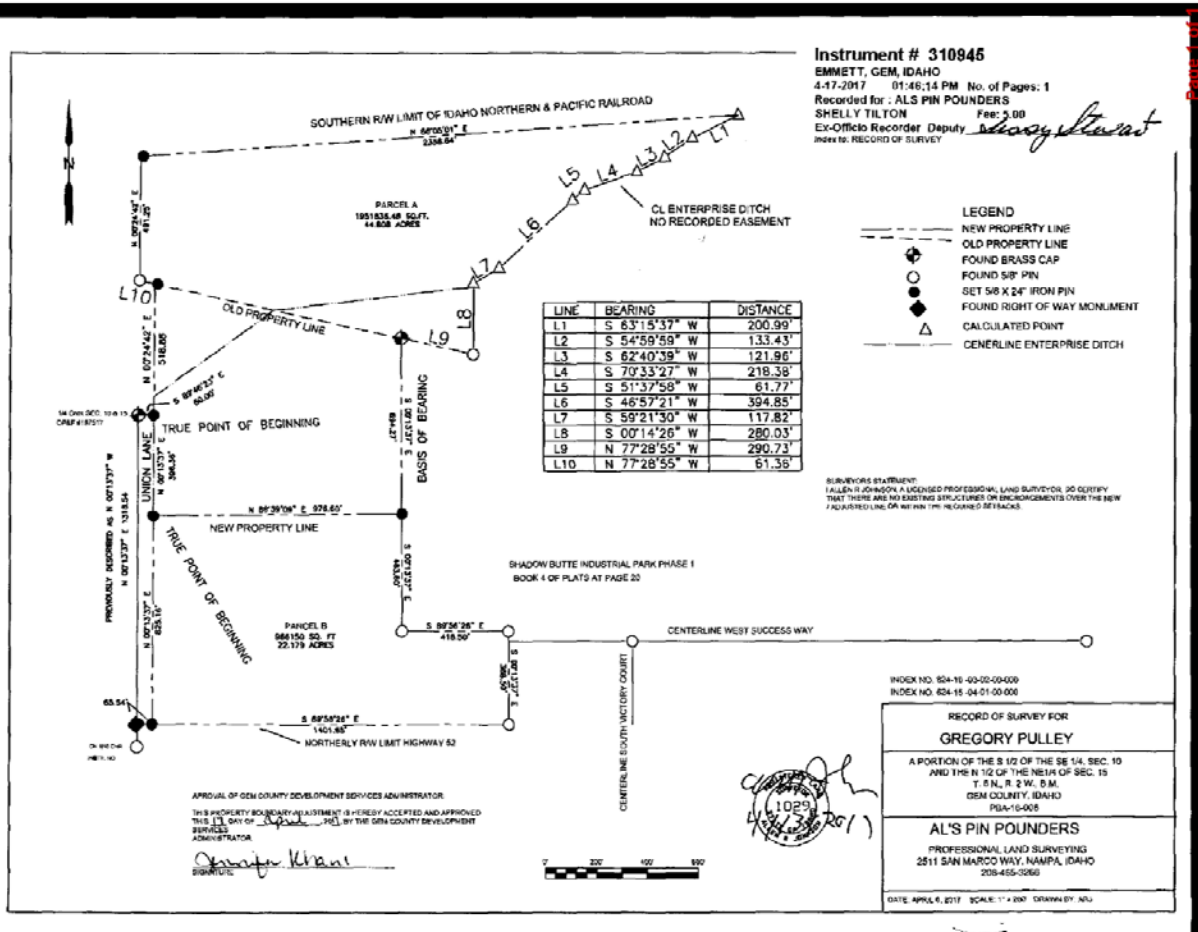
**Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)**

**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



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