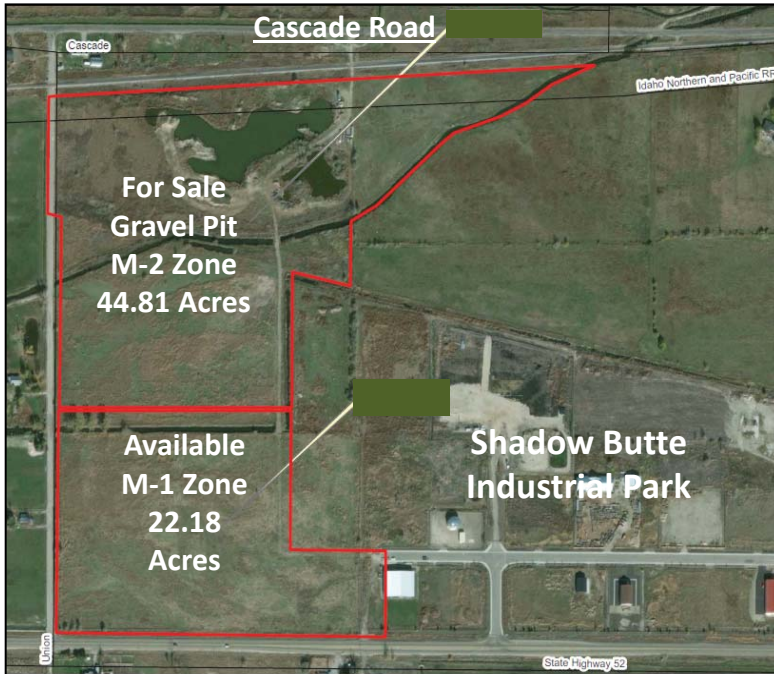


For Sale - 44.81 Acres/Permitted Gravel Pit



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

Sales Price: See Agent

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

Crushing underway 7-20-20



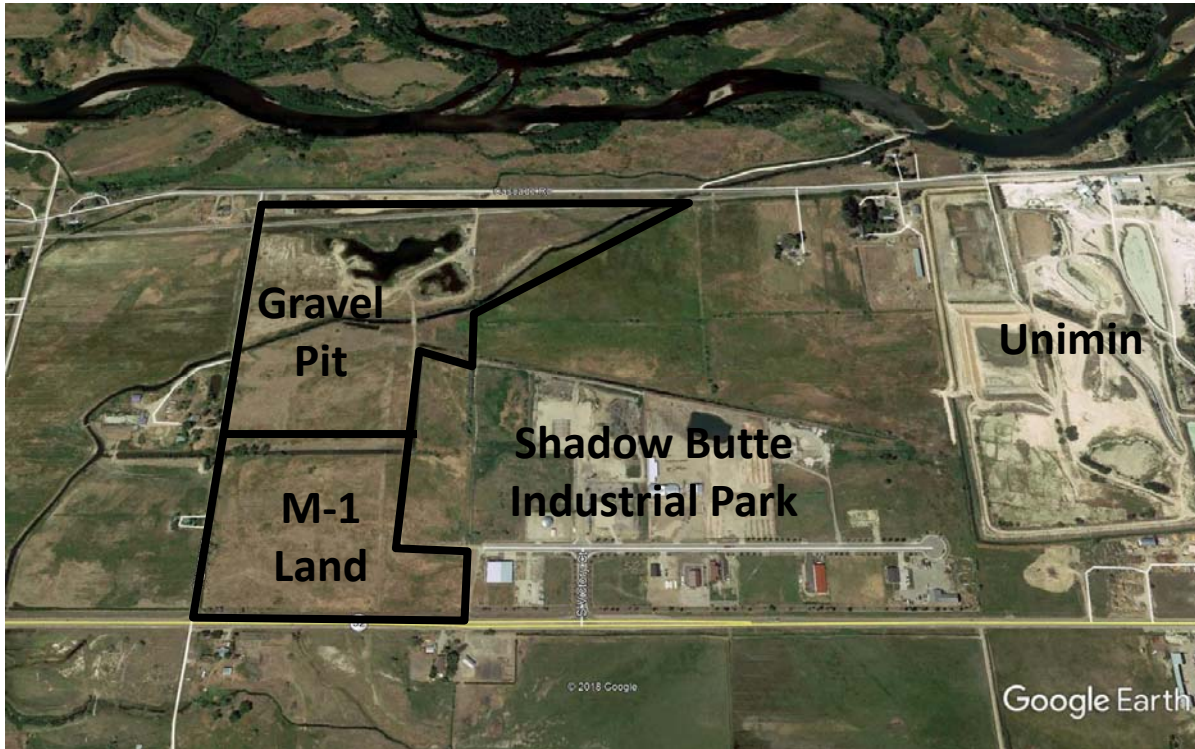
Contact:

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

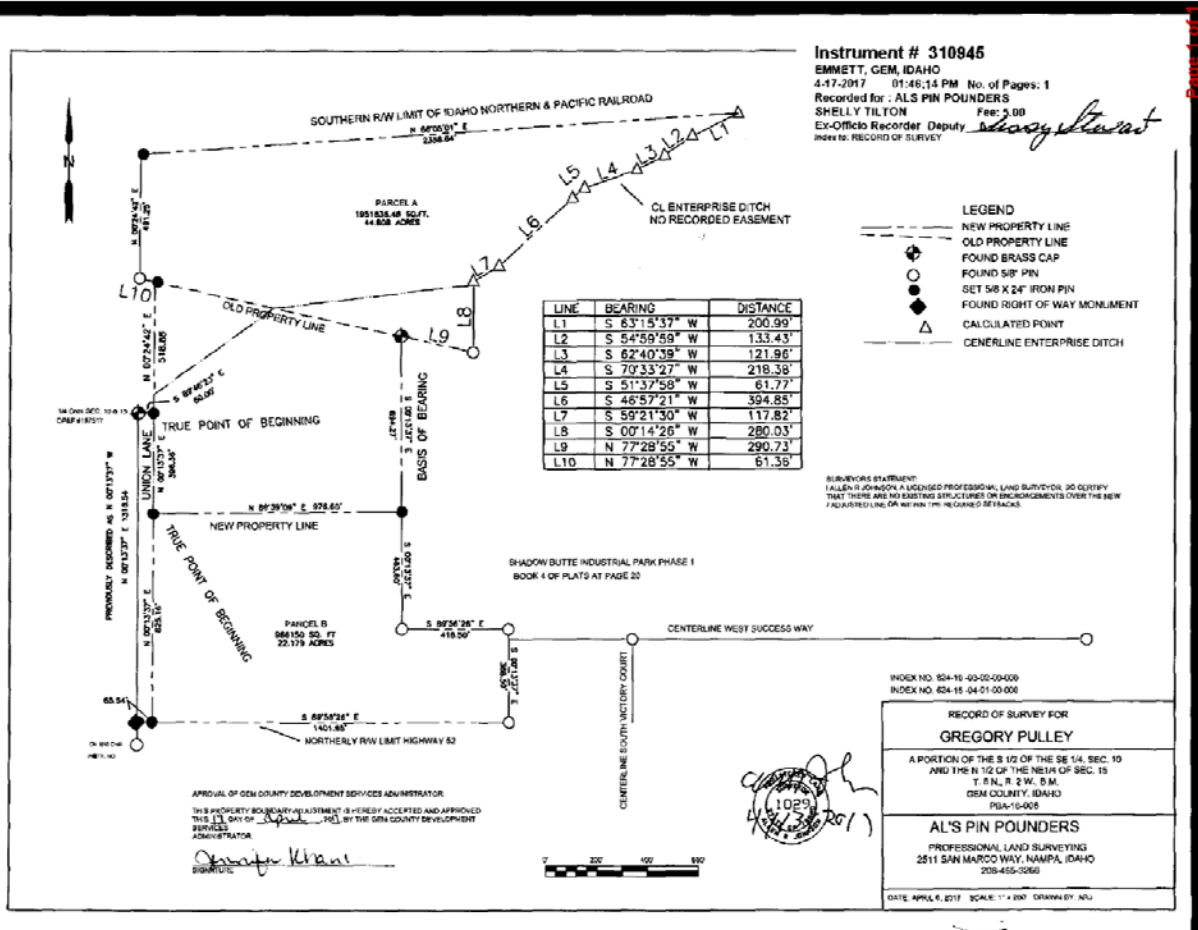
Bob Runyan: 208.863.8209 or br@rfrproperties.com

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



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