

SAND AND GRAVEL OPERATION

Southwest Idaho

THE COMPANY

This business was established in 1990 specializing in all aspects of road building, excavation, utility and site work. The operation crushes seven different products that are used on the jobs they bid; gravel products are also sold and delivered on a retail basis. The rock crusher and scales are portable and can be moved to jobs as needed. Other assets include dump trucks, a dozer, water truck, backhoe, rollers, leased front end loaders along with miscellaneous equipment.

THE LOCATION

Location improvements include a shop and office. The owner estimates there are approximately 268,000 cubic yards of stripped pit run inclusive of the 10 acre permit area. The pit is operating under a 15 year Conditional Use Permit; there are few permitted sources in the area. Water rights run with the property and there is a domestic/irrigation well 16" x 600' deep with pump for domestic use.

THE STRENGTHS

There are numerous strengths of this opportunity including an excellent material source; the aggregate has been tested and used for various state and federal projects. Being one of only a few sources in the area is another bonus. Road work and infrastructure projects are a big portion of the stimulus package; this will be an excellent opportunity for an operator to capitalize on upcoming projects funded through the government.

THE REASON FOR SELLING

The owner would like to semi-retire but would stay on through a negotiable transition period.

THE IDEAL BUYER

The ideal buyer is either an excavation company interested in a gravel source in this area or an individual buyer with industry experience.

THE POSSIBILITIES

A new owner could expand on the foundation of business laid by the current owner. Once the gravel is mined from the acreage it will be a nice development property. The location has experienced explosive growth over the last five years with high end development surrounding the gravel pit.

ASKING PRICE
\$1,550,000

TERMS:
Cash

ASSETS

Equipment	\$550,000
40 Acres	<u>1,000,000</u>
Total Assets	\$1,550,000

All values provided by Seller

20090504

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BRENT BUNGARD**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6168**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4056