

Englund Property

Buyer to verify all information. Seller is selling the property in “As-is, where is condition”

Property Information:

There are 5 acres of water rights with **each** of the subdivision lots (Lot 2, Lot 4, Lot 5, Lot 6, Lot 7 & Lot 8 of Meadow Vista Ranch Subdivision).

There is also a well on lot 5 with the barn. Power is to barn.

The one acre listing (parcel # R3012800000) has a well. It is registered with state. The pumphouse burned down in a grass fire a few years ago, but well is there. At one point, power had been run to the old mobile home, but Seller does not think meter is there anymore after the fire. There was a septic system installed at some point, but Seller doesn't know its condition.

Property Disclosures:

Lot 2, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8 and the 1 acre parcel of the Meadow Vista Ranch Subdivision are all included as part of the Conditional Use Permit recorded with Canyon County (CU2010-1)(attached). The Conditional Use Permit (CUP) is for the operation of a gravel pit, batch plant and hot mix asphalt plant for Deer Flat Sand and Gravel. The CUP was awarded on April 30, 2011 for a period of 10 years. That period of operation as a gravel pit and mineral extraction has now been completed (ending April 30, 2021) and the operator of the gravel plant is in the process of completing the reclamation of the land per the recorded reclamation plan (attached) which is overseen by the Department of Lands. The reclamation plan is also on file with ID Dept of Lands. The Seller does not control the timeframe for the completion of the reclamation by the operator. There is a lease in place with the operator (attached) which outlines the obligations of the operator to complete the reclamation. There is a reclamation bond in place. The exact amount of the reclamation bond is not known to the Seller. Due to the CUP, Southwest District Health has imposed sanitary restrictions on the parcels covered by the CUP. Those sanitary restrictions limit the ability of the property owner to build any structures using water or septic systems on the properties affected by the restrictions. These restrictions can be lifted upon the submittal of a request and a revised Subdivision Engineering Report to Southwest District Health by the property owner following the completion of the reclamation plan.

At the time of the application for the CUP, an estimate was provided for the cost of the reclamation plan to be implemented by a third party. That estimate was approximately \$58,556 at that time (2010).

The Seller intends to begin the process to modify the existing CUP in order to remove Lots 1, 2, and the one acre lot from the CUP because they were not disturbed by the gravel operation and the Seller does not want a buyer or the current owners to be required to wait for the finalized reclamation plan to be completed and acknowledged in order for these parcels to be useable. Seller will begin the modification process, but does not guarantee or warrantee that the removal from the CUP will be completed and/or guarantee or warrantee that removal from the CUP will ultimately allow the property owner to build on the property. **BUYER TO VERIFY ALL INFORMATION!**

There are CCR's on the subdivision lots, but one cannot abide by them until the CUP for gravel is removed. They are recorded with county.