

**7,000,000 Cubic Yards
70 Acre Site**

Unbelievable Pit operated and permitted by one owner.

Very clean , organized and mined efficiently.

Mixture of 30 to 40% of each Sand, Gravel and Loam historically.

Currently in operation with excellent sales on word-of-mouth marketing only.

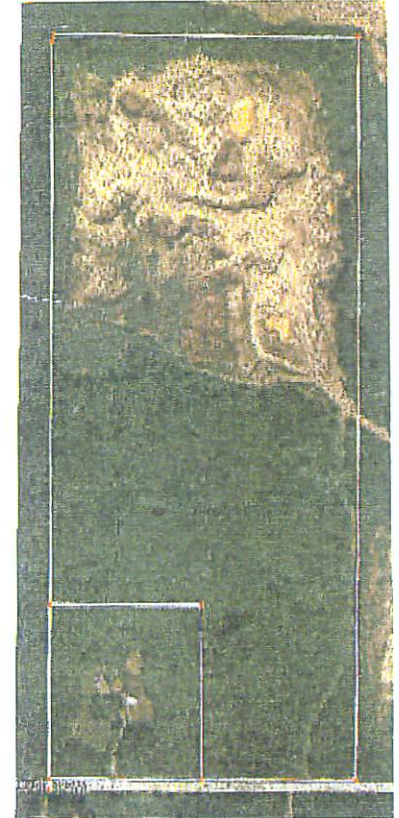
Just outside of Duluth, MN. Surveyed and permitted with engineering report.

Offered at \$2.2 Million

Greg Follmer
Commercial Real Estate
A Broker Associate of
Messina & Associates, Inc.
GMAC Real Estate
1512 E. Superior St.
Duluth, MN 55812

Duluth, MN Sand and Gravel Pit For Sale

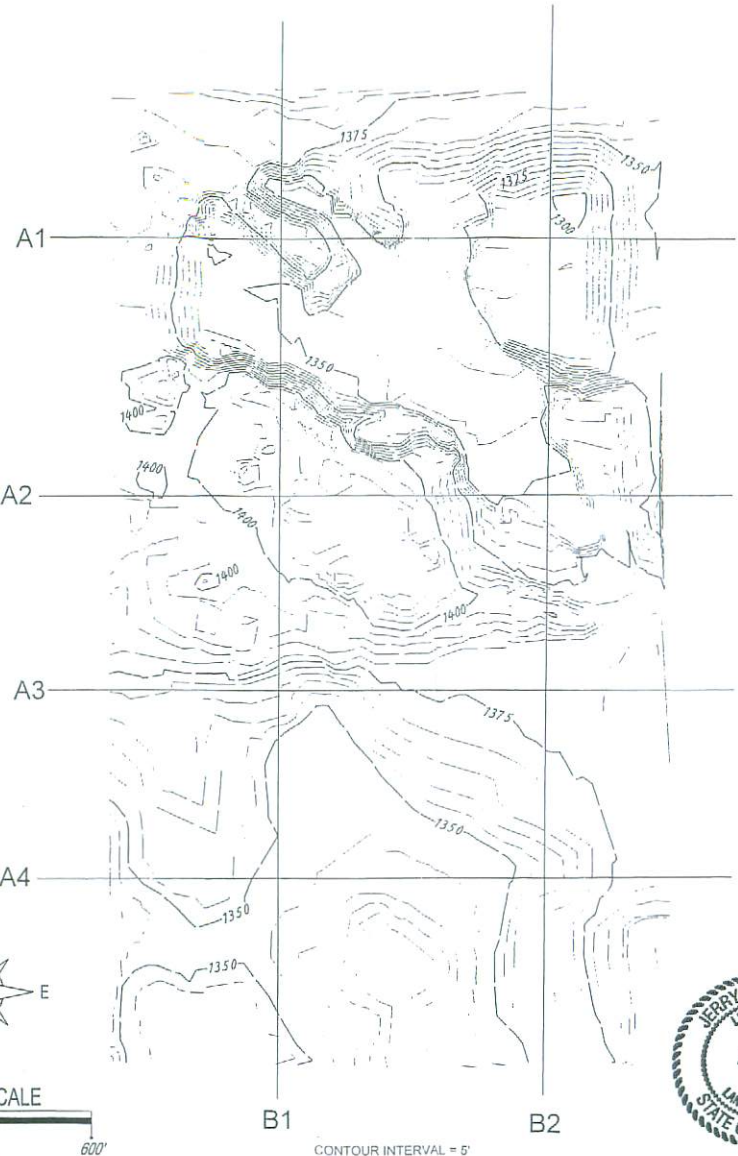
R&R Gravel Site



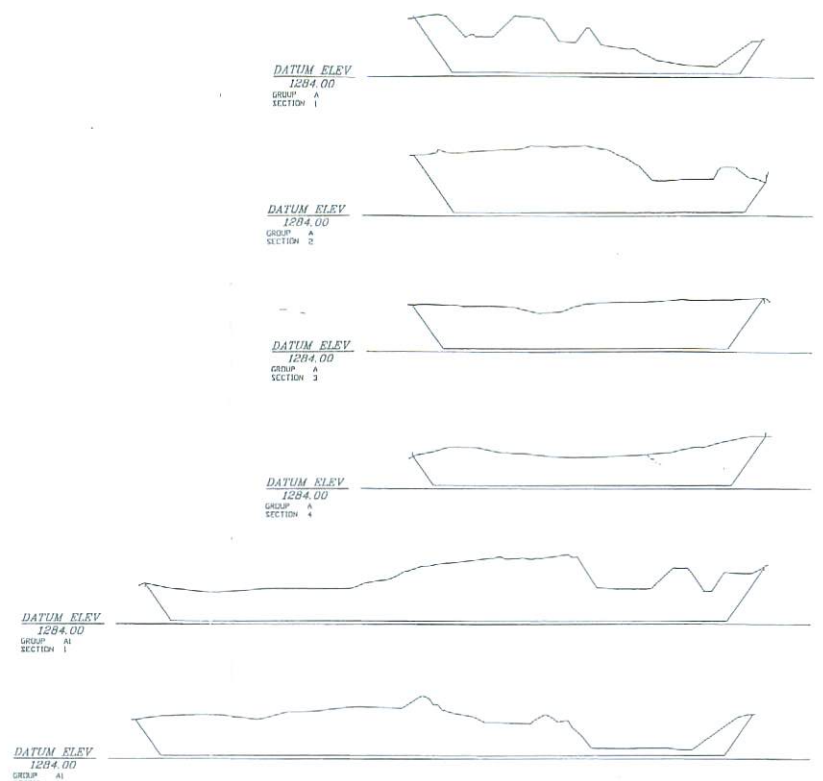
Prime Opportunity

GREG Follmer
COMMERCIAL REAL ESTATE

218-310-0013



CONTOUR INTERVAL = 5'



CROSS SECTIONS
(NOT TO SCALE)

Site Volume Table: Unadjusted

| Site | Stratum | Surf1 | Surf2 | Cut | Fill | Net | Method |
|--------|---------|-------|-------|---------|------|-------------|------------|
| SS1397 | test | new | ex | new | pit | | |
| | | | | 7079347 | 465 | 7078881 (C) | Composite |
| | | | | 7079128 | 261 | 7078867 (C) | Grid |
| | | | | 7079303 | 398 | 7078905 (C) | Prismoidal |
| | | | | 7079414 | 456 | 7078958 (C) | End area |
| | | | | 7079298 | 395 | 7078903 (C) | Mean |

ENGINEERS • SURVEYORS • PLANNERS
SALO ENGINEERING, INC.
 4560 Norway Pines Place • Duluth, Minnesota 55811 • 218/727-8796

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Jerry D. Taylor
 DATE August 14, 2007
 MN. LIC. NO. 44891

| NO | DATE | REVISION | BY |
|----|------|----------|----|
| 1 | | | |
| 2 | | | |
| 3 | | | |

ESTIMATE OF GRAVEL VOLUMES OF R&R GRAVEL SITE
 IN THE W 1/2, SW 1/4, SW 1/4, SEC. 19, T.52N., R.14W.
 JOB NO. SS1397 DATE 07/10/07