

## *Gravel grounds for mining*

**Object:** G095

52,000 m<sup>2</sup>/30 m Mining depth / gravel-sand body 0.8 -1.2 million m<sup>3</sup>

**Address:** 4595 Waldneukirchen

**Purchase price:** on request + approx. 10 % additional costs

*Real estate transfer tax: 3.5 %*

*Grundbuch registration fee (property right): 1.1% Costs of contract preparation and land register execution as well as cash expenses for certifications and stamp duties approx. 1.5% + 20% VAT*

*Brokerage commission: 3 % + 20% VAT.*



## Description

The gravel property in Waldneukirchen is offered for sale.

The potential mining area borders on a slope in the west. An access road leads to the project area boundaries. The road runs downhill from the farm and overcomes 30 metres of altitude difference over a distance of 150 m. The entire slope has a similar angle of inclination.

Currently, the site is used for agriculture or there are forests there. The Philippbach to the north and the Teufelsbach to the south both flow east of the project area into the Steyr. The Steyr is about 33-35 m lower than the project area.

With a certain volume of around 1.2 million.  $m^3$  it is assumed that the entire mining area up to a depth of 30m can be used for the extraction of raw materials. In order to better narrow down the actual cubature, a second mass estimate with a maximum depth of  $d_2 = 20m$  is determined. This results in a volume  $V_2$  with  $= 810,800 m^3$ .

$V_2$  is to be regarded as a minimum variant. Realistically, therefore, with a mining volume of 0.8-1.2 million.  $m^3$  can be calculated. Due to the geophysical measurement, however, mining deeper than 30m also seems possible, whereby groundwater is probably then due here.

In the project area, it is a relatively pure, well-degradable gravel-sand body.

Since no aquifer is likely to be affected, the raw material can be extracted using the dry dredging process. However, the influence of the north-western slope with regard to precipitation waters and slope stability must be taken into account.

In summary, it can be said that this is a very safe investment, with a solid increase in value, which is ideally suited for any investment period.











