

Available Industrial Site

Geneva, Nebraska

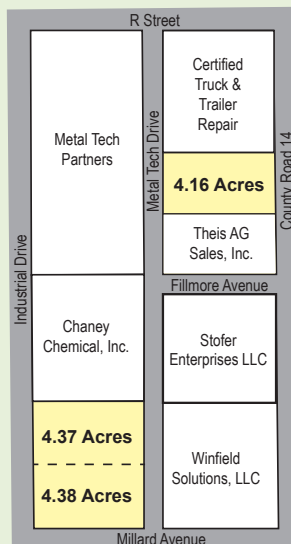
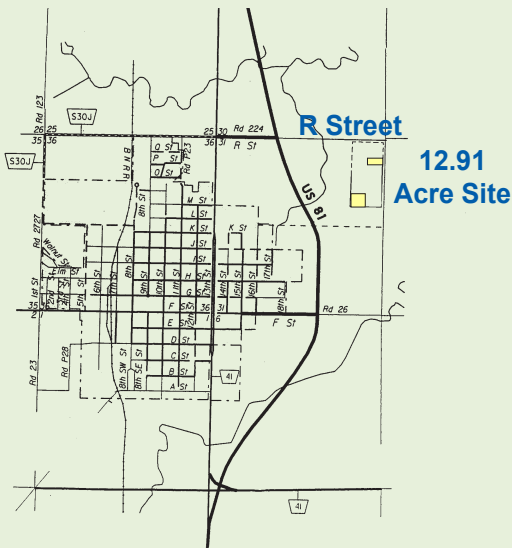
www.fillmorecountydevelopment.org



12.91 Acres (in 60-acre site)

Population 2014 U.S. Census	Geneva	2,141
	Fillmore County	5,661
	Labor Market*	83,364

*Fillmore County and contiguous counties



Denver459 miles
Dallas.....568 miles
Chicago588 miles

This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

Geneva, Nebraska

Site Description

Location	Industrial Park, 2105 R Street
Size.....	12.91 acres available in 60-acre site; adjacent land available; 8.75 acres may be sold as a whole or by lot
Characteristics	Crete-Butler soil type with level to gently sloping terrain; elevation is 1,635 feet above sea level; water table is 80 feet
Zoning	Industrial
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 6; site is 2.5 miles to a 33-member volunteer fire department; 24-hour sheriff's patrol

Utilities

Electricity.....	Perennial Public Power District; 34.5 kV transmission voltage, 12.5 kV distribution voltage, dual feed is available from one substation
Natural Gas	Black Hills Energy; 6" main to site, 55 lbs. pressure
Water.....	City of Geneva; 8" main, 60 lbs. static pressure, 45 lbs. residual pressure, at site; 1,500 gal. flow per minute; peak demand 3.5 mgd; on-site elevated storage with capacity of 300,000 gal.
Sanitary Sewer.....	City of Geneva; 8" main, at site; SBR system plant designed to treat 0.35 mgd flow; storm drainage system
Telecommunications.....	Windstream Communications; nearest central office located in Geneva, 2.5 miles from site; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities; Geneva Broadband offers high speed fiber optics

Transportation

Highways.....	U.S. Highway 81 (four-lane) within 1/4 mile of site, internal site access; Interstate 80 is 20 miles north
Railroads.....	BNSF Railway Company; main line, 8 miles from site
Air Service	Fairmont State Airfield; 4,400-foot lighted and hard-surfaced runway and 3,600' hard-surfaced runway, 4 miles
Nearest Commercial	Lincoln Airport; 68 miles (65 minutes)
Air Service	Eppley Airfield; Omaha, 130 miles (130 minutes)

Other

Owner.....	Fillmore County Development Corporation
Sale Price	\$8,500 per acre
2015 Tax Rate	\$1.419400 per \$100 of actual value; County \$0.187151, City \$0.489900, School \$0.635000, Other \$0.107349
Environmental Assessment	Phase 1 completed in 2006 and Geotechnical Exploration completed in 2007

Contacts

Patt Lentfer
Executive Director
Fillmore County Development Corp.
1032 G Street
Geneva, NE 68361-2007
(402) 759-4910
Cell: (402) 759-1572
Email: lentfer.fcfdc@genevemail.com
www.fillmorecountydevelopment.org

Jamey Pankoke
General Manager
Perennial Public Power District
PO Box 219
York, NE 68467-0219
(800) 289-0288
(402) 363-7710
Email: jpankoke@perennialpower.com
www.perennialpower.com

Mary M. Plettner, CECD
Economic Development Manager
Nebraska Public Power District
PO Box 499
Columbus, NE 68602-0499
(800) 275-6773
(402) 563-5534
Email: mmplett@nppd.com
econdev.nppd.com

