

Available Industrial Site

Geneva, Nebraska

www.fillmorecountydevelopment.org

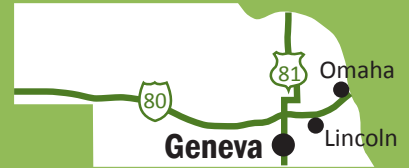
5.03 Acres

Population

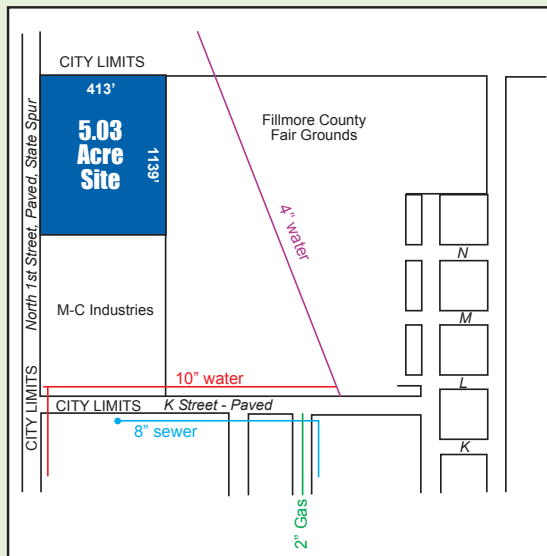
2014
U.S. Census

Geneva	2,141
Fillmore County	5,661
Labor Market*	83,364

*Fillmore County and contiguous counties



Site Map



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

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Geneva, Nebraska

Site Description

Location	Industrial Park, 1st & K Street, northwest Geneva
Size.....	5.03 acres
Characteristics	Crete-Butler soil type with level to gently sloping terrain; elevation is 1,623 feet above sea level; water table is 100 feet
Zoning	Industrial
Present Use	Agriculture
Protective Services.....	Fire classification is 6; site is 1.5 miles to a 33-member volunteer fire department; 24-hour sheriff's patrol

Utilities

Electricity.....	Nebraska Public Power District; 34.5 kV subtransmission voltage, 12.5 kV distribution voltage, dual feed available from two substations; service voltage and transformation will be provided based on customer needs
Natural Gas	Black Hills Energy; 6" main to site, 55 lbs. psi; heat valve 200' from site
Water.....	City of Geneva; 8" main, 60 lbs. static pressure, 45 lbs. residual pressure, 100' from site; 1,500 gallon 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, 100' fom site, sequencing batch reactor system plant to treat 0.35 mgd flow; storm drainage system
Telecommunications.....	Windstream Communications; digital and analog central office served by fiber ring in Geneva, 1 mile from site; ADSL, DSL, and ISDN available; T-1 and OC-12 transmission capabilities; Geneva Broadband, high speed fiber optics

Transportation

Highways.....	U.S. Highway 81 (four-lane) within 1/4 mile from site, internal site access; Interstate 80 is 20 miles north; 64 miles to nearest bus service
Railroads	BNSF Railway Company; main line, 8 miles from site
Airport	Fairmont State Airfield; 4,400' lighted and hard-surfaced runway and 3,600' hard-surfaced runway, 7 miles
Nearest Commercial	Lincoln Airport; 68 miles (65 minutes)
Air Service	Eppley Airfield, Omaha; 127 miles (118 minutes)

Other

Owner.....	Fillmore County Development Corporation
Sale Price	\$5,000 per acre
2015 Tax Rate	\$1.413535 per \$100 of actual value; County \$0.187151, City \$0.489900, School \$0.635000, Other \$0.101484
Environmental Assessment	Completed Phase 1 in 2006 and Geotechnical Exploration in 2007

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