

# Available Industrial Site

## Geneva, Nebraska

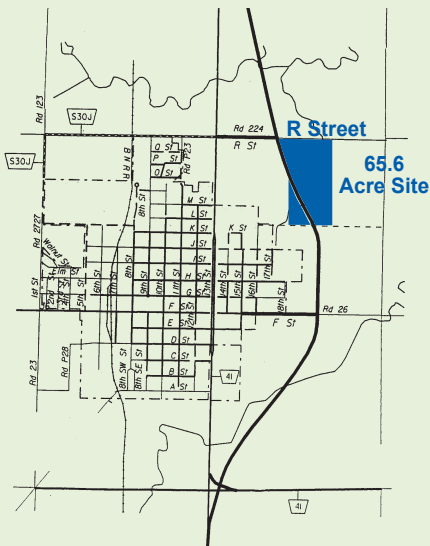
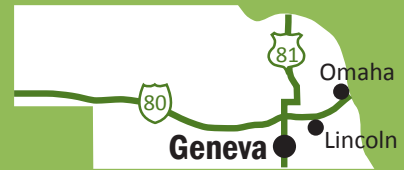
[www.fillmorecountydevelopment.org](http://www.fillmorecountydevelopment.org)



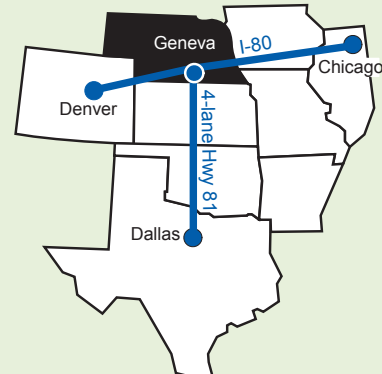
### 60.3 Acres

<b>Population</b> <small>2014 U.S. Census</small>	Geneva	2,141
	Fillmore County	5,661
	Labor Market*	83,364

\*Fillmore County and contiguous counties



One day truck to Denver, Dallas, and Chicago



Denver .....	460 miles
Dallas .....	572 miles
Chicago .....	587 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 ..... "R" Street and Highway 81  
Size ..... 60.3 acres; adjacent land available  
Characteristics ..... Crete-Butler soil type; elevation is 1,635 feet above sea level; water table is 80 feet  
Zoning ..... Commercial  
Present Use ..... Agriculture  
Protective Services ..... Fire insurance classification is 6; site is 2 miles to a 33-member volunteer fire department; 24-hour sheriff's patrol

## Utilities

Electricity ..... Nebraska Public Power District; 69 kV sub-transmission voltage, 12.5 kV distribution voltage, dual feed is available from two substations  
Natural Gas ..... Black Hills Energy; 6" main to site, 55 lbs. pressure  
Water ..... City of Geneva; 8" main, 200' from site, 60 lbs. static pressure, 60 lbs. residual pressure; 1,500 gal. flow per minute; on-site elevated storage with capacity of 300,000 gal.  
Sanitary Sewer ..... City of Geneva; 10" main on site, 200' from site; SBR system plant; rated capacity of 0.435 mgd., peak demand 0.35 mgd.; surface 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; dual service provided from central office

## Transportation

Highways ..... U.S. Highway 81 (four-lane); Interstate 80 is 20 miles north  
Railroads ..... BNSF Railway Company; main line, 8 miles from site  
Air Service ..... Fairmont State Airfield; 4,400' 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 ..... Eggers Enterprises, LLC  
Sale Price ..... Negotiable  
2015 Tax Rate ..... \$1.419400 per \$100 of actual value; County \$0.187151, City \$0.489900, School \$0.635000, Other \$0.107349

## Contacts

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