

Available Industrial Site

Oakland, Nebraska

www.ci.oakland.ne.us

157.5 Acres

Population

2015
U.S. Census

| | |
|---------------|--------|
| Oakland | 1,202 |
| Burt County | 6,585 |
| Labor Market* | 79,728 |

*Burt County and contiguous counties

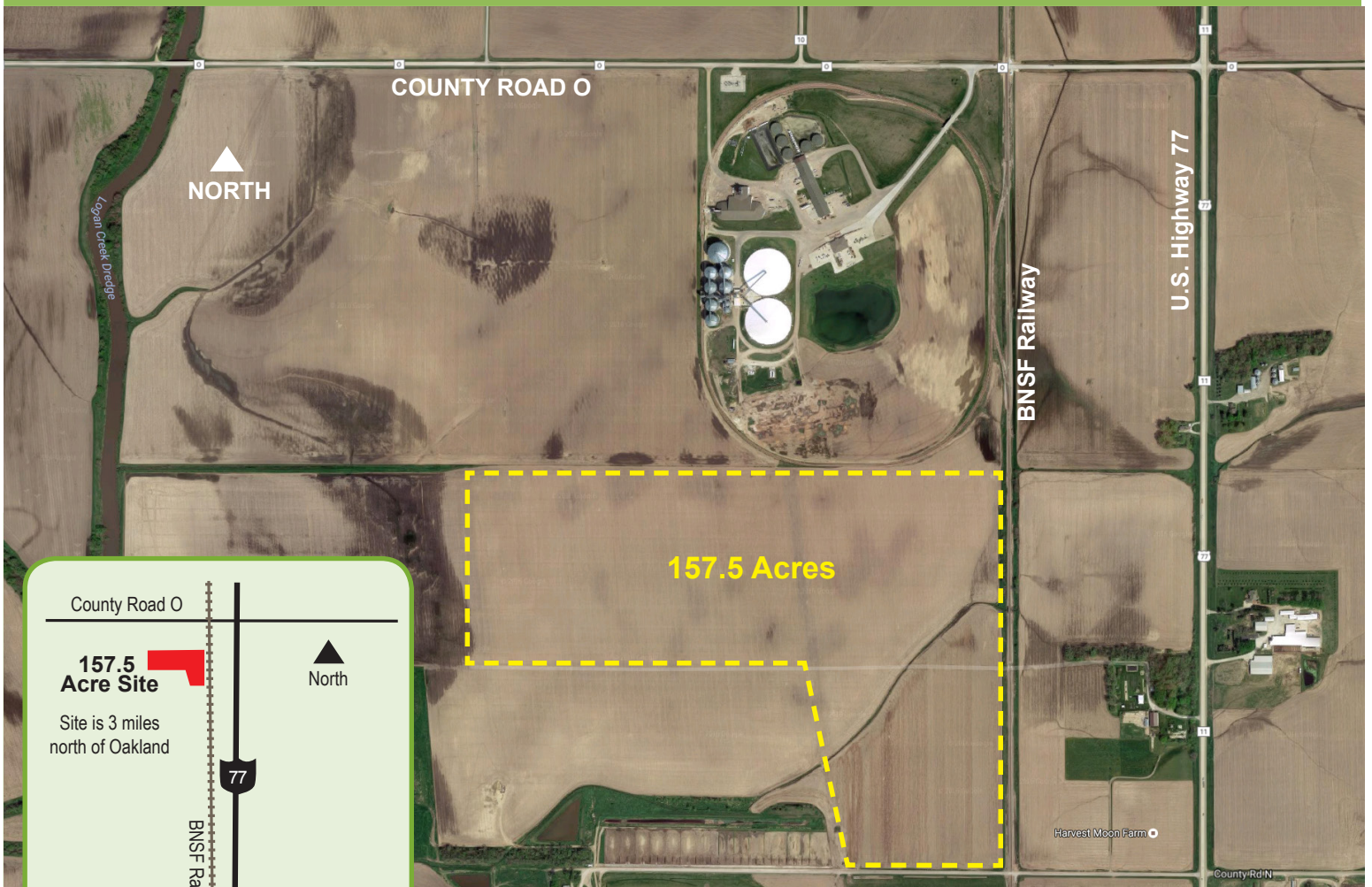
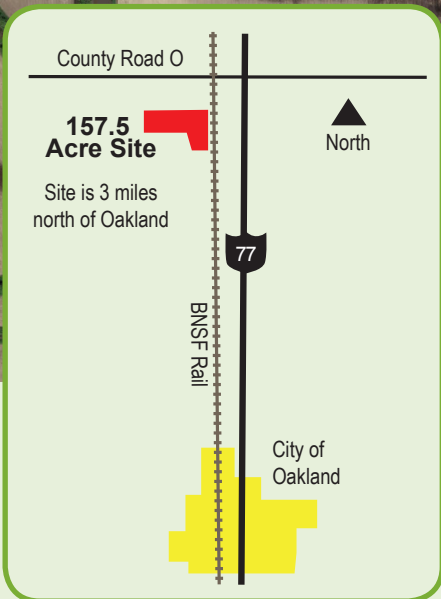


photo provided by google earth



← Location

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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Oakland, Nebraska

Site Description

Location Site located 1/8 mile west of U.S. Highway 77 and County Road O
Size 157.5 acres
Characteristics Slightly sloping; Bedford-Moody soil type; 1,286 feet above sea level; water table 20 to 30 feet; small strip directly adjacent to drainage area on southern side of site in 100-year floodplain with 0% of site in wetlands
Zoning Heavy Industry
Present Use Agriculture
Protective Services Fire insurance classification is 10; 3 miles to a 25-member volunteer fire department; 24-hour sheriff's patrol provided

Utilities

Electricity Burt County Public Power District; 34.5 kV transmission voltage, 12,470 distribution voltage, 480 secondary voltage, dual feed available from one or two substations
Natural Gas Black Hills Energy; 3 miles to nearest interstate pipeline
Water Private wells
Sanitary Sewer Private septic or treated discharge
Telecommunications CenturyLink or ABBNebraska; nearest digital central office located in Oakland, 3 miles from site; fiber optic ethernet, digital telephone service; ADSL, DSL, and ISDN available; existing fiber optics adjacent to property

Transportation

Highways U.S. Highway 77 (two-lane) serves site; Interstate 29 is 29 miles; 30 miles to bus service
Railroads BNSF Railway Company; main line, adjacent site
Airport Tekamah Municipal Airport; 15 miles (23 minutes); 4,000' lighted and hard-surfaced runway
Nearest Commercial Sioux Gateway Airport, Sioux City; IA, 47 miles (53 minutes)
Air Service Eppley Airfield, Omaha; 56 miles (60 minutes)
Barge Missouri River; 38 miles (40 minutes)

Other

Owner Controlled by Burt County Economic Development Corporation
Sale Price \$_____ per acre
2015 Tax Rate \$1._____ per \$100 of actual value; County \$0._____, School \$_____,
Other \$0._____
Environmental Assessment Phase 1 completed June 2009

Contacts

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