

Agriculture Commercial Development

North Platte, Nebraska

www.nparea.com

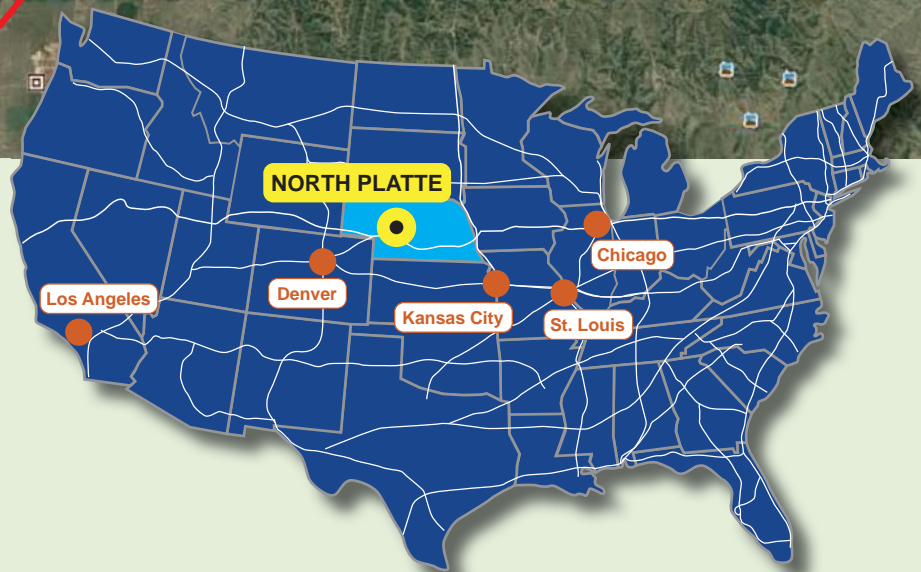
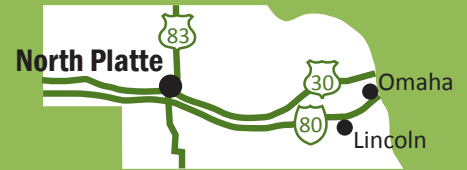
Up to 640 Acres (20,000 acres to choose from see circle below)

Population

2015
U.S. Census

North Platte	24,194
Lincoln County	35,656
Labor Market*	86,163

*Lincoln County and contiguous counties



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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North Platte, Nebraska

Site Description

Location2 miles west of U.S. Highway 83 and 14 miles south of Interstate 80
Size.....640 acres located to adjacent available acres
CharacteristicsRolling grassland
ZoningAgriculture
Present UseAgriculture
Protective Services.....Fire insurance classification is 3(8b); site is 14 miles to a 40-member fire department;
24-hour sheriff's patrol

Utilities

ElectricityDawson Public Power District; 69,000 kV transmission voltage, 12,500/7,200 kV distribution voltage, loop feed 69,000 system multiple substations, 5 megawatt capacity
Natural Gas4 miles to high pressure pipeline (Trailblazer Pipeline)
Water.....Industrial well needed
Sanitary Sewer.....Lagoon system needed
Telecommunications.....**Allo Communications**; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities
CenturyLink; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities

Transportation

Highways.....U.S. Highway 83 within 2 miles of site; Interstate 80 is 16 miles
Railroads.....Union Pacific; main line, 14 miles from site
Commercial Air ServiceNorth Platte Regional Airport (20 miles)

Other

OptionedNorth Platte Chamber and Development Corporation
Sale Price\$335,000 (based on market appraisal)
2015 Tax Rate\$2.108717 per \$100 of actual value

Contacts

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