

# Available Industrial Site

## Oakland, Nebraska

[www.ci.oakland.ne.us](http://www.ci.oakland.ne.us)

### 157.5 Acres

#### Population

2017  
U.S. Census

Oakland	1,183
Burt County	6,535
Labor Market*	73,730

\*Burt County and contiguous counties

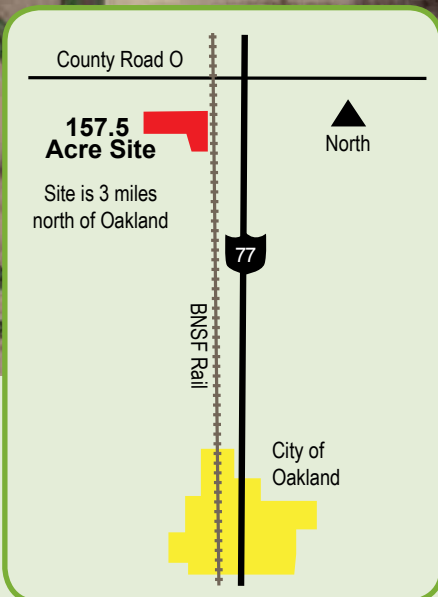
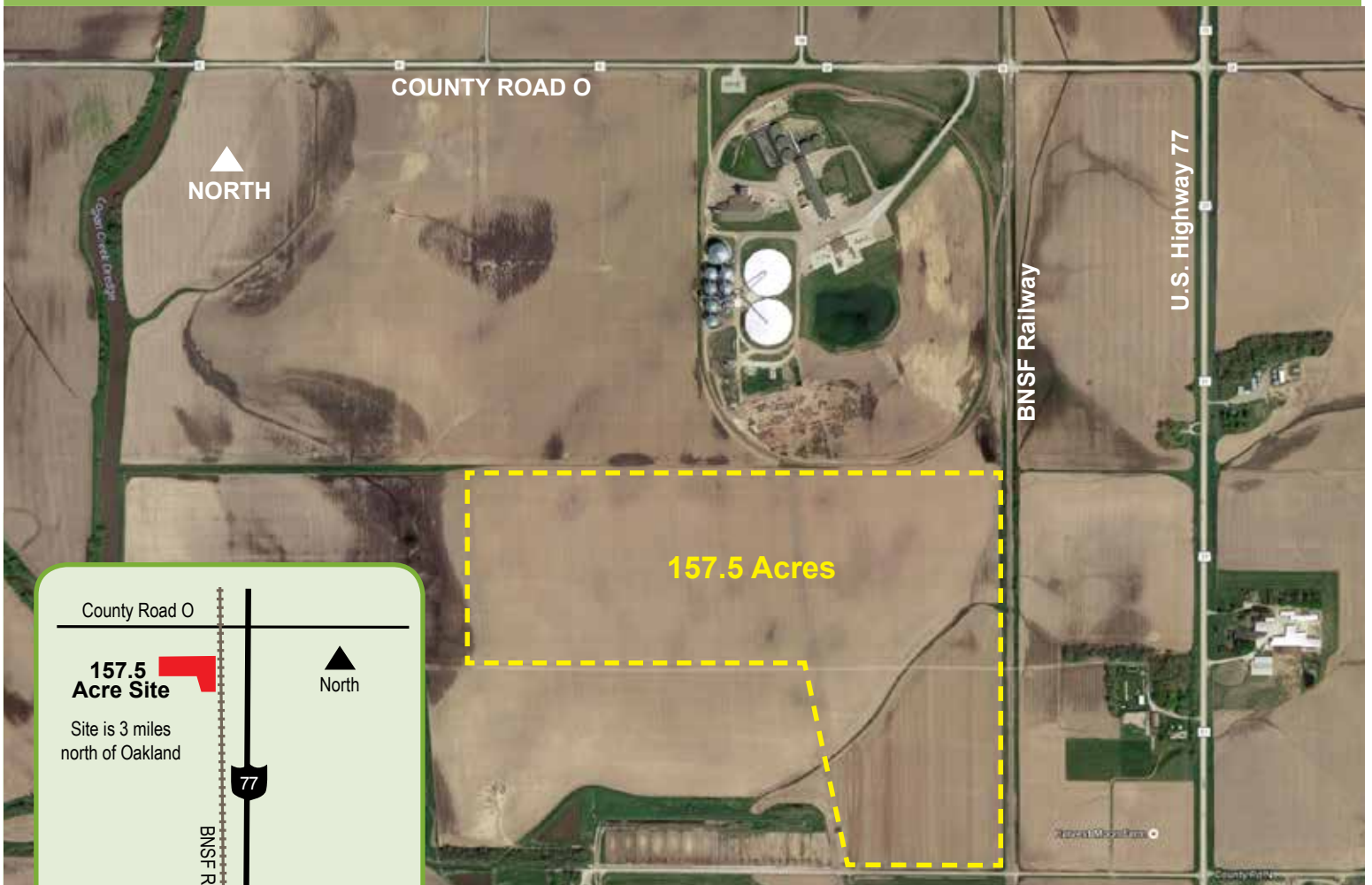


photo provided by google earth

### ← 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 3 mile north of Oakland on 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 9; 3 miles to a 24-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, 4" main
Water.....	Private wells
Sanitary Sewer.....	Private septic or treated discharge into Logan Creek or septic
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; 17 miles (27 minutes); 4,000' lighted and hard-surfaced runway
Nearest Commercial .....	Sioux Gateway Airport, Sioux City, IA; 50 miles (45 minutes)
Air Service .....	Eppley Airfield, Omaha, NE; 57 miles (70 minutes)
Barge .....	Missouri River; 23 miles (25 minutes)

## Other

Owner.....	Controlled by Burt County Economic Development Corporation
Sale Price .....	\$15,000 per acre
2018 Tax Rate .....	\$2.270701 per \$100 of actual value; County \$0.260701, School \$0.950000, Other \$1.060000
Environmental Assessment .....	Phase 1 completed June 2009

## Contacts

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**Nebraska Public Power District**  
*Always there when you need us*

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