

# Available Industrial Site

## Schuyler, Nebraska

Schuyler [DEVELOPMENT.net](http://DEVELOPMENT.net)

### 100 Acres

#### Population

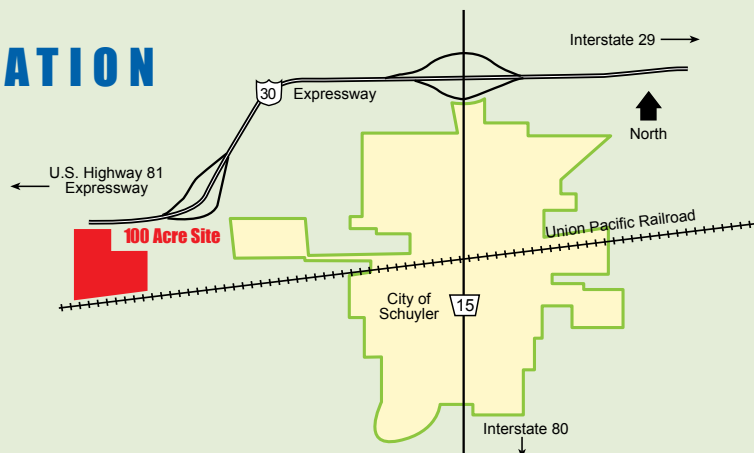
2014  
U.S. Census

Schuyler	6,169
Colfax County	10,504
Labor Market*	124,178

\*Colfax County and contiguous counties



### 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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# Schuyler, Nebraska

## Site Description

Location .....481 Road 9  
Size.....100 acres, outside city limits  
Characteristics .....Flat; river-deposited silt, clay, sand, and gravel soils; outside 500-year flood plain, no wetlands, 1,234' above sea level  
Zoning .....Agriculture  
Present Use .....Agriculture  
Protective Services.....Fire insurance classification is 9; 2 miles to a 32-member volunteer fire department; 24-hour patrol provided by Colfax County Sheriff's Department, 2 miles

## Utilities

Electricity.....Cornhusker Public Power District; 277/480 volts, 3 phase service, distribution voltage is 7.2/12.5 kV  
Natural Gas .....Black Hills Energy; 4" main, 175 lbs. pressure; adjacent site  
Water.....Individual system required  
Sanitary Sewer.....Individual system required  
Telecommunications.....CenturyLink; digital central office, 2 miles from site; ISDN and DSL available

## Transportation

Highways.....Site is 0.25 mile from interchange to four-lane U.S. Highway 30 Expressway and 1.5 miles from Nebraska Highway 15; U.S. Highway 81 Expressway is 16 miles west, Interstate 80 is 50 miles south, and Interstate 29 is 65 miles east  
Railroads.....Union Pacific main line borders site on south side  
Air Service .....Columbus Municipal Airport, 15 miles; 6,780' lighted and hard-surfaced runway  
Nearest Commercial.....Lincoln Airport; 70 miles (82 minutes)  
Air Service .....Eppley Airfield, Omaha; 72 miles (88 minutes)

## Other

Owner.....Nor-Am Properties, LLC  
Sale Price .....Negotiable  
2015 Tax Rate .....\$1.611049 per \$100 of actual value

## Contacts

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