

Available Industrial Site

Schuyler, Nebraska

Schuyler DEVELOPMENT.net

100 Acres

Population

2014
U.S. Census

Schuyler
Colfax County
Labor Market*

6,169

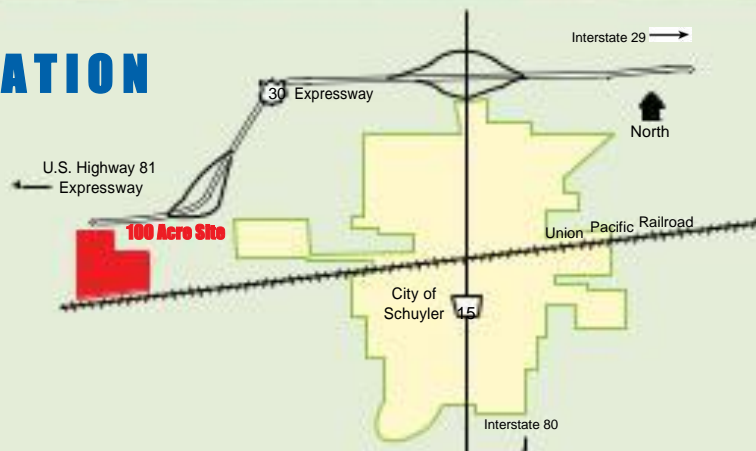
10,504

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. © Nebraska Public Power District 80E5176C A63

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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