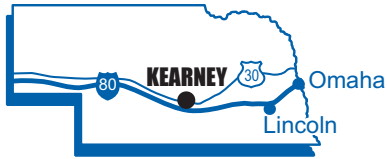


# 50± Acres



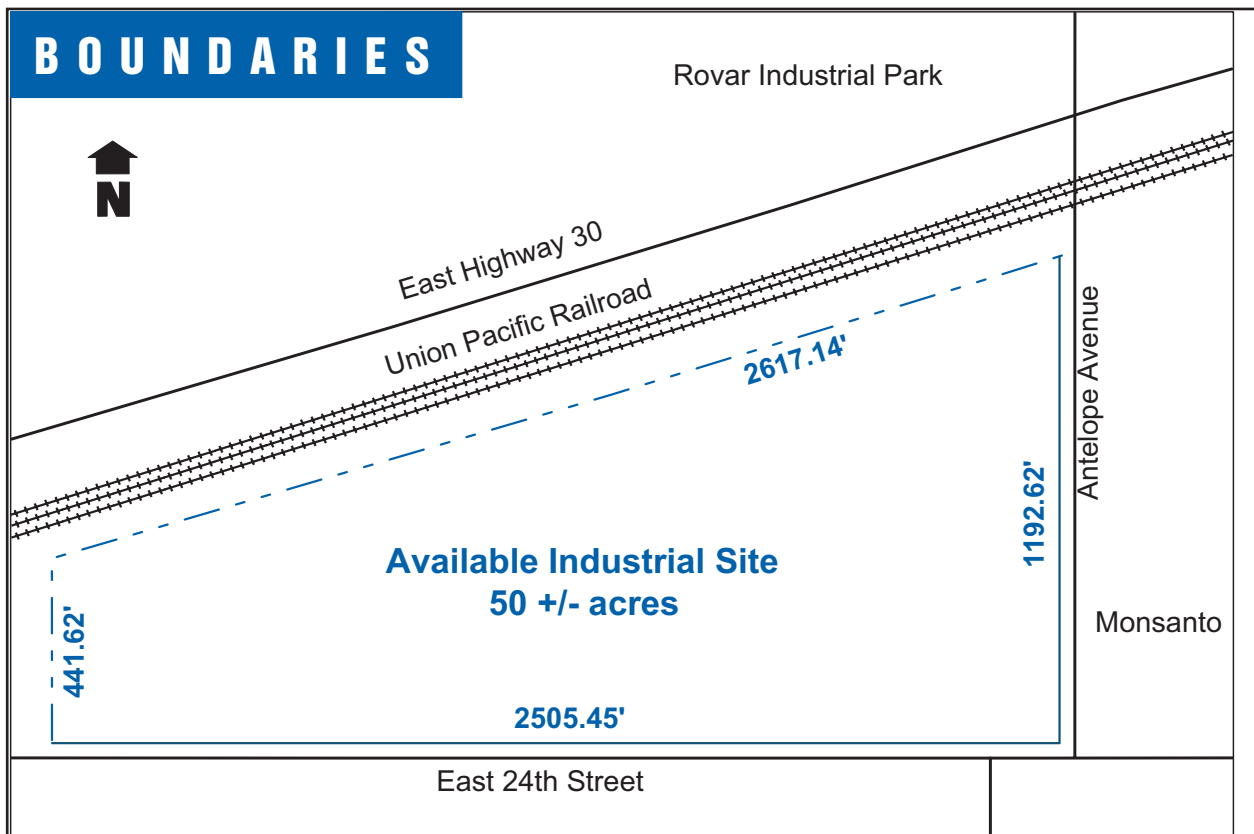
# Available Industrial Site

## Kearney, Nebraska

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

<b>Population</b> <small>2000 U.S. Census</small>	Kearney	27,431	<small>2008 Estimated</small>	30,417
	Buffalo County	42,259		45,354
	Labor Market*	189,616		195,693

\*Buffalo 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.

# KEARNEY, NEBRASKA

## Site Description

Location:	East of Kearney Industrial Tract, East Highway 30 and Antelope Road
Size:	50± acres
Characteristics:	Level; light sandy loam topsoil (soil study available); 2,130' elevation; 20' to water table, outside 100-year floodplain; 0% in wetlands
Zoning:	M-2 General Industrial
Present Use:	Agriculture (land-use plan permits industrial)
Protective Services:	Fire insurance classification is 2, 5 miles to a fire department with 9 full-time and 83 volunteer firefighters; 24-hour police patrol provided, 2 miles to police station

## Utilities

Electricity:	Nebraska Public Power District; 34.5 kV subtransmission line in close proximity; 7.2/12.5 kV distribution voltage, service voltage and transformation will be provided based on customer needs
Natural Gas:	NorthWestern Energy, 6" main, 150 lbs. pressure (east side of site); Kinder Morgan, 4" main, 35 lbs. pressure (south side of site)
Water:	City of Kearney; 16" main at Antelope Avenue; 73 lbs. static pressure, 61 lbs. residual pressure, on site; 1,712+ gpm flow, the well field will produce 26 mgd and all water can be fluoridated and chlorinated; nearest water storage tower has 200,000 gallon capacity
Sanitary Sewer:	City of Kearney; 36" main, on site; secondary treatment plant with trickling filters, chlorination, and dechlorination with 4.8 mgd rated capacity and 3.8 mgd peak demand
Telecommunications:	Frontier Communications; digital central office on fiber ring in Kearney, 2 miles from site, ADSL, DSL, and ISDN available; dual feed from two separate switching offices is available, POP available in Grand Island, 50 miles east of Kearney

## Transportation

Highways:	Four-lane U.S. Highway 30 serves site; city also served by Nebraska Highways 10 & 44; Interstate 80 within 4 miles of site; bus service available in Kearney
Railroads:	Union Pacific Railroad main line serves Kearney; site is accessible by existing spur on west property line
Nearest Commercial Air Service:	Kearney Regional Airport; two paved and lighted runways (7,094' and 4,498') with full instrument landing system; Great Lakes Airlines

## Other

Owner:	Miracle Farms (optioned by the Buffalo County Economic Development Council)
Sale Price:	\$30,000 per acre
2009 Tax Rate:	\$2.013655 per \$100 of actual value; County \$0.429461, School \$1.354899, Other \$0.229295

## Contacts

Executive Director  
Buffalo County Economic Development Council  
PO Box 607  
Kearney, NE 68848  
(308) 237-9346  
Fax: (308) 234-2764  
Email: [info@buffalocountyedc.com](mailto:info@buffalocountyedc.com)  
[www.ci.kearney.ne.us](http://www.ci.kearney.ne.us)



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

Dennis G. Hall, CEcD  
Economic Development Manager  
Nebraska Public Power District  
PO Box 499  
Columbus, NE 68602-0499  
(800) 282-6773, (402) 563-5534  
Fax: (402) 563-5090  
Email: [dghall@nppd.com](mailto:dghall@nppd.com)  
[sites.nppd.com](http://sites.nppd.com)