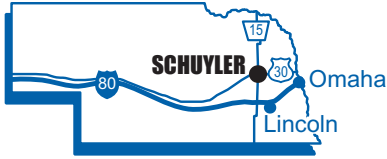


# 95.5 ACRES

# Available Industrial Site

## Schuyler, Nebraska

SchuylerDEVELOPMENT.net



Population  
2000  
U.S. Census

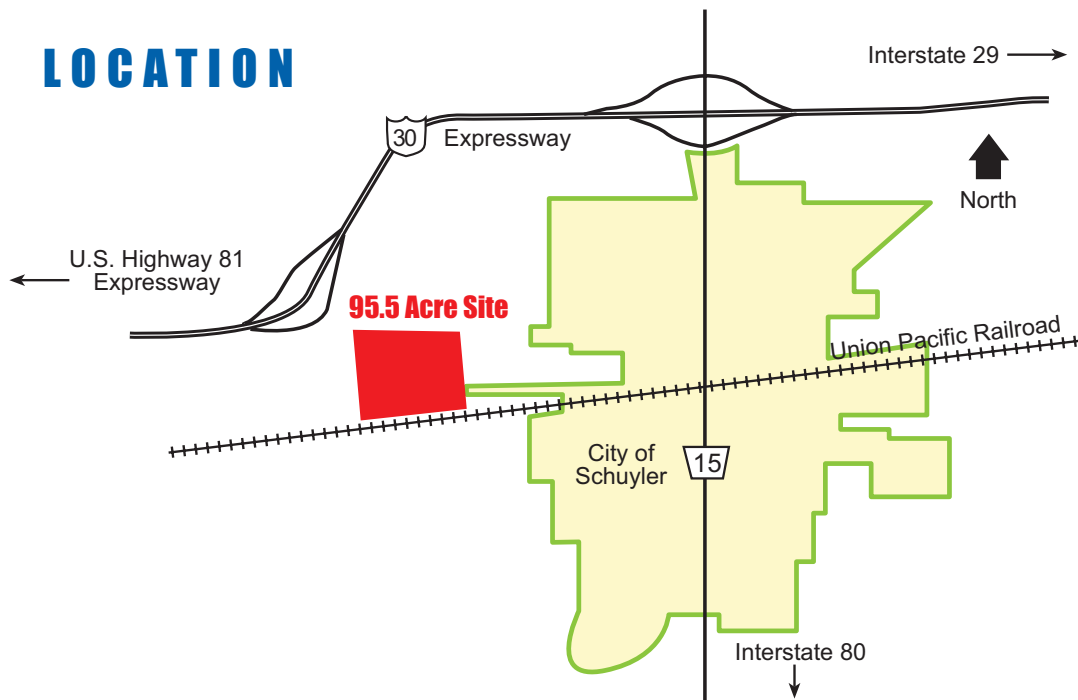
Schuyler	5,371
Colfax County	10,441
Labor Market*	123,518

2009 Estimated	5,339
	10,332
	122,387

\*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.

# SCHUYLER, NEBRASKA

## Site Description

Location:	981 Road E (900 West 16th)
Size:	95.5 acres
Characteristics:	Flat; river-deposited silt, clay, sand, and gravel soils; outside 500-year flood plain, no wetlands, 1,234' above sea level
Zoning:	General Industrial
Present Use:	Agriculture
Protective Services:	Fire insurance classification is 6, 1.5 miles to a 32-member volunteer fire department; 24-hour patrol provided by Police Department, 1.5 miles

## Utilities

Electricity:	City of Schuyler; 7,500 kW; substation has a rated capacity of 40 MVA
Natural Gas:	Black Hills Energy; 2" main, 79 lbs. pressure; 2,000' from site
Water:	City of Schuyler; 14" main, 60 lbs. static pressure, 35–40 lbs. residual pressure; adjacent site
Sanitary Sewer:	City of Schuyler; 8" main, 3/4 mile from site; lagoon system
Telecommunications:	Qwest Communications; digital central office, 1 1/2 miles from site, ISDN and DSL available

## Transportation

Highways:	Site is 1/4 mile from interchange to four-lane U.S. Highway 30 Expressway and one mile 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; bus service available in city (8 a.m.– 5 p.m., Monday–Friday)
Railroads:	Union Pacific main line borders site; potential exists for rail spur to site
Air Service:	Columbus Municipal Airport, 15 miles; 6,780' lighted and hard-surfaced runway
Nearest Commercial Air Service:	Lincoln Airport; 65 miles (70 minutes) Eppley Airfield; 76 miles (90 minutes)

## Other

Owner:	Murray Properties (P.O.C. Brendan Murray)
Price:	\$12,000 per acre
2010 Tax Rate:	\$2.00428 per \$100 of actual value
Environmental Assessment:	Phase One and Two Assessments completed in 2010; results available on request

## Contacts

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