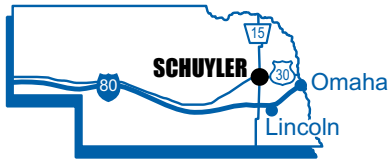


**100 ACRES**

# Available Industrial Site

## Schuyler, Nebraska

**SchuylerDevelopment.net**

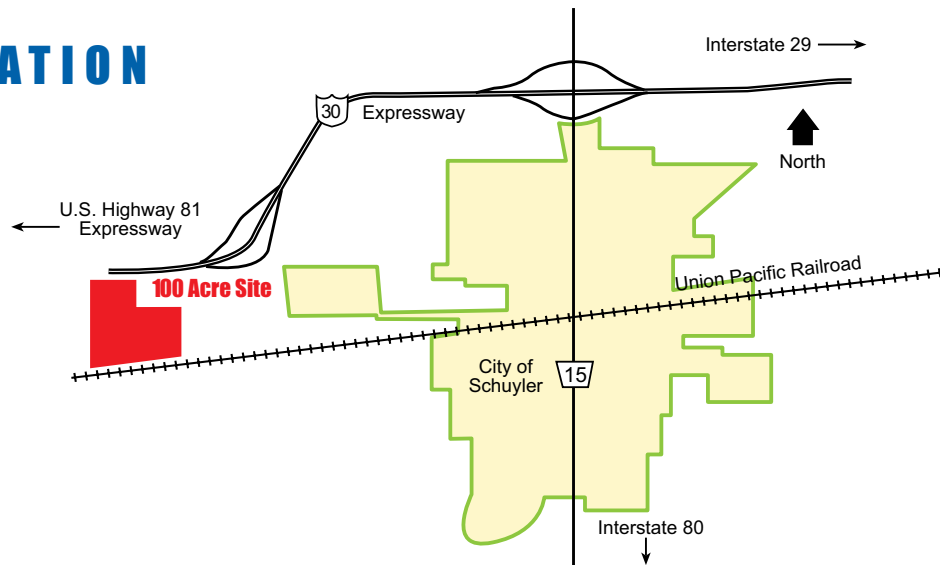


<b>Population</b> 2000 U.S. Census	Schuyler	5,371	2008 Estimated	5,163
	Colfax County	10,441		9,989
	Labor Market*	123,518		121,909

\*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: 481 Road 9  
Size: 100 acres  
Characteristics: Flat; river-deposited silt, clay, sand, and gravel soils; outside 100-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: Qwest Communications; digital central office, 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 1 1/2 mile to 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  
Railroads: Union Pacific main line borders 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: Nor-Am Properties, LLC  
Price: Market value  
2008 Tax Rate: \$1.693998 per \$100 of actual value; County \$0.367850, School \$1.124400, Other \$0.201748

## Contacts

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