

Available Industrial Site

Ogallala, Nebraska

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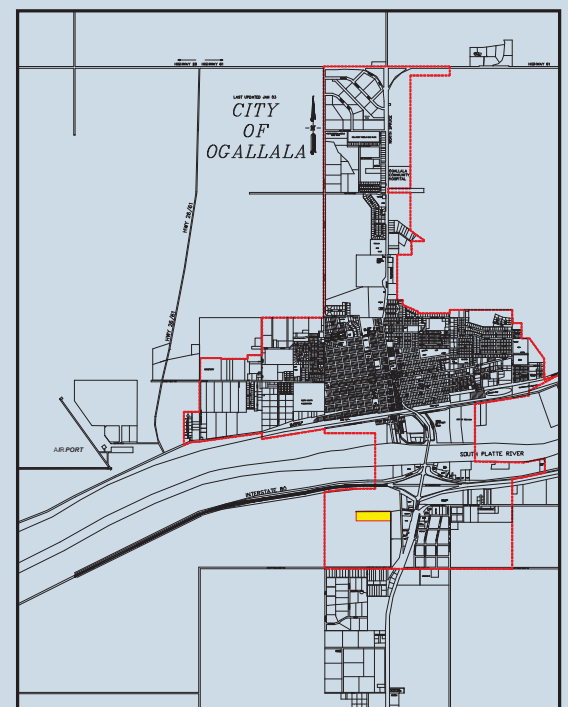
15 Acres

Population

2014
U.S. Census

Ogallala	4,594
Keith County	8,121
Labor Market*	51,629

*Keith 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.

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Ogallala, Nebraska

Site Description

Location	Adjacent south of Interstate 80
Size.....	15 acres; 174 adjacent acres available
Characteristics	Duroc Loam and Lex Loam soil types, topography is flat; 3,212 ft. above sea level; inside 100-year floodplain
Zoning	C-4, Interstate Highway District
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 6; 1.5 miles to a 36-member volunteer fire department; 24-hour police patrol provided, 1.5 miles to police station

Utilities

Electricity	Nebraska Public Power District; 34.5 kV subtransmission voltage, 12.5 kV distribution voltage, 120/240, 120/208, 277/480 secondary voltages, dual feed from two substations; service voltage and transformation will be provided based on customer needs
Natural Gas	Black Hills Energy; 2" main, 55 lbs. pressure
Water.....	City of Ogallala; 10" main, 150' from north edge and east of property; 55 psi static pressure, 49 psi residual pressure; 2,130 gal. flow per minute
Sanitary Sewer.....	City of Ogallala; 8" main, 150' east of site; activated sludge trickling filter treatment plant with rated capacity of 1.2 mgd, peak demand of 2.5 mgd
Telecommunications.....	Allo Communications; digital central office on SONET fiber ring in Ogallala, 1.5 miles from site; DSL available; dual service from two COs can be constructed; broadband Internet access provided by two carriers

Transportation

Highways	U.S. Highway 61 (two-lane) serves site; Interstate 80 is 0.5 miles from site, U.S. Highway 30 (two-lane) 2 miles from site; bus service available in Ogallala
Railroads	Union Pacific Railroad; main line serves Ogallala
Air Service	Searle Field in Ogallala; two hard-surfaced and lighted runways (5,100' & 3,700')
Nearest Commercial.....	North Platte Regional Airport; 51 miles (45 minutes)
Air Service	Denver International Airport; 210 miles (3 hours)

Other

Owner	Lots 1 & 2 Optioned to Keith County Area Development; Lots 3, 4, 5 & 6 privately listed
Sale Price	Lots 1 & 2 - \$10,000 per acre; Lots 3, 4, 5 & 6 - \$100,000 per acre
2015 Tax Rate	\$2.057868 per \$100 of actual value; County \$0.260010, City \$0.455127, School \$1.172310, Other \$0.170421

Contacts

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Nebraska Public Power District
Always there when you need us

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