

# Available Industrial Site

## Geneva, Nebraska

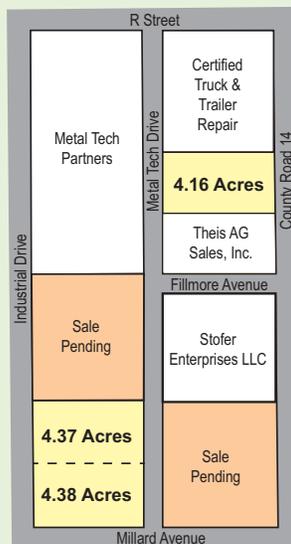
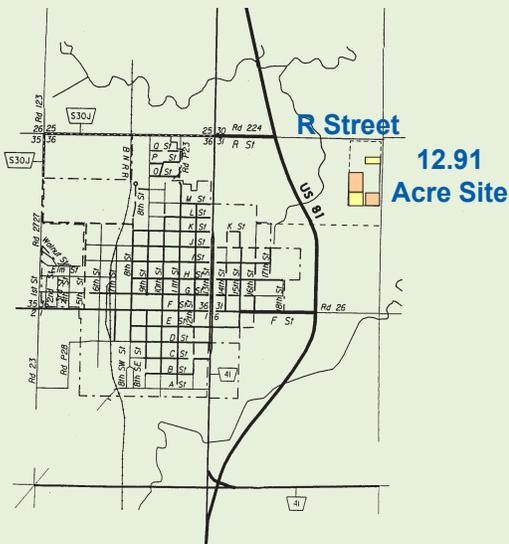
[www.fillmorecountydevelopment.org](http://www.fillmorecountydevelopment.org)



### 12.91 Acres (in 60-acre site)

<b>Population</b> 2012 U.S. Census	Geneva	2,172
	Fillmore County	5,771
	Labor Market*	83,524

\*Fillmore County and contiguous counties



Denver .....459 miles  
 Dallas.....469 miles  
 Chicago .....588 miles

This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

# Geneva, Nebraska

## Site Description

Location .....	Industrial Park, 2105 R Street
Size.....	12.91 acres available in 60-acre site; adjacent land available; 8.75 acres may be sold as a whole or by lot
Characteristics .....	Crete-Butler soil type with level to gently sloping terrain; elevation is 1,635 feet above sea level; water table is 80 feet
Zoning .....	Industrial
Present Use .....	Agriculture
Protective Services.....	Fire insurance classification is 6; site is 2.5 miles to a 33-member volunteer fire department; 24-hour sheriff's patrol

## Utilities

Electricity.....	Perennial Public Power District; 34.5 kV transmission voltage, 12.5 kV distribution voltage, dual feed is available from one substation
Natural Gas .....	Black Hills Energy; 6" main to site, 55 lbs. pressure
Water.....	City of Geneva; 8" main, 60 lbs. static pressure, 45 lbs. residual pressure, at site; 1,500 gal. flow per minute; peak demand 3.5 mgd; on-site elevated storage with capacity of 300,000 gal.
Sanitary Sewer.....	City of Geneva; 8" main, at site; SBR system plant designed to treat 0.35 mgd flow; storm drainage system
Telecommunications.....	Windstream Communications; nearest central office located in Geneva, 2.5 miles from site; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities; Geneva Broadband offers high speed fiber optics

## Transportation

Highways.....	U.S. Highway 81 (four-lane) within 1/4 mile of site, internal site access; Interstate 80 is 20 miles north
Railroads.....	BNSF Railway Company; main line, 8 miles from site
Air Service .....	Fairmont State Airfield; 4,400-foot lighted and hard-surfaced runway, 4 miles
Nearest Commercial .....	Lincoln Airport; 68 miles (65 minutes)
Air Service .....	Eppley Airfield; Omaha, 130 miles (130 minutes)

## Other

Owner.....	Fillmore County Development Corporation
Sale Price .....	\$8,500 per acre
2012 Tax Rate .....	\$1.721763 per \$100 of actual value; County \$0.270534, City \$0.453562, School \$0.890000, Other \$0.107667
Environmental Assessment .....	Phase 1 completed in 2006 and Geotechnical Exploration completed in 2007

## Contacts

Patt Lentfer  
Executive Director  
Fillmore County Development Corp.  
1032 G Street  
Geneva, NE 68361-2007  
(402) 759-4910  
Email: [lentfer.fcdd@genevemail.com](mailto:lentfer.fcdd@genevemail.com)  
[www.fillmorecountydevelopment.org](http://www.fillmorecountydevelopment.org)

Jamey Pankoke, General Manager  
Perennial Public Power District  
PO Box 219  
York, NE 68467-0219  
(800) 289-0288  
(402) 363-7710  
Email: [jpankoke@perennialpower.com](mailto:jpankoke@perennialpower.com)  
[www.perennialpower.com](http://www.perennialpower.com)

Rick J. Nelsen, CECD  
Economic Development Manager  
Nebraska Public Power District  
PO Box 499  
Columbus, NE 68602-0499  
(800) 282-6773  
(402) 563-5534  
Email: [rjnelse@nppd.com](mailto:rjnelse@nppd.com)  
[econdev.nppd.com](http://econdev.nppd.com)

