

Available Industrial Lots

Chadron, Nebraska

www.chadron-nebraska.com

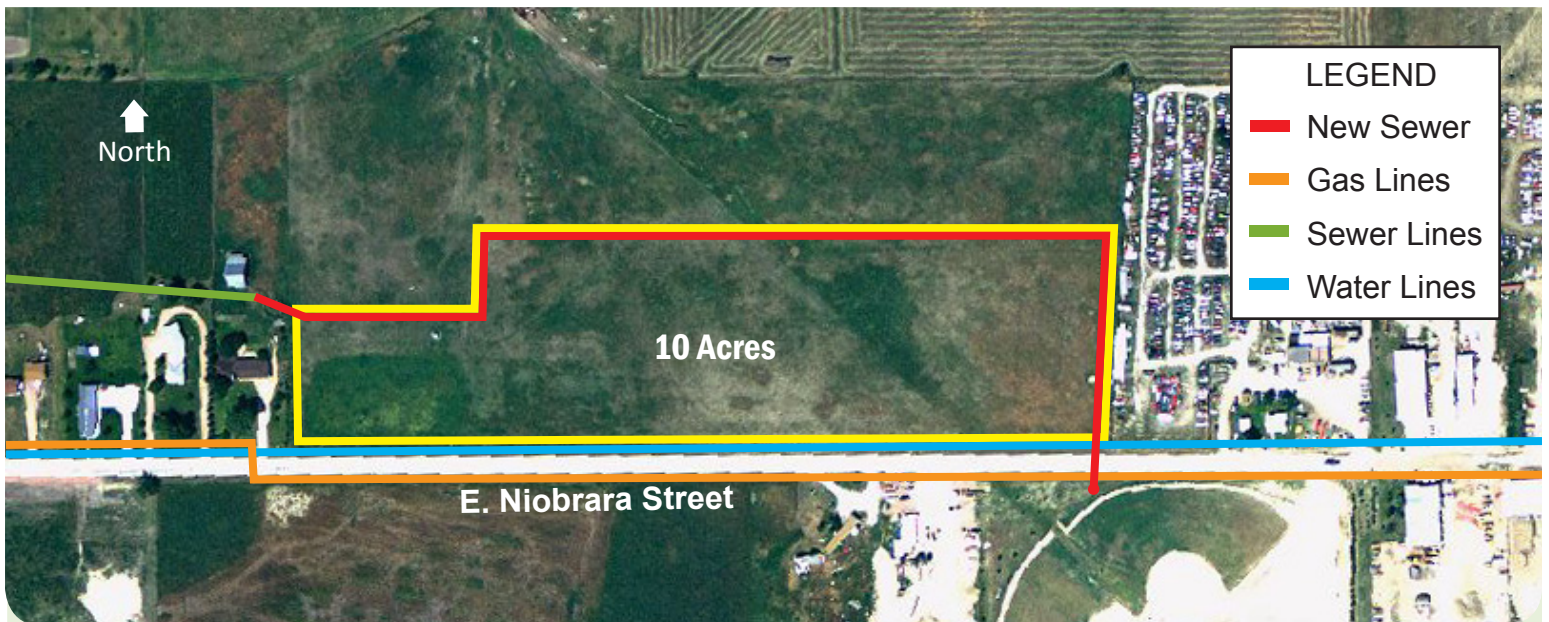


10 Industrial Lots

Population
2012
U.S. Census

Chadron (2011)	5,860
Dawes County	9,152
Labor Market*	48,133

*Dawes County and contiguous counties

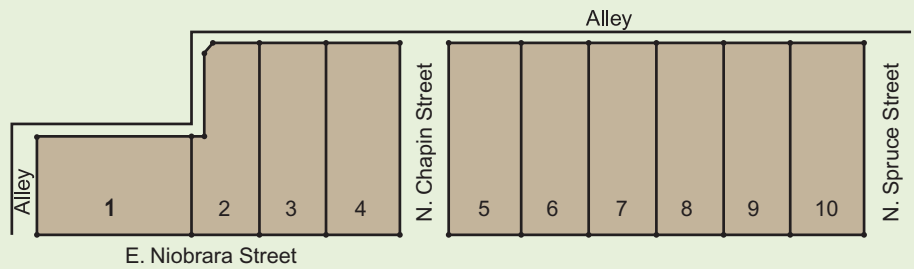
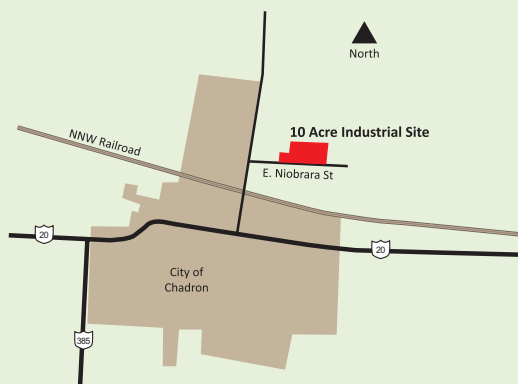


10 Acres

E. Niobrara Street

LEGEND

- █ New Sewer
- █ Gas Lines
- █ Sewer Lines
- █ Water Lines



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

Chadron, Nebraska

Site Description

Location	600–800 E. Niobrara Street
Size.....	10 acres consisting of 10 lots; varying between 0.78 to 0.92 acre per lot
Characteristics	Clay soil with 1,500 psf load bearing capacity, 12–15 feet to water table, outside 100-year floodplain, 0% in wetlands
Zoning	Industrial
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 4; site is 2 miles to a 50-member volunteer fire department; 24-hour police/sheriff's patrol, 1 mile to police station and 1.5 miles to sheriff's station

Utilities

Electricity.....	Nebraska Public Power District; 34.5 kV transmission voltage, 4.6 kV distribution voltage, 120/208 secondary voltage, dual feed is available from two substations; 3 phase available; service voltage and transformation will be provided based on customer needs
Natural Gas	SourceGas; 3" main, 60' from site, 22 Btu per cu. ft., 1,000 Btu heat value
Water.....	City of Chadron; 4" main (to be replaced with 8" main within 5–10 years), 45–55 lbs. static pressure, 35–45 lbs. residual pressure, 60' from site
Sanitary Sewer.....	City of Chadron; 8" main to be installed by summer-2013; 50" through site; airomod treatment plant with rated capacity of 0.5–0.6 mgd and a peak demand of 1.2 mgd; storm drainage available
Telecommunications.....	Great Plains Communications; central office in Chadron, 2 miles from site, ADSL, DSL, and ISDN available; dual feed from two separate switching offices available, POP available in Chadron, 2 miles

Transportation

Highways.....	Site is 0.5 mile from east-west U.S. Highway 20 (two-lane); Chadron is also served by north-south U.S. Highway 385 (two-lane); nearest Interstate is 100 miles; bus service is 100 miles
Railroads	Nebraska Northwestern and Nebkota Railway, Inc. shortline serve Chadron; 0.5 mile from site
Air Service	Chadron Municipal Airport; 6,000' lighted and hard-surfaced runway; Great Lakes Airline
Nearest Commercial	Chadron Municipal Airport; 5 miles (10 minutes) from site
Air Service	

Other

Owner	City of Chadron
Sale Price	To be sold at auction (minimum reserve of \$14,500 per lot)
2012 Tax Rate	\$2.012537 per \$100 of actual value; County \$0.382204, City \$0.422549, School \$1.065562, Other \$0.142222
Environmental Assessment	Phase 1 completed 8/2012 with no significant findings

Contacts

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