

Available Industrial Site

Hartington, Nebraska

www.ci.hartington.ne.us

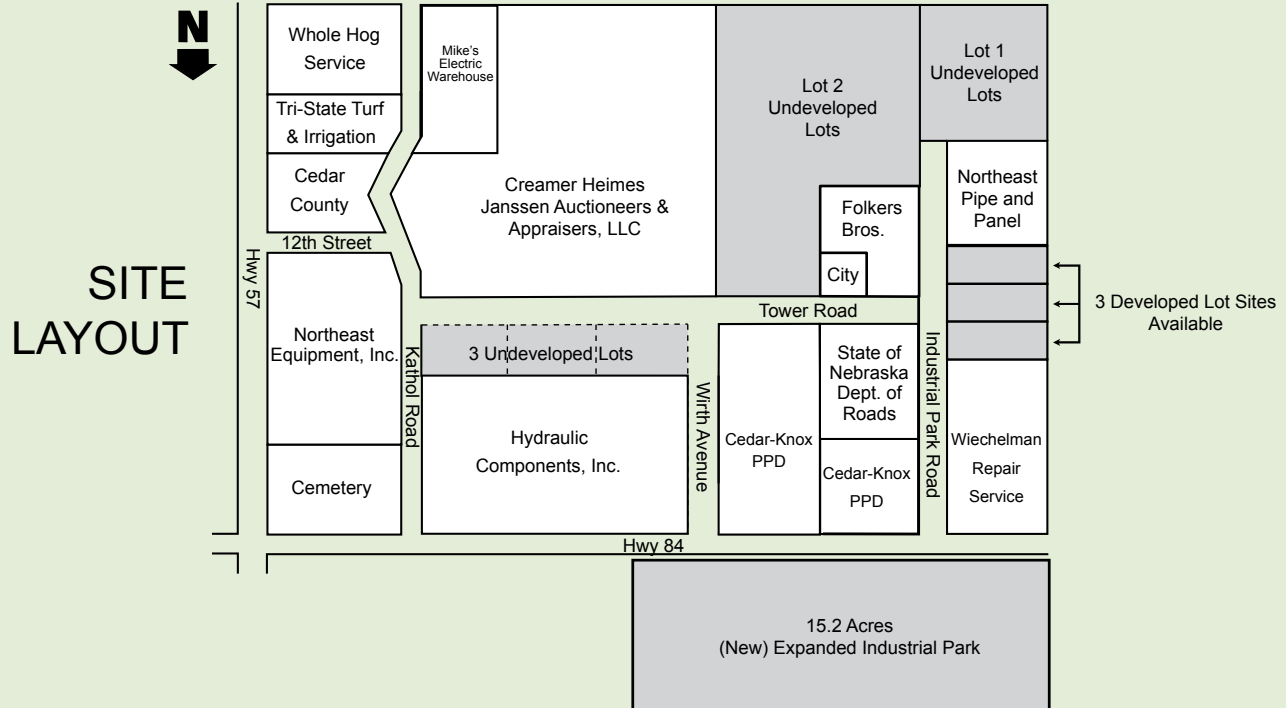


30 +/- Acres

(in 140-Acre Park, +15.2 Acres of Expanded Industrial Park)

Population 2014 U.S. Census	Hartington	1,513
	Cedar County	8,610
	Labor Market*(2013)	39,688

*Cedar 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.

Hartington, Nebraska

Site Description

Location	Immediately southwest of city limits at the junction of Nebraska Highways 57 and 84
Size.....	30+/- acres available in 140-acre park; 15.2 acres (North of Highway 84) is newly acquired Industrial Park, under development
Characteristics	Rolling to the north and east, hills on the south and west; sandy clay to lean clay soil; 1,340' above sea level, water table is 80' to 100'; outside the 100-year floodplain
Zoning	Industrial
Present Use	Agriculture, commercial, and industrial
Protective Services.....	Fire insurance classification is 8, 2 miles to 30-member volunteer fire department; 24-hour police patrol is provided, police station is 2 miles from building

Utilities

Electricity.....	Nebraska Public Power District; 12,470 volts on site, dual feed is available from one substation
Natural Gas	SourceGas, Inc.; 2" and 4" main, 60 lbs. pressure; on site
Water	City of Hartington; 10" main, 60 lbs. pressure; on site; 375+ gal. flow per minute; 500,000 gal. elevated storage on site
Sanitary Sewer.....	City of Hartington; 8" main, on site; activated sludge treatment plant with rated capacity of 0.195 mgd and a peak demand of 0.125 mgd
Telecommunications.....	Hartelco; digital central office, one mile from site, high speed, broadband served via fiber optics, 100 mbps available

Transportation

Highways.....	Nebraska Highways 57 and 84 abut site; Interstate 29 is 60 miles east, bus service is 50 miles from Hartington
Railroads	None
Air Service	Hartington Municipal Airport, Bud Becker Field; 4,000' hard-surfaced and lighted runway, hard-surfaced taxi-way
Nearest Commercial	Sioux Gateway Airport; Sioux City, IA, 57 miles (83 minutes)
Air Service	Eppley Airfield; Omaha, NE, 148 miles (167 minutes)

Other

Owner	Hartington Community Development, Inc.
Sale Price	\$4,000 to \$30,000 per acre
2014 Tax Rate	\$0.862579 per \$100 of actual value; County \$0.201153, School \$0.500938, Other \$0.160488

Contacts

Chris Miller
President
Hartington Community Development
PO Box 725
Hartington, NE 68739
(402) 254-6897
Email: millerland@hartel.net
www.ci.hartington.ne.us

Carla Becker
Economic Development Coordinator
City of Hartington
PO Box 427
Hartington, NE 68739
(402) 254-6357
Email: devcoor@hartel.net
www.ci.hartington.ne.us

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
econdev.nppd.com

