

61 Acres

Available Industrial Site

Wahoo, Nebraska

www.wahoo.ne.us

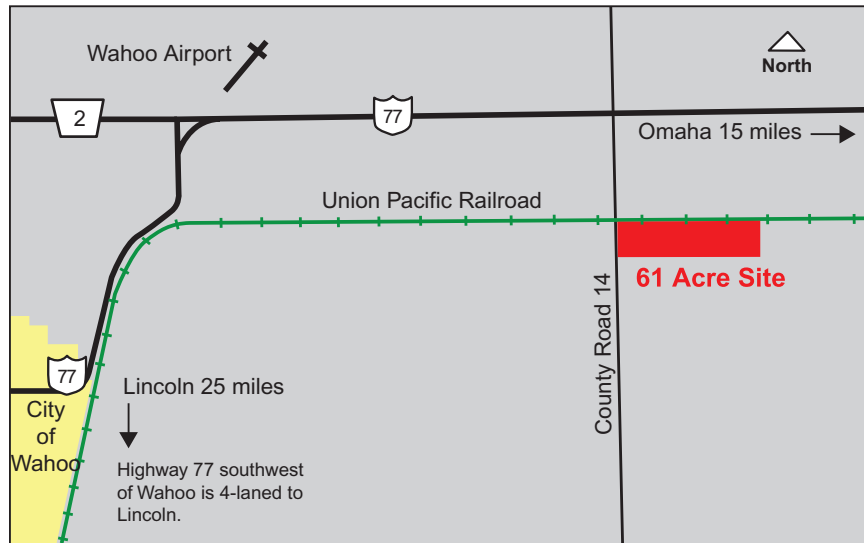


Population	2000 U.S. Census	2007 Estimated
Wahoo	3,942	3,994
Saunders County	19,830	20,184
Labor Market*	952,593	1,036,507

*Saunders 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.

WAHOO, NEBRASKA

Site Description

Location:	County Road 14 & L
Size:	61 acres
Characteristics:	Nearly level; clay loam, 1,250' above sea level; water table approximately 25' below ground level; outside 100-year flood plain
Zoning:	Agriculture
Present Use:	Agriculture
Protective Services:	Fire insurance classification is 6, 5 miles to a 45-member volunteer fire department; 24-hour police patrol is provided, 5 miles from police station

Utilities

Electricity:	Wahoo Utilities; 12.470 volt, 12 kV; dual feed available from one substation
Natural Gas:	Wahoo Utilities, 4" main, 400 lbs. pressure, 1/2 mile from site
Water:	Individual well required
Sanitary Sewer:	Individual system required
Telecommunications:	Windstream Communications; Northern Telecom DMS 100 platform for Wahoo switch (5 miles from site), digital central office in Wahoo is on fiber ring and dual service is provided from two COs; DSL, ADSL, and ISDN are available

Transportation

Highways:	Two-lane U.S. Highway 77 and two-lane Nebraska Highway 92 are 1/2 mile from the site; U.S. Highway 77 is four-laned to Lincoln approximately 5 miles from site; Interstate 80 is 25 miles south; bus service is available within 30 minutes
Railroads:	Union Pacific Railroad's branch track runs parallel along the north boundary of the site. Union Pacific track access available at site with approved designed/engineered spur. Union Pacific has deemed this line of rail as accessible for new businesses
Airport:	Wahoo Municipal Airport; 4,100' lighted concrete runway and 3,290' lighted turf runway
Nearest Commercial Air Service:	Lincoln Airport, 29 miles (30 minutes) Omaha Eppley Airfield, 44 miles (45 minutes)

Other

Owner:	Greater Wahoo Development Foundation
Sale Price:	\$12,000 per acre or \$732,000 for entire site
2007 Tax Rate:	\$2.25633 per \$100 of actual value; County \$0.245880, City \$0.597880, School \$1.028070, Other \$0.384500
Environmental Assessment	Phase I environmental study completed in 2008.

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Nebraska Public Power District

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