

50 ACRES

Available Industrial Site Brady, Nebraska

www.bradynebraska.com



Population
2000
U.S. Census

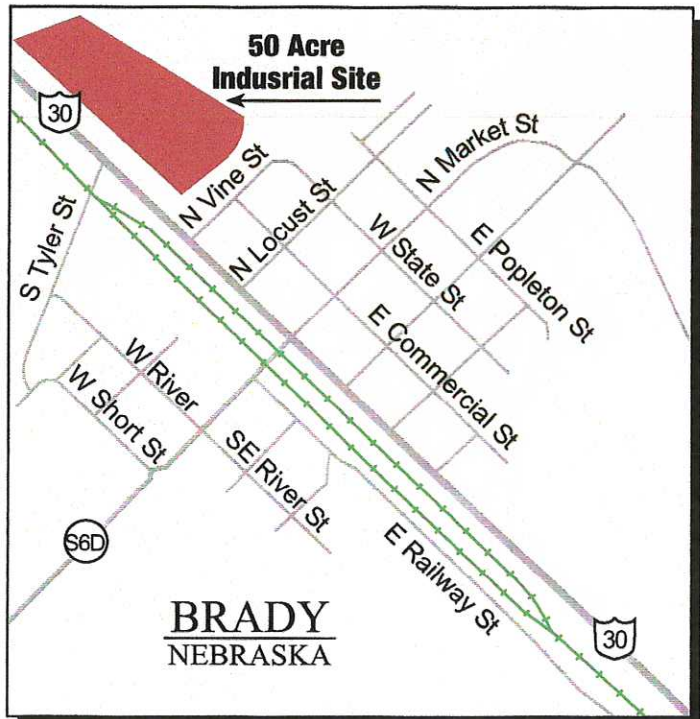
Brady	366
Lincoln County	34,632
Labor Market*	88,339

2002 Estimated	364
	34,390
	87,659

*Lincoln County and contiguous counties



LOCATION



BRADY, NEBRASKA

Site Description

Location: West edge of Brady, north of U.S. Highway 30
Size: 50 acres with 30 adjacent acres available in a 111.889 acre tract
Characteristics: Relatively flat, sandy loam soil, outside the 100-year floodplain
Zoning: None
Previous Use: Agriculture
Protective Services: The fire insurance classification is 8; 1/2 mile to the volunteer fire department; 22 miles to law enforcement office

Utilities

Electricity: Dawson Public Power District; 240/480 volts to site, 2400/4160 distribution voltage, 240/480 secondary voltage
Natural Gas: Kinder Morgan, Inc; 2" main, 35 lbs. pressure; 500' from site
Water: Village of Brady; 8" main, 30-35 lbs static pressure, 30 lbs. residual pressure, 1,500' from site; 1,000 gal. flow per minute; elevated storage on site (new water tower and mains in 2002)
Sanitary Sewer: Village of Brady; 10" main, 1,500' from site; non-discharging lagoon system with 3 ponds
Telecommunications: Consolidated Telephone with digital central office in Brady, 1/2 mile, ADSL, DSL available; central office on fiber ring

Transportation

Highways: Two-lane U.S. Highway 30 serves site; four-lane Interstate 80 is 1 mile, nearest bus service one-tenth of a mile
Railroads: Union Pacific Railroad main line one-tenth of a mile
Nearest Commercial Air Service: North Platte Regional Airport, 8,000 and 4,926 foot lighted and hard-surfaced runways; United Express with four flights daily to Denver International Airport


Other

Owner: Kracman Farms, Inc.
Sale Price: Negotiable
2002 Tax Rate: \$1.851278 per \$100 of actual value; County \$0.28558, City \$0.499999, School \$0.95126, Other \$0.114439

Contacts

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