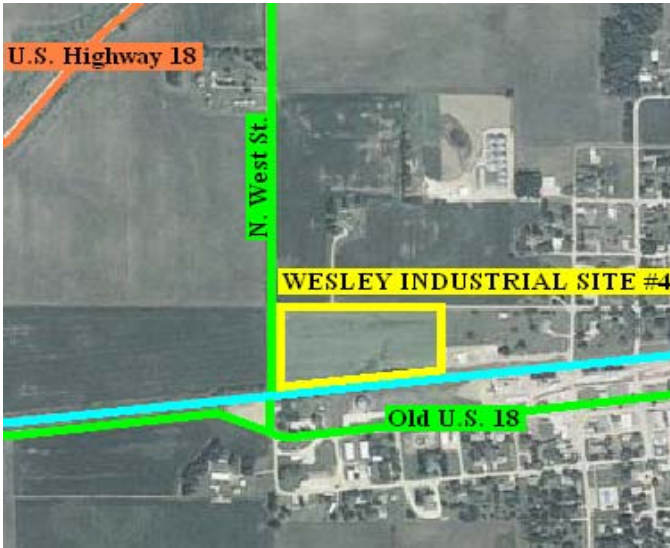


IOWA

Kossuth County



WESLEY INDUSTRIAL SITE #4 – WESLEY, IA



Laborshed Potential:

Kossuth County Commuting Area: 25,302
 Mid Iowa Laborshed: 58,344

Kossuth County Leading Employers:

- K & H Coop Oil - *Petroleum, LP and Convenience Stores*
- Gold Eagle Cooperative – *Agricultural Products*
- Snap-on Tools – *Industrial Tool Boxes*
- Pharmacists Mutual Insurance Co. – *Insurance Provider*
- Algona Community School District – *Education K-12*
- Kossuth Regional Health Center – *Health Care*
- MaxYield Cooperative – *Agricultural Products*
- Hormel Foods Corporation – *Meat Processing*
- Murphy-Brown LLC – *Ag Related Industry*
- Aluma, KLM – *Aluminum Trailer Manufacturer*
- StateLine Cooperative – *Agricultural Products*
- Exceptional Opportunities Inc. – *Residential Care Services*

Description: Property is located just west of Wesley. Property has direct access to DM & E rail.

Lot Size: 8 acres +/-

Topography: Flat

Available Lots: Not Platted

Zoning: Agriculture

Utilities:

Electric Provider: Alliant Energy
 300 feet from site

Natural Gas Provider: MidAmerican Energy
 Natural Gas Main Size: 4 inches est.
 500 feet from site

Water Provider: City of Wesley
 Water Main: 2 inches
 30 feet from site
 Water Pressure: 50 PSI

Sewer Supplier: City of Wesley
 Sewer Main: 8 inches
 20 feet from site

Incentives:

Located within Enterprise Zone



Highways & Interstates:

Interstate 35 - 35 miles
 Highway 20 - 40 miles
 Interstate 90 - 44 miles

Rail Service:

Property has direct access to DM & E rail.

Nearest Airports:

General - Algona Mun. - 12 miles
 Commercial - Fort Dodge Reg. - 45 miles
 Commercial - Mason City Mun. - 45 miles
 International - Des Moines - 135 miles

Contact:

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