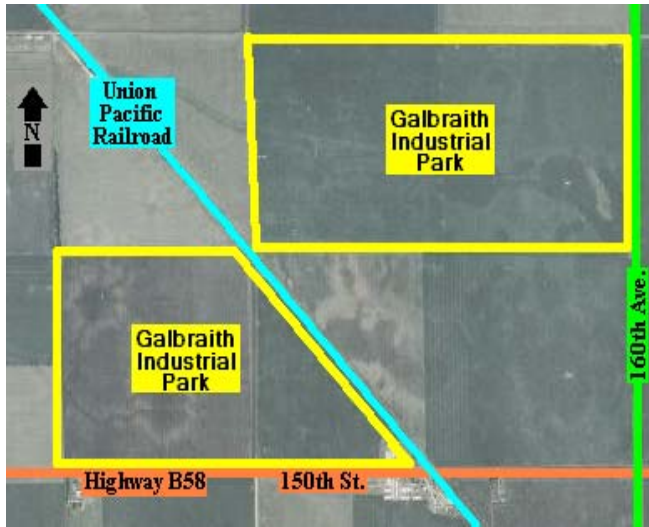


IOWA

Kossuth County



GALBRAITH INDUSTRIAL PARK – LUVERNE, IA



Laborshed Potential:

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

Kossuth County Leading Employers:

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*

Incentives:

60 acres lies within Enterprise Zone

Description: Property is located south of Algona, IA. Of the 522 acres available, 62 acres are zoned I-2—General Industrial. Tiled in 2007 for excellent drainage.

Lot Size: 522 acres

Topography: Flat

Adjacent Land For Sale: 846 acres +/-

Available Lots: Not Platted

Zoning: Agriculture & I-2 General Industrial

Utilities:

Electric Provider: Humboldt County REC

- Electricity is on site

Natural Gas Provider: MidAmerican Energy

- Infrastructure 2 miles away for hookup
- Could follow road or utility line to substation which is closer in proximity.

Water Provider: Private well

- Needs to be installed

Sewer Supplier: Private septic tank

- Needs to be installed



Highways & Interstates:

Highway 20 - 40 miles
Interstate 35 - 40 miles
Interstate 90 - 55 miles

Rail Service: Union Pacific Rail runs through the middle of this property.

Nearest Airports:

General - Algona Mun. - 13 miles
Commercial - Fort Dodge Reg. - 35 miles
Commercial - Mason City Mun. - 50 miles
International - Des Moines - 143 miles

Contact:

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