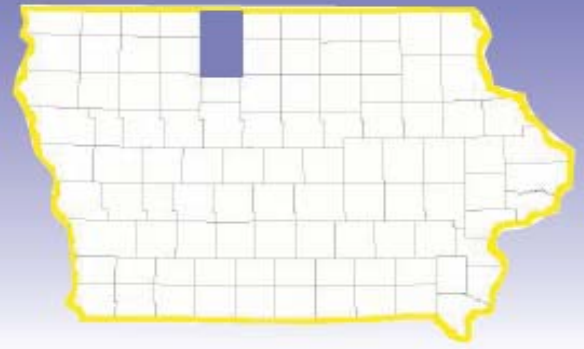
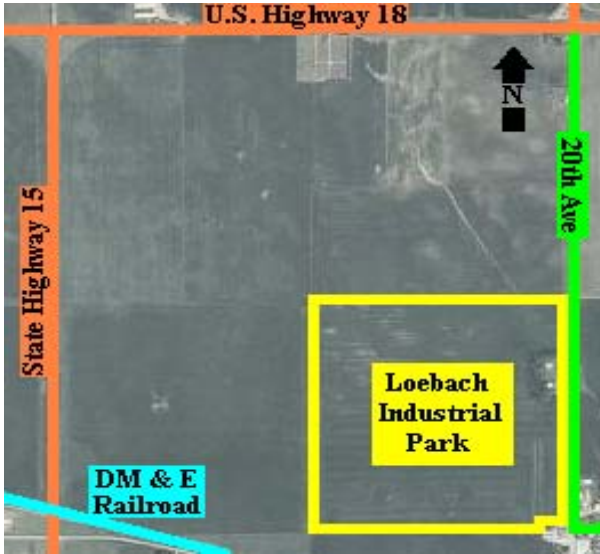


IOWA

Kossuth County



LOEBACH INDUSTRIAL PARK – WHITTEMORE, IA



Laborshed Potential:

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

Kossuth County Leading Employers

- AI Processors - Manufacturer of Chelated Minerals
- Elbert Chevrolet – *Auto Dealer*
- 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: Available land located just north of Whittemore city limits directly adjacent to P16. Northern Natural Gas pipeline located ½ mile away.

Incentives:

Located within Enterprise Zone

Lot Size: 152.1 acres

Topography: Flat

Adjacent Land For Sale: 114.77 acres

Available Lots: Not Platted

Zoning: Agriculture

Utilities:

Electric Provider: Whittemore Municipal Utilities
Voltage Provided: 2400 delta
Phase 1 Electrical

Natural Gas Provider: Northern Natural Gas
Natural Gas Main Size: 6 Inches
½ mile from site

Water Provider: Needs to be implemented

Sewer Supplier: Needs to be implemented



Highways & Interstates:

Highway 20 - 45 miles
Interstate 35 - 60 miles
Interstate 90 - 60 miles

Rail Service:

3 Lines serve Kossuth County: Union Pacific North/South & East/West and DM & E East/West

Nearest Airports:

General - Algona Mun. - 10 miles
Commercial - Fort Dodge Reg. - 51 miles
Commercial - Mason City Mun. - 60 miles
International - Des Moines - 145 miles

Contact:

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