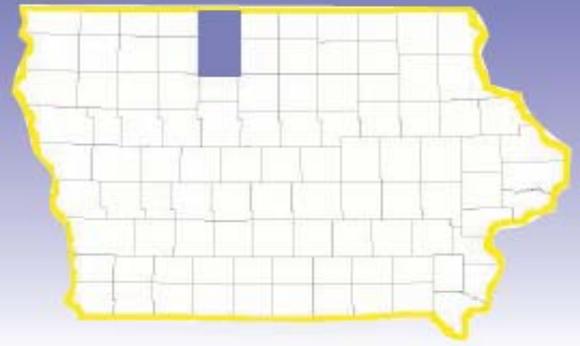


# IOWA

## Kossuth County



### MICHAEL THATCHER PROPERTY – WEST BEND, IA



**Laborshed Potential:**

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

**Kossuth County Leading Employers:**

- MaxYield Cooperative – *Agricultural Products*
- Country Maid, Inc. – *Baked Goods*
- 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*
- 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:**

- Located within Enterprise Zone
- Rebate – Upon Qualification
- Tax Increment Financing (TIF)

**Description:** Available lot consisting of 27.06 acres located east of Hwy 15 and is backed to Union Pacific rail line.

**Lot Size:** 27.06 acres

**Topography:** Flat

**Available Lots:** Not Platted

**Zoning:** Agriculture

**Utilities:**

All utilities are within close proximity of site. Service infrastructure available dependent on customer’s needs.

West Bend Municipal Utilities is the service provider for all utilities.

Additional utilities available: Fiber Optics, DSL & Cable.



**Highways & Interstates:**

- Highway 20 - 40 miles
- Interstate 35 - 62 miles
- Interstate 90 - 64 miles

**Rail Service:**

Property is backed to Union Pacific rail line

**Nearest Airports:**

- General - Algona Mun. - 18 miles
- Commercial - Fort Dodge Reg. - 40 miles
- Commercial - Mason City Mun. - 72 miles
- International - Des Moines - 135 miles

**Contact:**

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