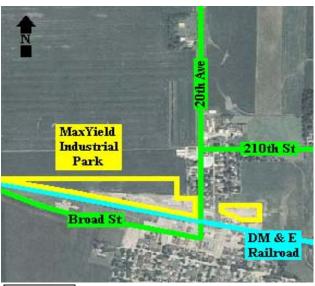


MAXYIELD INDUSTRIAL PARK - WHITTEMORE, IA



Description: Available land located within Whittemore city limits with direct access to DM & E rail. Northern Natural Gas pipeline borders this property.

Lot Size: 14.2 acres

Topography: Flat

Available Lots: Not Platted

Zoning: Agriculture

Utilities:

Electric Provider: Whittemore Municipal Utilities

Voltage Provided: 2400 delta

Phase 3 Electrical

Natural Gas Provider: Northern Natural Gas

Natural Gas Main Size: 6 Inches

Northern Natural Gas pipeline located at west border

Water Provider: Well - Needs to be implemented

Sewer Supplier: Needs to be implemented

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

 $Max Yield\ Cooperative-{\it Agricultural\ Products}$

 $Hormel\ Foods\ Corporation-{\it Meat\ Processing}$

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



Highways & Interstates:

Highway 20 - 45 miles

Interstate 35 - 60 miles

Interstate 90 - 60 miles

Rail Service: DM & E rail line lines along the northern border of this

property

Nearest Airports:

General - Algona Mun. - 10 miles

Commercial - Fort Dodge Reg. - 51 miles

Commercial - Mason City Mun. - 60 miles International - Des Moines - 145 miles

LuVerne

Contact:

Maureen Elbert

Kossuth County Economic Development Co.

106 South Dodge St., Suite 210

Algona, IA 50511

Phone: 515-295-7979 Fax: 515-295-8873

Email: kcedc@kossuthia.com



Disclaimer The enclosed information is from sources deemed reliable, however, no guarantee is made regarding potential changes or availability of the information printed.