

IOWA

Kossuth County



RODNEY A. JULIUS SITE – BURT, IA



Laborshed Potential:

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

Kossuth County Leading Employers:

- StateLine Cooperative – *Agricultural Products*
- Exceptional Opportunities Inc. – *Residential Care Services*
- 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*

Description: Property is zoned agricultural and located on the southwest edge of Burt.

Lot Size: 20 acres

Topography: Flat

Zoning: Agriculture

Utilities:

Electric Provider: Burt Municipal Utility
 Voltage Provided: 2.4 kV
 Phase 3 Electrical
 Distance to site: 300 feet

Natural Gas Provider: Private LP Tanks

Water Provider: Burt Municipal Utility
 Water Main: 4.0 Inches
 Water Pressure: 50 PSI

Sewer Supplier: Burt Municipal Utility
 Sewer Main: 8.0 Inches
 Distance to site: 200 feet



Highways & Interstates:

Interstate 90 - 38 miles
 Interstate 35 - 55 miles
 Highway 20 - 55 miles

Rail Service:

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

Nearest Airports:

General - Algona Mun. - 12 miles
 Commercial - Fort Dodge Reg. - 49 miles
 Commercial - Mason City Mun. - 55 miles
 International - Des Moines - 165 miles

Contact:

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