

**Farmers
National
Company**

**1102 Broadway
Emmetsburg IA, 50536
(712)852-2002**

**FOR SALE
3810 460th Ave
Emmetsburg, Iowa
\$949,000**



Number of Stories 1	Square Footage 105,000 sq ft	Building type commercial	Description This building is in excellent condition and is located south of Emmetsburg on Highway 4. The building has been used for industrial manufacturing and has a paint booth and several air conditioned offices. The main building was built in 1985 and an expansion was done in 1996.
Construction type Metal or steel	Site size 10 acres	Ceiling Eaves 12 feet	
Year Built 1985	Zoning Light Industrial	Gas, water, sewer Emmetsburg Municipal	
Electricity Mid American Energy	Assessed Value \$1,830,300		
Taxes \$52,712	Average Gas \$2,408.28	Average Electric \$1,658.00	

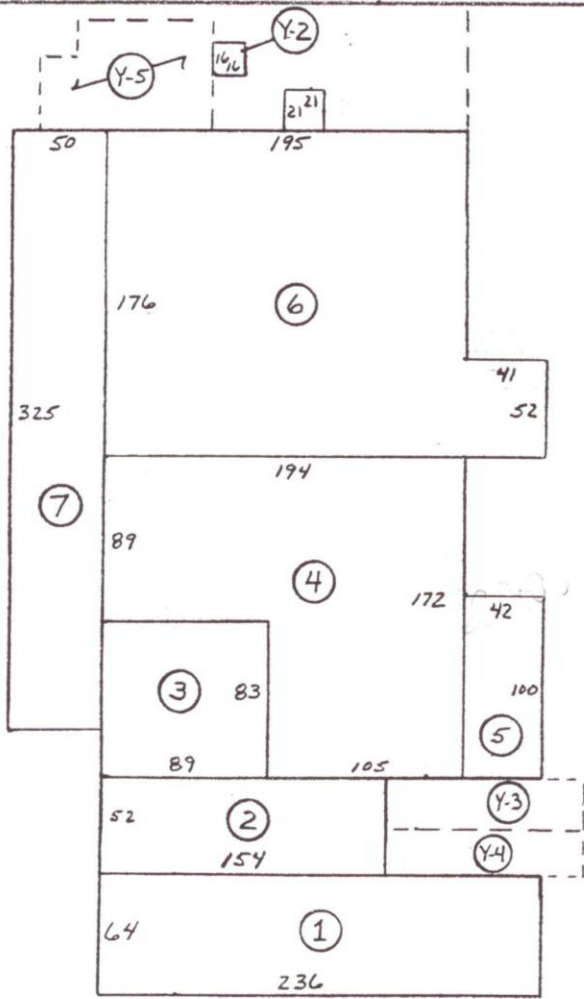
**Farmers National Company
Mike Wentzel, Broker
Jack Nolan, Sales Associate
1102 Broadway
Kermore Building
Emmetsburg, Iowa 50536**

All information is believed to be accurate, but is not guaranteed by the listed agent or broker.



Y-6

STREET

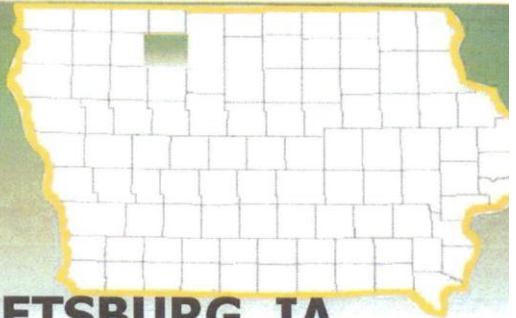


Y-5

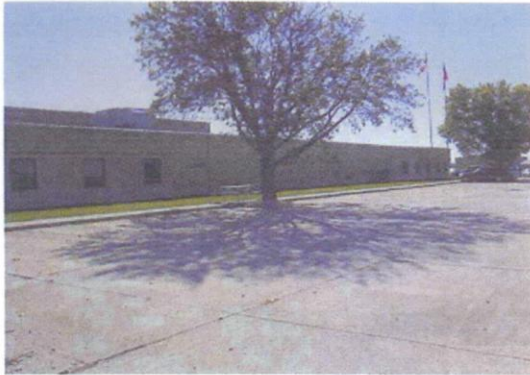
HIGHWAY 4

SKYJACK MANUFACTURING
EMMETSBURG, IOWA
PALO ALTO COUNTY
SCALE: 1"=100' 1-1-2000
VANGUARD APPRAISALS INC

IOWA Palo Alto County



SKYJACK BUILDING – EMMETSBURG, IA



Address: 3810 460th Ave., Emmetsburg, IA 50536

Description: This building is in excellent condition and located along Highway 4 South in Emmetsburg. Building used as industrial manufacturing. Has 1 paint booth that is 800-foot conveyor line with full powder coat system. Paint booth and office are air-conditioned. Potential for leasing building.

Building Size/Land: 105,000 sq. feet with approx. 10 acres of land.

Zoning: Light Industrial

Ceiling Height: 28 ft. Maximum;
Welding Area is 24 ft.

Loading Docks/Overhead Doors:
4 Loading Docks
6 Overhead Doors – 3 @ 14 ft.; 2 @ 12 ft.
and 1 @ 10 ft.

Utilities:
Electric Provider: MidAmerican Energy
Voltage Provided: 13 kV / 480 Volts
3-Phase Electrical

Natural Gas Provider: Emmetsburg Municipal Utilities
Pressure: 15 PSI

Water Provider: Emmetsburg Municipal Utilities

Sewer Supplier: Emmetsburg Municipal Utilities
Sewer Main: Through city - with lift station
Additional Utilities include: Broadband, Satellite, DSL,
T-1 Lines, Fiber Optic Service

Laborshed Potential:

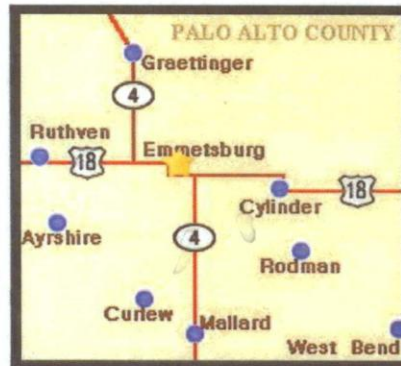
Palo Alto County Commuting Area: 45,273
Mid Iowa Laborshed: 58,344

Palo Alto Leading Employers:

Kerber Milling Company and Subsidiaries – *Livestock Feed*
Wild Rose Casino & Resort – *Casino & Resort*
Palo Alto County Health System – *Hospital Care*
Iowa Lakes Community College – *Education Services*
Emmetsburg Community Schools – *Education*
Horizons Unlimited of Palo Alto Co. – *Work Activity Center*
Ag Processing, Inc – *Grain Processing*
POET Biorefining – *Ethanol Manufacturing*
KW Electric/KWS Inc. – *Building and Construction*
Agriservices of Northern Iowa (ASI) – *Agricultural Products*

Incentives: Incentives by the city and state programs could be potentially available. Palo Alto County Enterprise Zone available.

Rail Service: 2 rail lines service Emmetsburg:
Union Pacific
DM & E Railroad Corp.



Highways & Interstates:

Interstate 90 - 40 miles
Highway 20 - 50 miles
Interstate 35 - 72 miles

Nearest Airports:

General - Emmetsburg Mun. - 2 miles
Regional - Spencer Mun. - 26 miles
Commercial - Fort Dodge Reg. - 65 miles
Commercial - Mason City Mun. - 72 miles
International - Des Moines - 170 miles

Contact:

Maureen Elbert
Palo Alto 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

