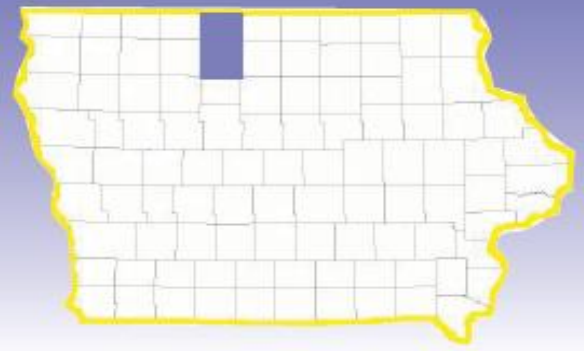
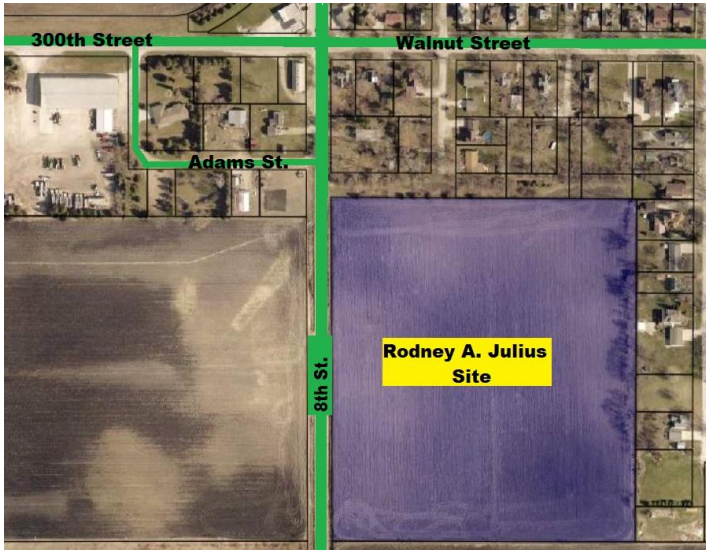


# IOWA

## 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*  
Smithfield Hog Production – *Ag Related Industry*  
Aluma, KLM – *Aluminum Trailer Manufacturer*

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

**Lot Size:** 16.96 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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## **Disclaimer**

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