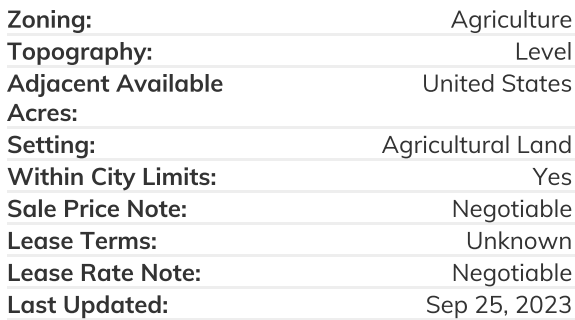


8450 Kaapa Lane | Minden, NE | US | Kearney County
Available Acres: 55 | **Lease Terms:** Unknown |



Matthew Cederburg
City of Minden
325 N Colorado
Minden, NE 68959-0239
(308) 832-1820 |
mcederburg@mindennebraska.org

Chuck Woodside
Kaapa Ethanol, LLC
8450 Kaapa Lane
Minden, NE 68959
(308) 743-2217 | cwoodside@kaapaethanol.com

This site is located on the Burlington Northern Santa Fe (BNSF) Main line near the U.S. Highway 6 & 34 and Nebraska Highway 44 intersection. Interstate 80 is 13 miles north of the site via Highway 44. KAAPA Ethanol LLC currently conducts their operations with two railroad switches on the BNSF which runs directly on the north side of their facility. These existing rail switches and KAAPA's internal loop track provides the potential for rail access to the site. KAAPA Ethanol LLC operates their own water (two wells) and wastewater system. New water users in the region may be required to offset any new use. Southern Power District is the electric provider and is experienced in serving industrial loads. Natural gas is provided by Northwestern Energy. The site is currently outside the city limits of Minden but the KAAPA Ethanol plant was annexed into Minden for tax increment financing (TIF) advantages. The possibility exists for future development.

	10 Mile Radius	20 Mile Radius	30 Mile Radius
Number of People	5,788	54,492	70,914

Radius	Number of Homes
10 Mile Radius	2,343
20 Mile Radius	22,183
30 Mile Radius	28,619

Nearest Highway: US HWY 6 (0.25 mi.)
Nearest Interstate: Interstate 80 (12.00 mi.)
Nearest Airport: Pioneer Village Field Airport (6.00 mi.)
Nearest Commercial Airport: Kearney Regional Airport (20.00 mi.)
Rail Served: Yes
Rail Served By: BNSF Railway
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: No

Electric: Southern Power District
Natural Gas: Northwestern Energy
Telecommunications: various

