

Property Data
BASF Industrial Site
City of Aberdeen, Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

Property is located south of Aberdeen east of the intersection of the Aberdeen & Darracott Road and the Illinois Central Gulf Railroad. The property shown on the map at right contains approximately 300 acres. This property is currently home to an existing heavy industrial facility. A TVA electric power transmission line crosses the property

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 40 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45; Approximately 27 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Approximately 1 mile north along S. Meridian Street to U.S. Highway 45
Railroad Access:..... Existing facility has Kansas City Southern Railroad access.
Airport 42 miles north to Tupelo Regional Airport, 38 miles south to Golden Triangle Regional Airport in Columbus, MS.
Navigable Waterway..... Site is located 2 miles from Aberdeen Port on the Tennessee Tombigbee Waterway via U.S. 45.

FRONTAGE & VISIBILITY

Road Frontage:..... Property has >1300' frontage along the Darracott Road.
Site Visibility..... Good visibility from Darracott Road. No highway visibility.

UTILITIES

Water Supply: Existing City of Aberdeen, existing service includes 2-10" lines, an 8" line, and a 6" line.
Sanitary Sewer: On site sewage pump station to existing on-site sewage lagoon.
Natural Gas: Existing Mississippi Valley Gas
Electricity: Existing City of Aberdeen, 25 MW substation 1 mile from site.
Consult local utility service providers for detailed information regarding specific utility locations, availability for connection or extension, and capacities for service.

TOPOGRAPHY

USGS maps:..... 7.5' Quad: Aberdeen 33088g5
Elevation Range 190-270
Predominant Terrain:..... Generally flat to rolling
Floodplain Existing facilities Zone X (outside 100 yr.), portion of property Zone X (within 500 yr. or 100 yr. < 1' depth), small amount of Zone A (within 100 yr floodplain) Source reference FEMA FIRM 28095C0170 D, effective 3/16/88.
Wetlands..... NWI maps indicate that several areas of potential wetlands may exist on the property.

GEOTECHNICAL DATA

Predominant Soils: USDA NRCS maps indicate the following predominant soils:
Bm (BIBB AND MANTACHIE SOILS – Silt Loam) "Hydric"
My (MYATT – Fine Sandy Loam) "Hydric"
La (LEAF – Silt Loam) "Hydric"
OaB (ORA – Sandy Loam)
CuD3 (CUTHBERT - Silt Loam)