



OFFERED AT \$ 2,111,550

IRRIGATED FARM

201.1 ± ACRES | MADISON COUNTY, NE

Opportunity knocks! This parcel near Norfolk, Nebraska lies nearly flat and has good access with a county road to the east and a hard surface road to the north. There is ample water to supply the near new 7 tower Zimmatic center pivot, J line pump, and 75 hp US electric motor. There is also an opportunity to add an additional pivot on the north end of the parcel, which has certified irrigated acres (as per the Lower Elkhorn NRD). With numerous competitive grain markets in the area, this makes for an ideal farm. Call Today!

PROPERTY DIRECTIONS

From Norfolk, Nebraska, at the intersection of Highway 81/275, go south on Highway 81 for 4 miles and then go east on 837th Road for 1 1/2 miles. The farm is located on the south side of the road.



BRYAN KNOX
FARM & RANCH SPECIALIST
WAUSA, NEBRASKA

-  (402) 305-4870
-  Bryan.Knox@AgWestLand.com
-  AgWestLand.com



PROPERTY DETAILS

TOTAL ACRES (PER ASSESSOR) - 201.1 ±
 Irrigated Acres - 142.55 ± Dryland Acres - 41.92 ±
 Grassland Acres - 11.33 ± Other Acres - 5.3 ±

LEGAL DESCRIPTION - PT E 1/2 23-23-1

PROPERTY TAXES - \$ 12,033.00 (2023 tax year)

LEASES - Open for the 2025 crop year

*All owned minerals, if any, convey to buyer.

IRRIGATION INFORMATION

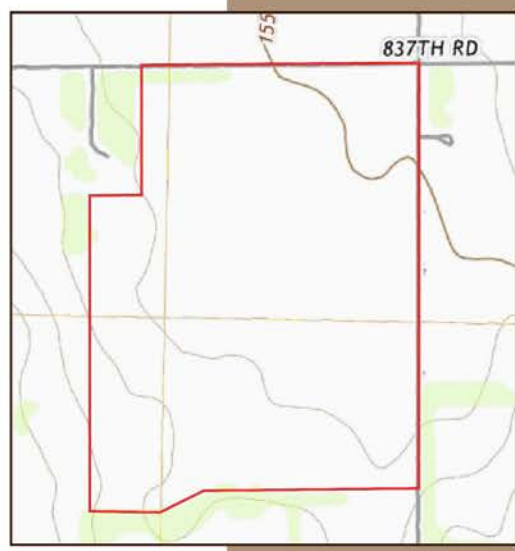
Located in the Lower Elkhorn NRD and has 189.6 certified irrigated acres.

IRRIGATION EQUIPMENT

- 7-tower Zimmatic center pivot
- J line pump
- 75 hp US electric motor
- Well #G-139518, drilled in 2003, 1,000 gpm, 47' static level, 100' pumping level, 130' well depth

FSA INFORMATION

Total Cropland Acres: 194.76 +/-
 Corn - 150.3 Base Acres - 129 PLC Yield
 Grain Sorghum - 4 Base Acres - 64 PLC Yield
 Total Base Acres - 154.3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4553	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	184.45	91.79	0	47	4w
6700	Thurman loamy fine sand, 0 to 2 percent slopes	14.88	7.4	0	49	3e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	1.62	0.81	45	48	4e
TOTALS		200.95(*)	100%	0.36	47.16	3.93

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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