



ASKING PRICE: \$2,156,950 (\$8,950/ACRE)



241+/- ACRES MADISON COUNTY, NE

This parcel near Norfolk, NE lies nearly flat and has good access with a hard surface road to the west and well maintained county road to the south. There is ample water to supply the two 7-Tower Zimmatic center pivots. The south pivot is powered with a 100hp diesel Cat power unit and has an Amarillo gearhead. The north pivot is set up with a 30hp US Electric motor. The well has a new column, stem, and pump. With numerous competitive grain markets in the area this makes for an ideal farm. Don't miss the opportunity to own some great Nebraska farmland!



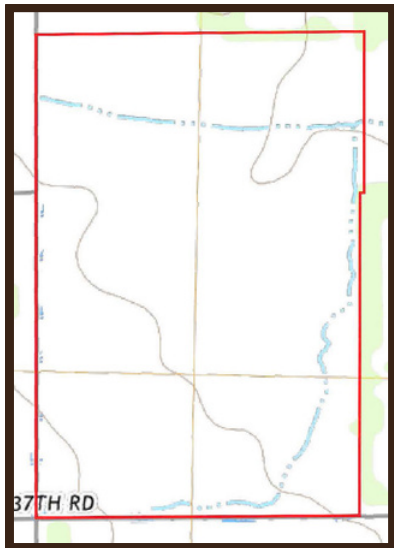
From Norfolk, NE, intersection of Highway 81/275, go south on highway 81 for 4 miles, then go east on 837th Rd for 1.75 miles. The farm is located on the north side of the road.



FOR MORE INFORMATION, CONTACT:

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LEGAL DESCRIPTION -

SW ¼ NE ¼ and S ½ NW ¼ and SW ¼ 13-23-1, Madison County, NE

PROPERTY TAXES (2025) - \$13,407

TOTAL ACRES (PER ASSESSOR) - 241 +/-

- Irrigated Acres: 196.74 +/-
- Dryland Acres: 6.51 +/-
- Grassland Acres: 32.53 +/-
- Other Acres: 5.22 +/-

IRRIGATION INFORMATION -

- Well G-175808 - Drilled in 2012, 700 GPM, 16' Static Level, 40' Pumping Level, 110' Well Depth
 - New column, stem, and pump
- Well G-134263 - Drilled in 2003, 700 GPM, 15' Static Level, 33' Pumping Level
- Stock Well G-115329 - Drilled in 2002, 20 GPM, 7' Static Level, 45' Pumping Level, 54' Well Depth
- Located in the Elkhorn NRD
- 208 Certified Irrigated Acres
- Two 7-Tower Zimmatic Center Pivots
 - South Pivot: 100HP Diesel Cat Power Unit with Amarillo Gearhead
 - North Pivot: 30HP US Electric Motor

FSA INFORMATION -

- Total Cropland Acres: 231.85 +/-
- Corn - 197.6 Base Acres - 153 PLC Yield
- Total Base Acres - 197.6

*All owned minerals convey.

*Open for 2026 season.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	238.07	98.79	0	47	4w
6703	Thurman loamy fine sand, 2 to 6 percent slopes	2.91	1.21	45	48	4e
TOTALS		240.98(7)	100%	0.54	47.01	4.0



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