



# IRRIGATED FARMLAND FOR SALE

Tract 1

Tract 2

## 401+/- ACRES | 2 TRACTS MADISON & STANTON COUNTY, NE

**ASKING PRICE: \$3,588,950 (\$8,950/ACRE)**

This offering features two high-quality irrigated tracts located in a strong agricultural area near Norfolk, Nebraska. Both farms offer excellent access via well-maintained county roads and are situated near multiple competitive grain markets, making them well suited for efficient crop production and long-term ownership.

Tract 1 lies nearly flat and is serviced by two 7-tower Zimmatic center pivots supplied by a reliable well with a new column, stem, and pump. Tract 2 features a gentle slope and a 7-tower Valley pivot with a new well installed in 2022 and new underground to the pivot. Don't miss the opportunity to own some great Nebraska farmland!



### FOR MORE INFORMATION CONTACT:

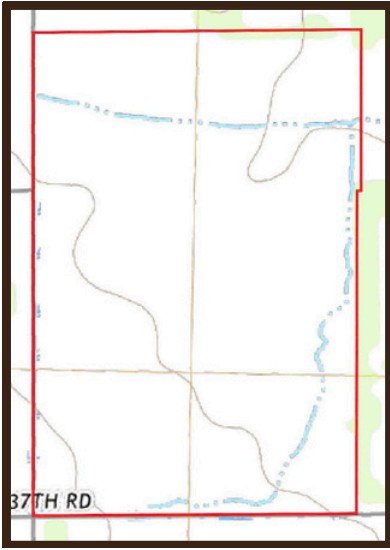
**BRYAN KNOX**  
FARM & RANCH SPECIALIST  
WAUSA, NEBRASKA  
BRYAN.KNOX@AGWESTLAND.COM  
**(402) 305-4870**





# TRACT 1 - 241+/- ACRES

## MADISON COUNTY, NE



**ASKING PRICE: \$2,156,950**

This parcel near Norfolk, Nebraska 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 Cat diesel power unit and has an Amarillo gearhead. The well has a new column, stem, & pump. The north pivot is set up with a 30 hp US Electric motor. With numerous competitive grain markets in the area this makes for an ideal farm.

### 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

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(°)	100%	0.54	47.01	4.0

\*All owned minerals convey.

\*Open for 2026 season.

# TRACT 2 - 160+/- ACRES

## STANTON COUNTY, NE

**ASKING PRICE: \$1,432,000**

Here is a great opportunity to own this irrigated, highly productive farm between Norfolk, Stanton, and Madison. There are multiple grain markets in the local area. It lays with a gentle slope and has good access on the well maintained county roads. There is a 7 Tower Valley pivot with a 75hp US Electric motor and Sargent pump. In 2022, a new well was put in on the southwest corner with new underground to the pivot.

### LEGAL DESCRIPTION -

NW ¼ of 9-22-1E, Stanton County, NE

**PROPERTY TAXES (2025) - \$6,577**

**TOTAL ACRES (PER ASSESSOR) - 160 +/-**

- Irrigated Acres: 147 +/-
- Dryland Acres: 1.68 +/-
- Grassland Acres: 6.48 +/-
- Other Acres: 9.89 +/-

### IRRIGATION INFORMATION -

- Well G-063647 - Drilled in 2022, 750 GPM, 52' Static Level, 66' Pumping Level, 190' Well Depth
- Located in the Lower Elkhorn NRD
- 147 Certified Irrigated Acres
- 7-Tower Valley pivot
  - 75 HP US Electric Motor and Sargent Pump

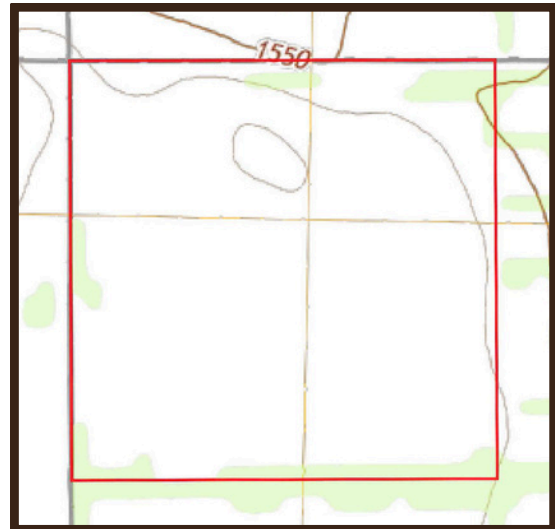
### FSA INFORMATION -

- Total Cropland Acres: 148.68 +/-
- Corn - 143.7 Base Acres - 178 PLC Yield
- Total Base Acres - 143.7

\*All owned minerals convey.

\*Open for 2026 season.

Stanton05



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6700	Thurman loamy fine sand, 0 to 2 percent slopes	109.83	69.53	0	49	3e
6637	Boelus loamy fine sand, 2 to 6 percent slopes	41.34	26.17	0	56	3e
4791	Valentine fine sand, undulating	6.78	4.29	0	34	6e
TOTALS		157.95(7)	100%	-	50.19	3.13



# PROPERTY DIRECTIONS



Tract 1



Tract 1



Tract 2

**Tract 1:** 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.

**Tract 2:** From Norfolk, NE, 81/275 junction, go south on Highway 81 for 8 miles, go east on 833 Rd for 5 miles. The farm is located on the south east corner of the 833 Rd and 560 Ave intersection.

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