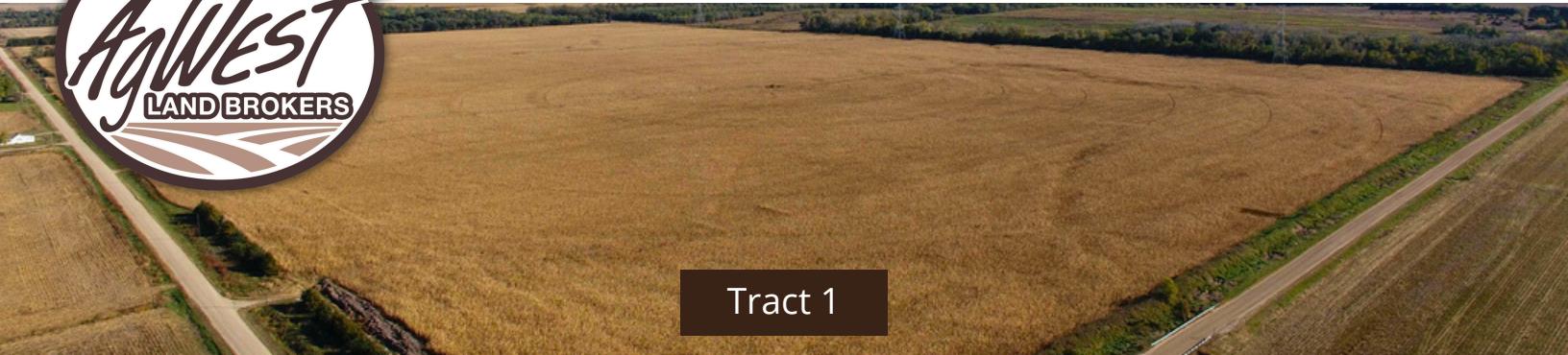
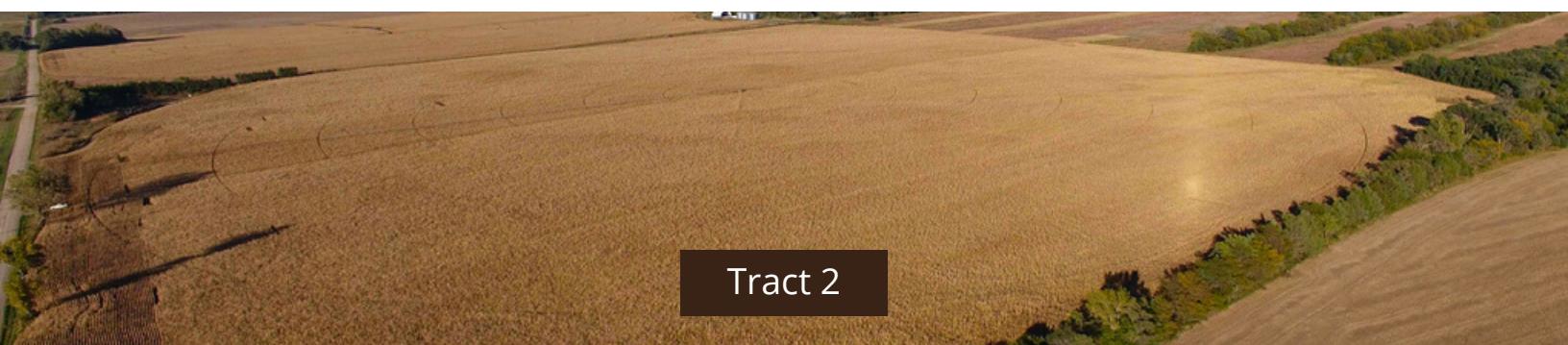




# IRRIGATED FARMLAND FOR SALE



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!

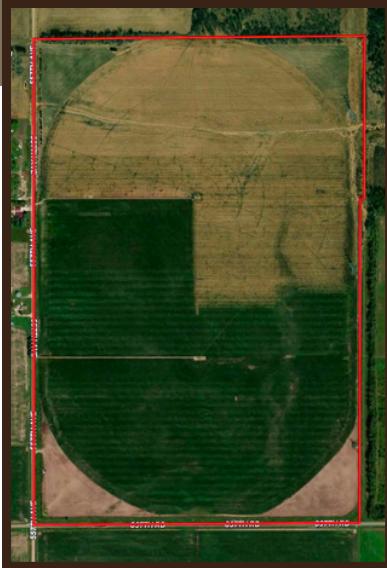
**FOR MORE INFORMATION CONTACT:**



**BRYAN KNOX**  
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**(402) 305-4870**

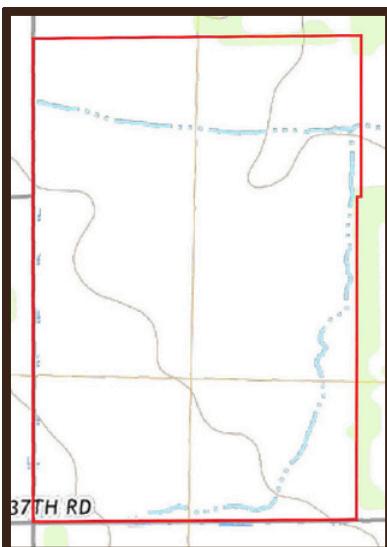


# TRACT 1 - 241+/- ACRES MADISON COUNTY, NE



**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  $\frac{1}{4}$  NE  $\frac{1}{4}$  and S  $\frac{1}{2}$  NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  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
<b>TOTALS</b>		<b>240.98(%)</b>	<b>100%</b>	<b>0.54</b>	<b>47.01</b>	<b>4.0</b>

\*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

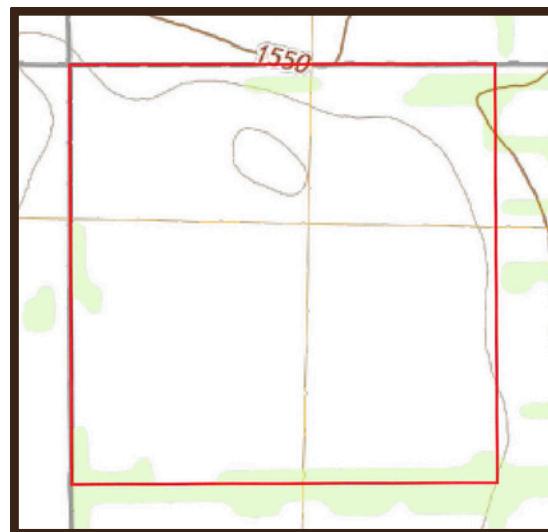
**PROPERTY TAXES (2025) - \$6,577**

**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



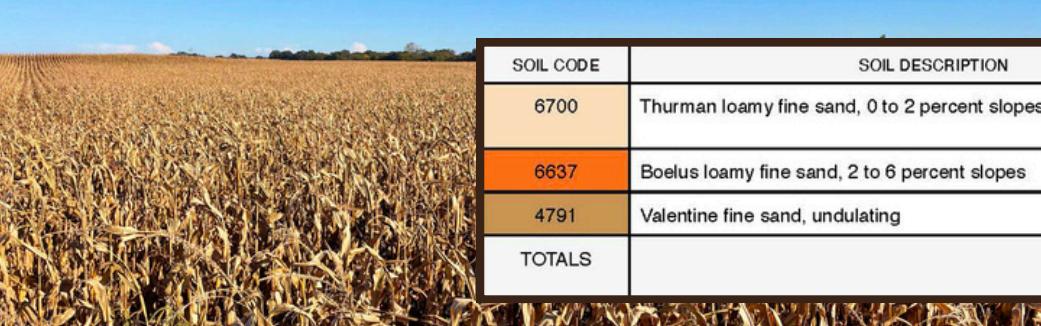
### FSA INFORMATION -

- 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	109.8 3	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		157.9 5(5)	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.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.