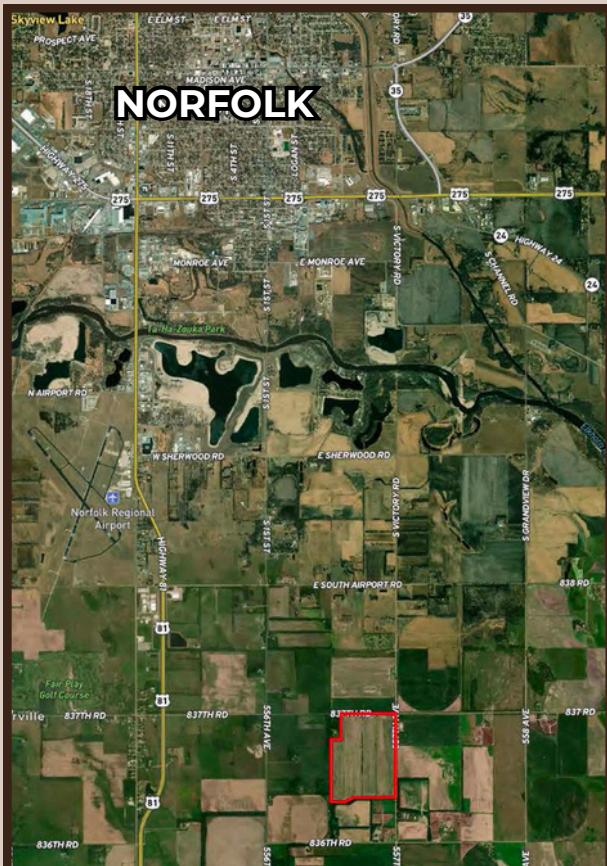


# 201+/- ACRES FOR SALE MADISON COUNTY, NE



ASKING PRICE (\$8,950/ACRE)  
**\$1,799,845**

This parcel near Norfolk, NE lies nearly flat, has had a significant amount of tiling work completed, and has good access with a county road to the east and hard surface road to the north. There is ample water to supply the near new 7-Tower Zimmatic center pivot, J Line pump, and 75hp US Electric motor. There is also an opportunity to add an additional pivot on the north end of the parcel, which has 189.6 certified irrigated acres (as per the Lower Elkhorn NRD). With numerous competitive grain markets in the area this makes for an ideal farm.

#### Property Directions

From Norfolk, NE, intersection of Highway 81/275, go south on highway 81 for 4 miles, then go east on 837th Rd for 1.5 miles. The farm is located on the south side of the road.



**BRYAN KNOX**

Farm & Ranch Specialist

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# LEGAL DESCRIPTION

Pt of E 1/2 of 23-23-1, Madison County, NE

## PROPERTY TAXES (2025)

\$9,578



**TOTAL ACRES (per assessor): 201.1 +/-**

**Irrigated Acres: 142.55 +/-**

**Dryland Acres: 41.92 +/-**

**Grassland Acres: 11.33 +/-**

**Other Acres: 5.30 +/-**

## IRRIGATION INFORMATION

**Well G-139518 - Drilled in 2003, 1,000 GPM, 47' Static Level, 100' Pumping Level, 130' Well Depth**

**Nearly New 7-Tower Zimmatic Center Pivot**

- 75HP US Electric Motor
- J-Line Pump

**Located in the Lower Elkhorn NRD**

**189.6 Certified Irrigated Acres**



## 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**



**\*Open for the 2026 season.**

**\*All mineral rights owned by seller, if any, convey to buyer.**



Madison07

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	184.32	91.79	0	47	4w
6700	Thurman loamy fine sand, 0 to 2 percent slopes	14.87	7.41	0	49	3e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	1.62	0.81	45	48	4e
TOTALS		200.81(“)	100%	0.36	47.16	3.93

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