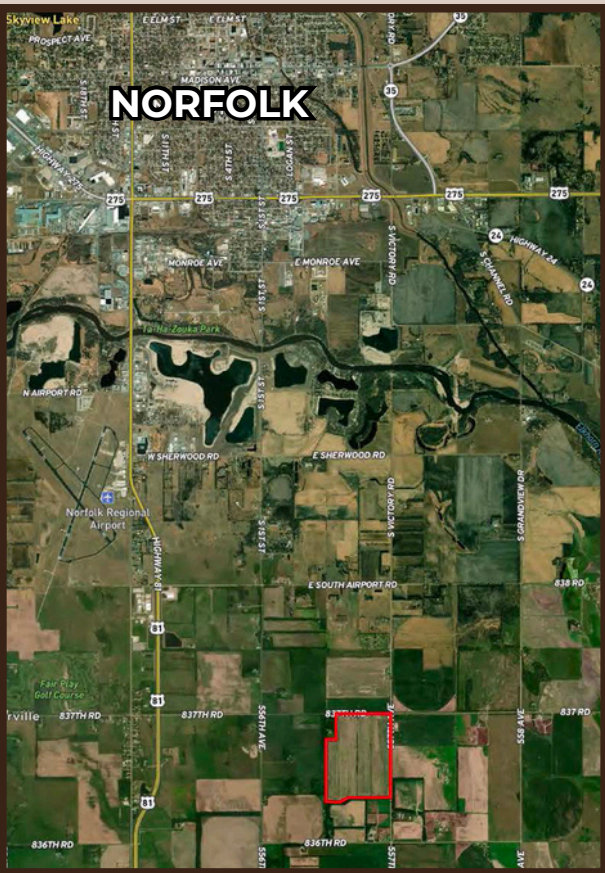


201+/- ACRES FOR SALE MADISON COUNTY, NE



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

Wausa, Nebraska

(402) 305-4870

Bryan.Knox@AgWestLand.com



LEGAL DESCRIPTION
Pt of E ½ of 23-23-1, Madison County, NE

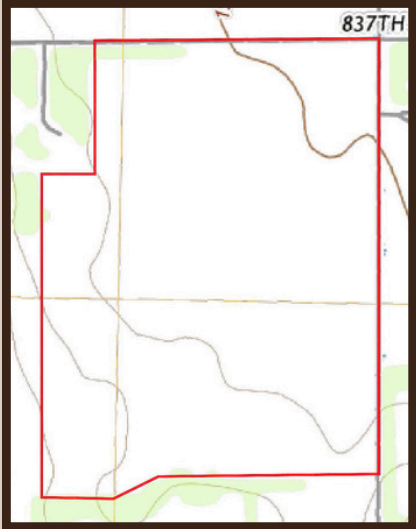
PROPERTY TAXES (2025)
\$9,578

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

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.