



LAND FOR SALE

WE ARE PLEASED TO PRESENT

20.6 Acres, m/l - Madison County, Nebraska

LOCATION: Located ½ mile east of First Street on Monroe Ave., Norfolk, Nebraska.

LEGAL DESCRIPTION: Tax Lots Northwest Quarter of the Southeast Quarter of Section 35, and Part of Tax Lot 1 and 2, Township 24 North, Range 1 West of the 6th P.M. in Madison County Nebraska containing approximately 20.6 acres, more or less.

PRICE AND TERMS:

- Reduced to \$175,000
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$2,446.08

Taxable Acres: 20.6

Tax per Acre: \$119.23

ZONING: Light Industrial

SERVICES:

Telephone/Mail/Trade Centers:

Norfolk

Utilities:

Nebraska Public Power District

SOIL TYPES:

Cf: Cass Fine Sandy Loam 0-2% slopes 2.3 Acres

Sm: Shell Silt Loam, 0-1% slopes 11.8 Acres

Sv: Shell Variant Silty Clay Loam, 0-1% slopes 5.8 Acres

DRAINAGE: Surface drains well.

WATER & WELL DATA: Private well with submersible pump, 2 septic tanks. Irrigation well installed in 1937. Registered at 300 gallons per minute with the Nebraska Department of Natural Resources

IMPROVEMENTS: Three bedroom ranch-style home with 2-car garage, central air, 1¾ baths and partial finished full basement. Two older outbuildings.

POSSESSION: Day of closing subject to cash rent lease of cropland

SELLER: Leland Peters

COMMENTS: Easy access on hard surface road. Excellent tenant on cropland.



For additional information, contact Marlin Krohn

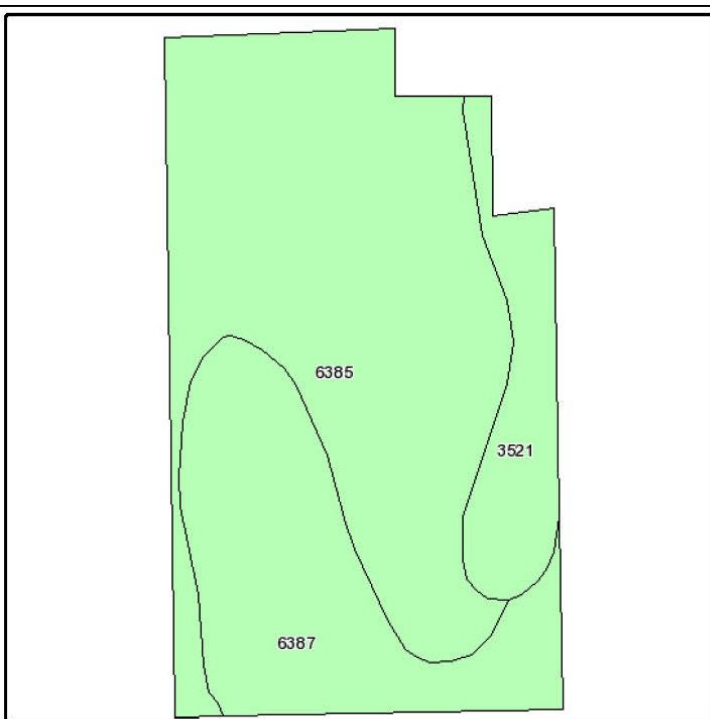
100 North 34th St., Suite F • Norfolk NE 68701-7700

Telephone: 402-371-9336

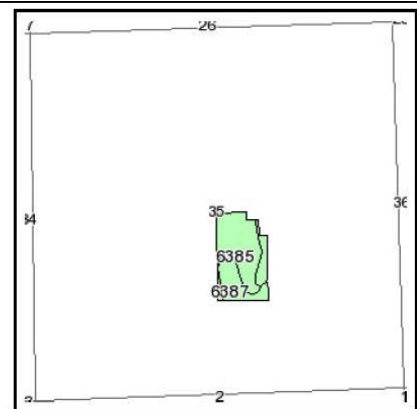
www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

PROPERTY PHOTOS & SOIL MAP



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Madison**
Location: **035-024N-001W**
Township: **Norfolk**
Acres: **19.9**
Date: **9/21/2009**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Com	Soybeans
6385	Shell silt loam, occasionally flooded	11.8	59.3%	IIw	IIw	71	97	38
6387	Shell variant silty clay loam, 0 to 1 percent slopes	5.8	29.1%	IIw	IIw	64	90	37
3521	Cass fine sandy loam, occasionally flooded	2.3	11.6%	IIw	IIw	50	72	26
Weighted Average						66.5	92.1	36.3

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