



# 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 \$192,500
- 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**

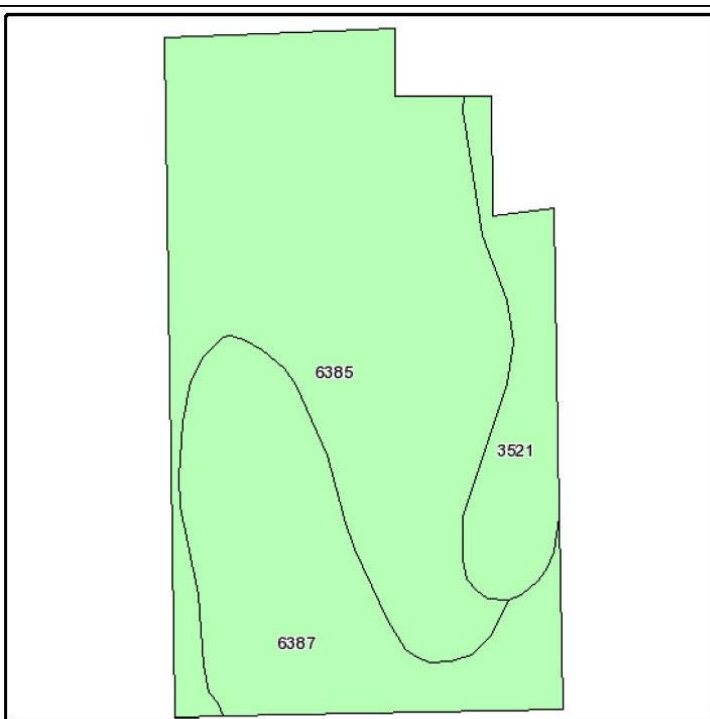
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Telephone: 402-371-9336

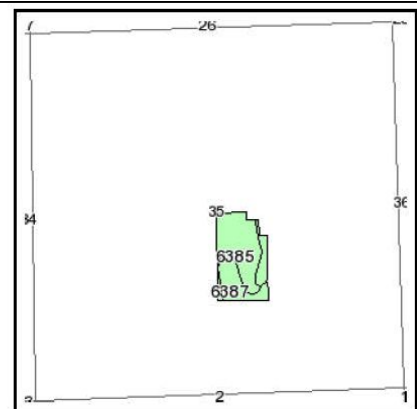
[www.hfmgt.com](http://www.hfmgt.com)

*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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