

LAND FOR SALE
MADISON COUNTY, NEBRASKA
TRACT #1 - 156.09+/- ACRES
TRACT #2 - 161.66+/- ACRES
CALL FOR PRICE

Opportunity to purchase two tracts of irrigated land located close to Norfolk, Nebraska. This farm would make a great addition to your farm or investment portfolio.

TRACT #1 - 156.09+/- Acres

LEGAL: Northwest Quarter (NW4) of Section One (1), Township Twenty-Fourth (24) North, Range Three (3) West of the 6th PM in Madison County, Nebraska.

TRACT #2 - 161.66+/- Acres

LEGAL: Southwest Quarter (SW4) of Section One (1), Township Twenty-Fourth (24) North, Range Three (3) West of the 6th PM in Madison County, Nebraska.

LOCATION: From Highway 275/121 junction north of Battle Creek, proceed north 3 miles then 1/2 mile west. Property is on the north side of 845th Road.

2022 REAL ESTATE TAXES: \$18,183.64

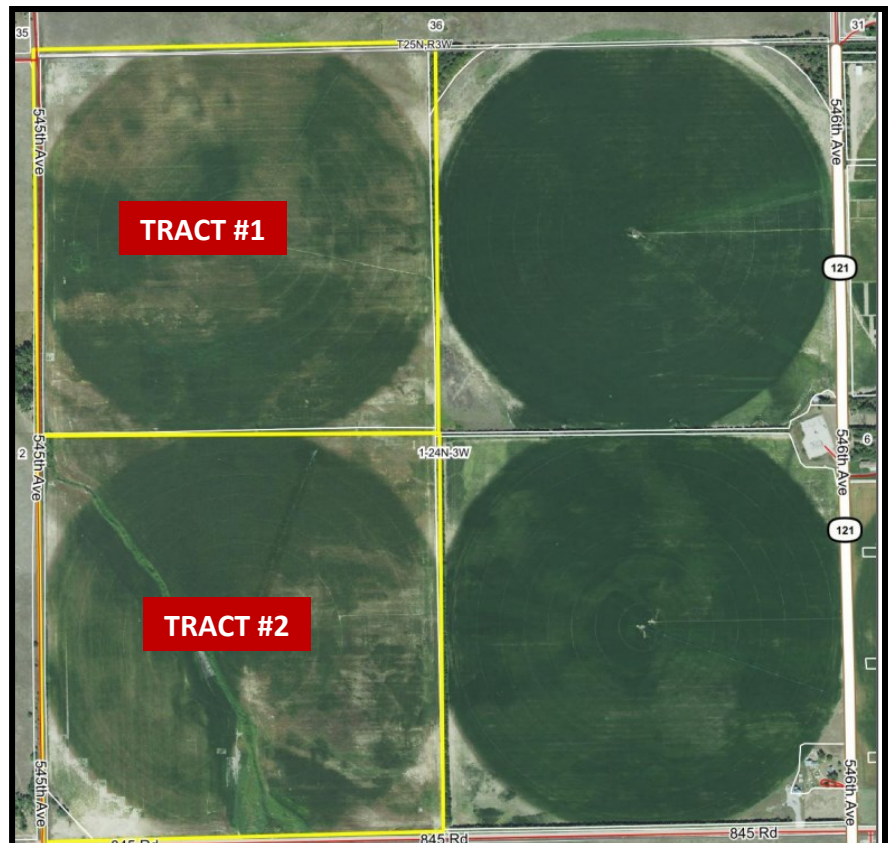
SOILS: Elsmere Loamy fine sand 0-3% slopes and Thurman Loamy fine sand

PIVOT INFORMATION: 2015 Reinke center pivot and 2013 Reinke center pivot. Two irrigation 100 hp electric motor that pump 900 gpm each.

SCHOOL DISTRICT: Battle Creek

ZONING: Agricultural

POSSESSION: Negotiable



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Please visit our website for more information

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