



**AMERICAN
LEGACY**
LAND CO

FOR SALE

FARMING PROPERTY

Madison County, NE

80+/- Acres

OFFERED AT:

\$720,000

ABOUT THIS PROPERTY:

Nestled in the heart of Madison County, Nebraska, approximately seven miles Southwest of Battle Creek, lies an exceptional opportunity to add to your agriculture operation. This meticulously maintained 80+/- acre dryland, tillable farm boasts minimal slope for various agricultural pursuits. With its prime location offering convenient access to grain markets, the property presents versatile possibilities for your farming operation.



More About this Property:

The soils are mostly Loretto loam, Thurman & Boelus loamy fine sand. Whether you're looking to expand your farming portfolio or secure a solid investment in appreciating land, don't miss out on the chance to make this farm your own.

There is currently a wind lease and easement agreement to provide additional income that stays with the land. The terms and conditions of that lease are available upon request.

Directions: From Battle Creek, go South of Hwy 121 for four and half miles, then turn West on 835th Rd and go two and a half miles. The farm sits on the South side of the county road.

Legal Description: The N ½ of the NW ¼ of 34-23-3W in Madison County, NE

2023 Taxes: \$5,632.50

FEATURES:

- Dryland farm
- Minimal slope
- Close to grain markets
- Loretto loam
- Thurman & Boelus loamy fine sand soils
- Current wind lease and easement agreement for additional income opportunity



HELPING YOU BUY
AND SELL LAND



Aerial Map



Boundary Center: 41° 55' 45.17, -97° 39' 14.15

0ft 466ft 932ft

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Map Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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**34-23N-3W
Madison County
Nebraska**



1/23/2024

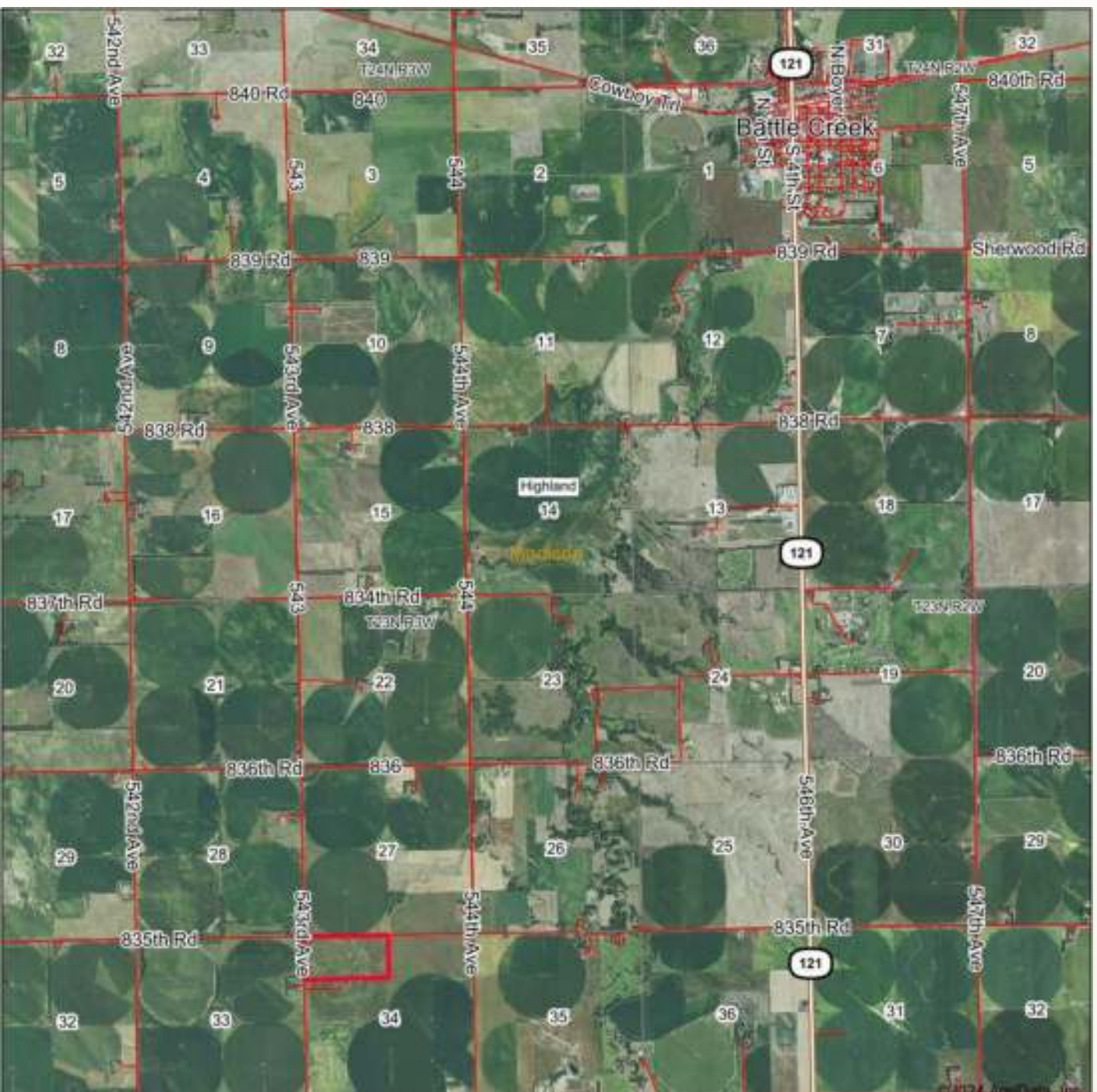


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Aerial Map



0ft 4865ft 9730ft

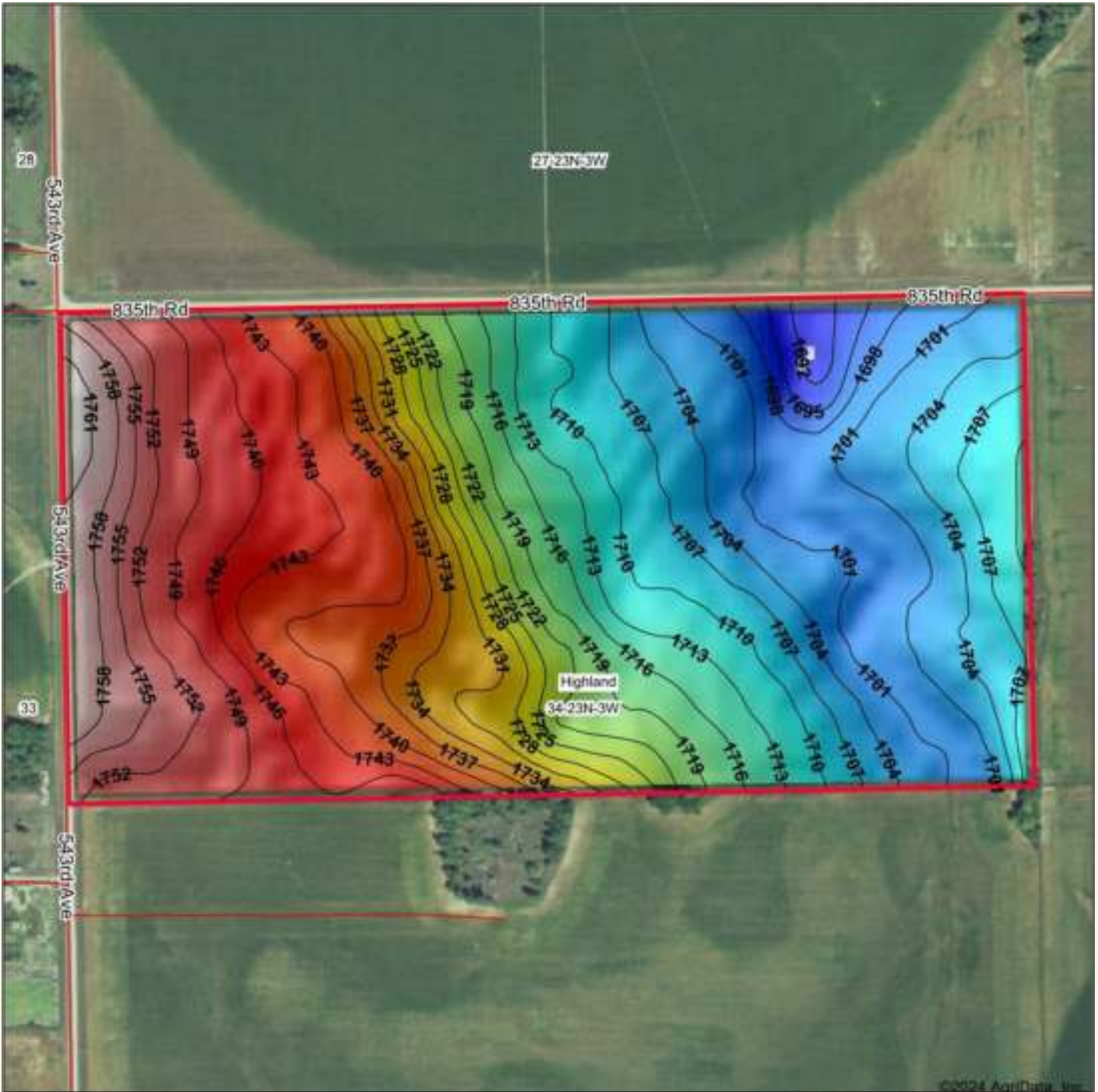


2/8/2024



★★★★

Topography Hillshade



Low Elevation High



Source: USGS 10 meter dem

0ft 422ft 845ft

Interval(ft): 3

Min: 1,691.5

Max: 1,762.0

Range: 70.5

Average: 1,723.3

Standard Deviation: 19.69 ft



1/23/2024

34-23N-3W
Madison County
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Maps Provided By:



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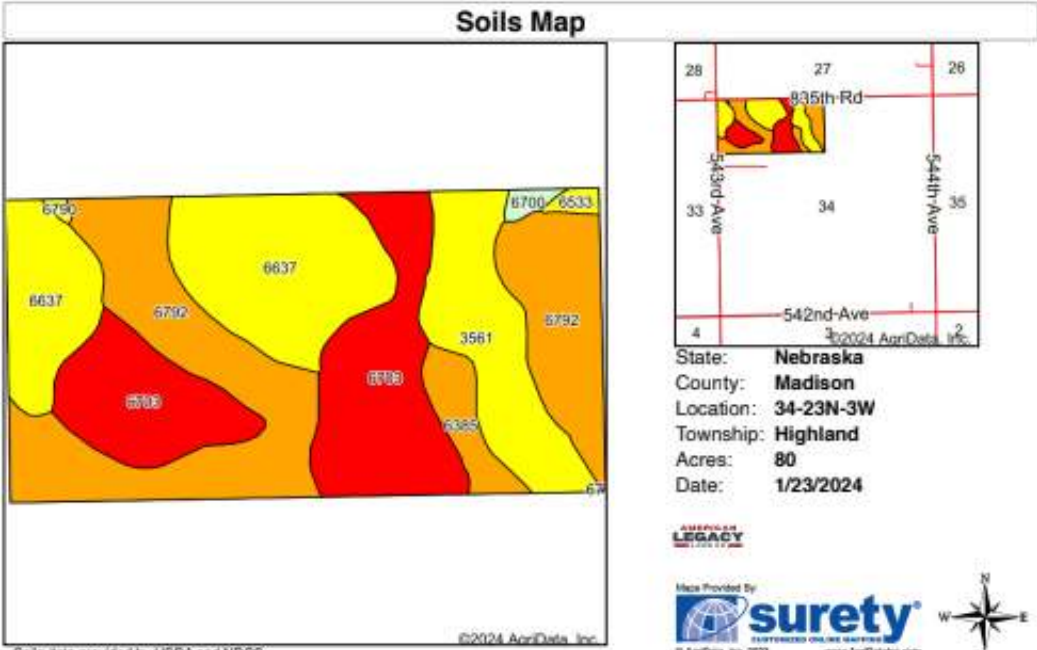
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MADISON COUNTY,
NEBRASKA



Area Symbol: NE119, Soil Area Version: 22																							
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Oats Bu	Pasture AUM	Pasture Irrigated AUM	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6792	Loretto loam, 2 to 6 percent slopes	25.60	32.0%		Ile	Ile	3200	74	4	6	81	139	83	120	68	4	11	29	40	66	63	66	66
6703	Thurman loamy fine sand, 2 to 6 percent slopes	20.48	25.6%		Ive	Ive	3073	33												51	51	41	34
6637	Boefus loamy fine sand, 2 to 6 percent slopes	19.56	24.4%		Iile	Iile	3040	65												57	57	51	47
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	10.27	12.8%		Ilw	Ilw	3315	69												78	74	61	78
6385	Shell silt loam, occasionally flooded	2.84	3.6%		Ilw	Ilw	4900	71	4	6	97	152	85	130	72	5	13	38	44	74	72	68	74







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About the Agent:

IAdam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ , LAND AGENT



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