

602+/- ACRES | 3 TRACTS IRRIGATED FARMLAND MADISON & STANTON COUNTY, NE



TRACT 1



TRACT 2



TRACT 3



TOTAL ASKING PRICE
\$5,388,795
 (\$8,950/ACRE)

Property Directions

Tract 1: From Norfolk, NE, intersection of Highway 81/275, go south on highway 81 for 4 miles, then go east on 837th Rd for 1.75 miles. The farm is located on the north side of the road.

Tract 2: 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.

Tract 3: From Norfolk, NE, 81/275 junction, go south on Highway 81 for 8 miles, go east on 833 Rd for 5 miles. The farm is located on the south east corner of the 833 Rd and 560 Ave intersection.

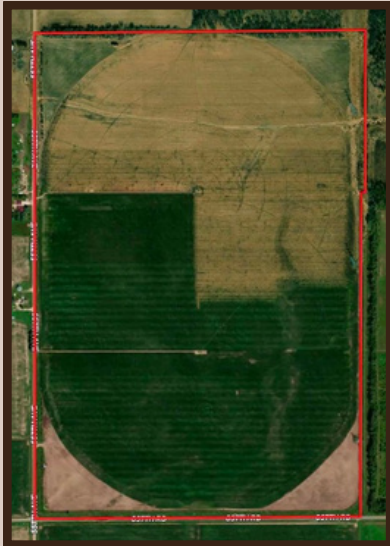


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TRACT 1 - 241+/- ACRES



This parcel near Norfolk, NE lies nearly flat and has good access with a hard surface road to the west and well maintained county road to the south. There is ample water to supply the two 7-Tower Zimmatic center pivots. The south pivot is powered with a 100hp diesel Cat power unit and has an Amarillo gearhead. The north pivot is set up with a 30hp US Electric motor. The well has a new column, stem, and pump. With numerous competitive grain markets in the area this makes for an ideal farm.

OFFERED AT \$2,156,950 (\$8,950/ACRE)

LEGAL DESCRIPTION

SW ¼ NE ¼ and S ½ NW ¼ and SW ¼ 13-23-1, Madison County, NE

PROPERTY TAXES

\$14,277

TOTAL ACRES(per assessor): 241 +/-

Irrigated Acres: 196.74 +/-

Dryland Acres: 6.51 +/-

Grassland Acres: 32.53 +/-

Other Acres: 5.22 +/-

IRRIGATION INFORMATION

Well G-175808 - Drilled in 2012, 700 GPM, 16' Static Level, 40'

Pumping Level, 110' Well Depth

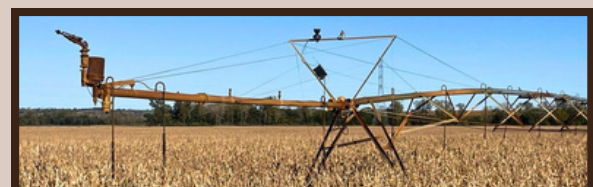
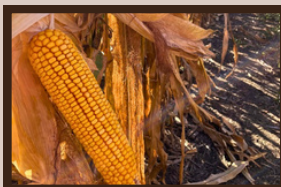
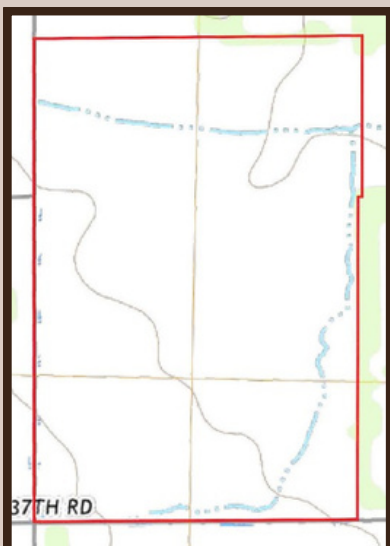
- New column, stem, and pump
- Located in the Elkhorn NRD
- 208 Certified Irrigated Acres

Two 7-Tower Zimmatic Center Pivots

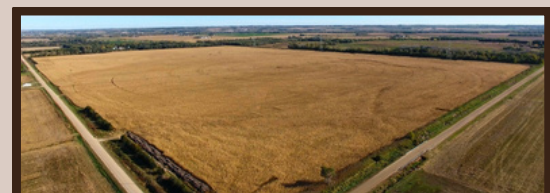
- South Pivot: 100HP Diesel Cat Power Unit with Amarillo Gearhead
- North Pivot: 30HP US Electric Motor

*All mineral rights owned by seller, if any, convey to buyer.

*Contact the listing agent for questions regarding FSA information.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	238.07	98.79	0	47	4w
6703	Thurman loamy fine sand, 2 to 6 percent slopes	2.91	1.21	45	48	4e
TOTALS		240.98(1)	100%	0.54	47.01	4.0



TRACT 2 - 201.1+/- ACRES

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 certified irrigated acres (as per the Lower Elkhorn NRD). With numerous competitive grain markets in the area this makes for an ideal farm.

OFFERED AT \$1,799,845 (\$8,950/ACRE)

LEGAL DESCRIPTION

Pt E ½ 23-23-1, Madison County, NE

PROPERTY TAXES

\$10,449.26

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

- Located in the Lower Elkhorn NRD
- 189.6 Certified Irrigated Acres

Nearly New 7-Tower Zimmatic Center Pivot

- 75HP US Electric Motor
- J-Line Pump

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

*All mineral rights owned by seller, if any, convey to buyer.



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

TRACT 3 - 160+/- ACRES

Here is a great opportunity to own this irrigated, highly productive farm between Norfolk, Stanton, and Madison. There are multiple grain markets in the local area. It lays with a gentle slope and has good access on the well maintained county roads. There is a 7 Tower Valley pivot with a 75hp US Electric motor and Sargent pump. In 2022, a new well was put in on the southwest corner with new underground to the pivot.



LEGAL DESCRIPTION

NW ¼ 9-22-1E, Stanton County, NE

PROPERTY TAXES

\$5,883.36

TOTAL ACRES(per assessor): 160 +/-

Irrigated Acres: 147 +/-

Dryland Acres: 1.68 +/-

Grassland Acres: 6.48 +/-

Other Acres: 9.89 +/-

IRRIGATION INFORMATION

Well G-063647 - Drilled in 2022, 750 GPM, 52'

Static Level, 66' Pumping Level, 190' Well Depth

- Located in the Lower Elkhorn NRD
- 147 Certified Irrigated Acres

7-Tower Valley Pivot

- 75HP US Electric Motor
- Sargent Pump

FSA INFORMATION

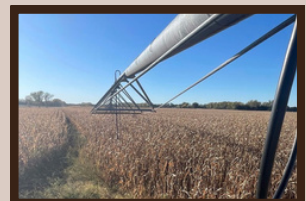
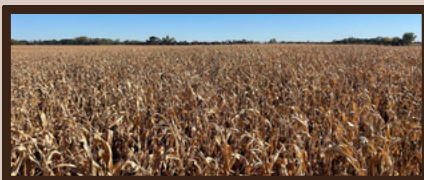
Total Cropland Acres: 148.68

- Corn: 143.7 Base Acres - 178 PLC Yield

Total Base Acres: 143.7

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6700	Thurman loamy fine sand, 0 to 2 percent slopes	109.83	69.53	0	49	3e
6637	Boelus loamy fine sand, 2 to 6 percent slopes	41.34	26.17	0	56	3e
4791	Valentine fine sand, undulating	6.78	4.29	0	34	6e
TOTALS		157.95	100%	-	50.19	3.13



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