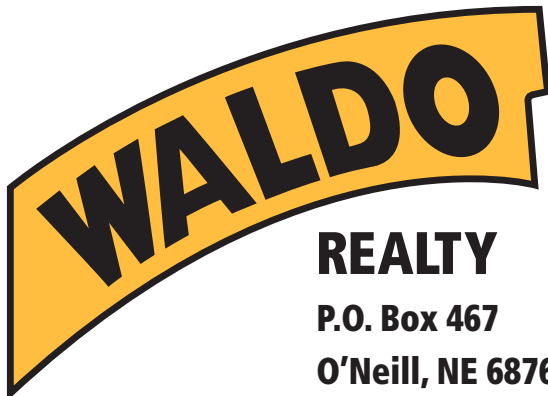




FOR SALE

120 +/- Acres

Madison County, Nebraska



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 120 +/- Acres

PROPERTY LOCATION: From Norfolk, NE 5 miles west on Hwy. 275 then north 1 ¼ miles on 548th Ave to the southeast corner of the subject property.

LEGAL DESCRIPTION: N1/2 SE1/4 & SW1/4 SE1/4 Section 17 Township 24 Range 2 West of the 6 P.M. Madison County, NE Containing 120 Acres more or less.

PROPERTY DESCRIPTION: Here is a tough to find recreational property within minutes of Norfolk, NE that is also currently enrolled to enter into CRP beginning Oct. 1st 2017 thru Sept. 30th 2027. Along with the CRP contract this property offers mature shelterbelts with live water bisecting the property, all while offering secluded building potential.

FSA INFORMATION:

Total Cropland:	71.55	
Corn Contract Acre Base:	69.95	Yield: 132 Bu.
Soybean Contract Acre Base:	1.60	Yield: 40 Bu.

CRP CONTRACT INFORMATION:

Contract Acres:	66.05 Acres
Contract Payment:	\$13,148 Annually
Contract Expiration Date:	Sept. 30th 2027

POWER SERVICE PROVIDER:

Elkhorn Rural Public Power District (402) 675-2185

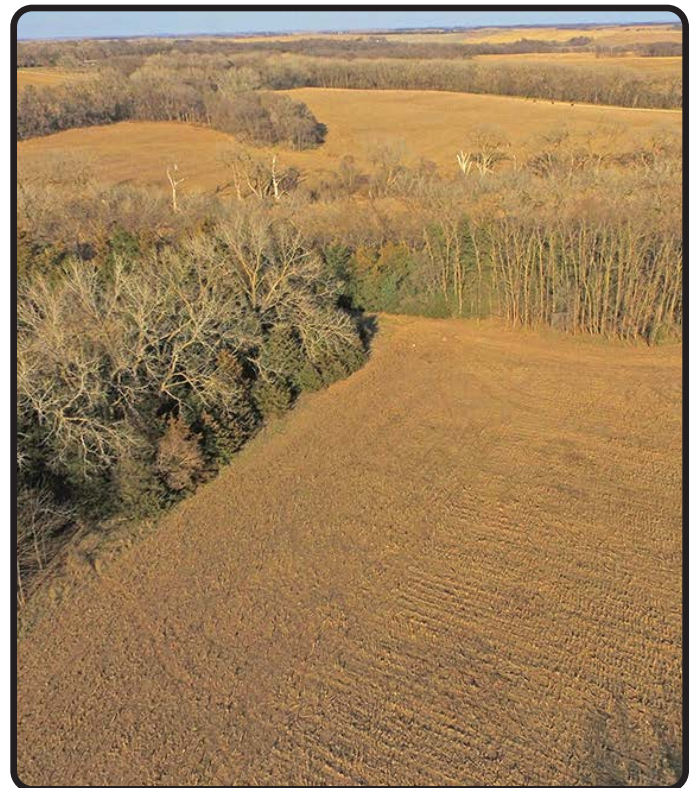
NRD NAME & PHONE #:

Lower Elkhorn NRD (402) 371-7313

REAL ESTATE TAXES: \$4,131.92

PRICE & TERMS: \$600,000 Cash

The above information obtained from sources deemed reliable.
Waldo Realty is not responsible for errors or omissions.



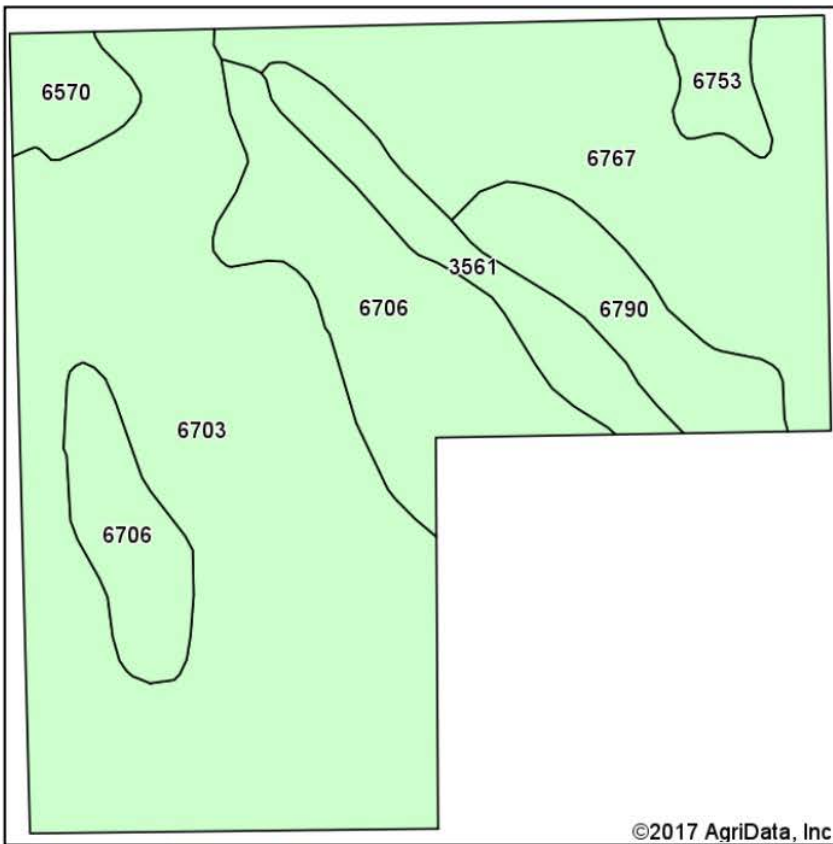


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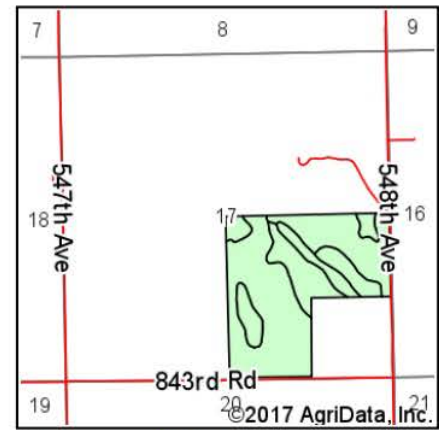
Boundry lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Madison**
 Location: **17-24N-2W**
 Township: **Valley**
 Acres: **120**
 Date: **3/6/2017**



Maps Provided By:



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Area Symbol: NE119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	SRPG
6703	Thurman loamy fine sand, 2 to 6 percent slopes	54.60	45.5%	IVe	IVe	45	33
6767	Nora silty clay loam, 6 to 11 percent slopes	26.31	21.9%	IIIe	IVe	0	63
6706	Thurman loamy fine sand, 6 to 11 percent slopes	20.02	16.7%	VIe	IVe	0	30
6790	Loretto fine sandy loam, 2 to 6 percent slopes	7.17	6.0%	IIIe	IIIe	0	66
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	6.26	5.2%	IIw	IIw	0	69
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	3.13	2.6%	IIIe	IIIe	50	
6753	Nora silt loam, 2 to 6 percent slopes	2.51	2.1%	Ile	IIIe	52	
Weighted Average						22.9	41.4

Area Symbol: NE119, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.