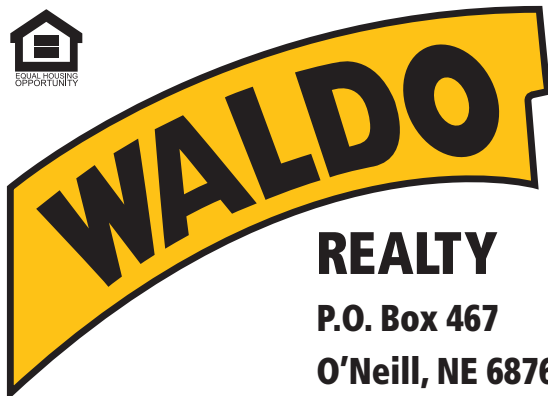




FOR SALE

172.13 +/- Acres

Stanton 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: 172.13 +/- Acres

PROPERTY LOCATION: From Norfolk, NE at the intersection of Hwy 275 and Hwy 24 go 1 mile southeast on Hwy 24 and then 2 miles south on South Channel Rd to the northwest boundary of the subject property.

LEGAL DESCRIPTION: Lot 2 of Monson's Lot split located in Pt. S1/2 SW1/4 Section 6; NW1/4 NE1/4, Lot #2 Gesell's Lot Split in the NW1/4 NW1/4 & NE1/4 NW1/4 Section 7, All in Township 23N, Range 1 East of the 6th P.M.

PROPERTY DESCRIPTION: Here's a nice producing Stanton County irrigated farm for sale just southeast of Norfolk, Nebraska in a strong farming neighborhood. This one-of-a-kind property offers fertile farmland, CRP, hay production and wooded Elkhorn River frontage for plenty of wildlife hunting opportunities.

The irrigated cropland has great oil county road access and three phase power with a newer model 8-tower Valley pivot fed by an electric well. The farm also offers dry cropland currently seeded in established alfalfa as well as 19.26 acres enrolled in CRP for additional income. **Full cropland possession is available for the 2024 growing season!**

The Elkhorn River frontage is a huge attractant for the deer and turkey that thrive here and adds to the multiple recreational amenities. This would make a great investment property for the recreational enthusiast with the added bonus of additional income. **Call today for your own personal showing!!**

SOIL INFORMATION: (See soil map and legend)

EQUIPMENT LIST:

8 tower Valley pivot (SN: 10218506)
50 Hp Electric US Motor (SN:6232/S02R263R038R-14)
Well Pump (SN: 18410G)

WELL INFORMATION: (Reg. Number: G-030967)

GPM 770
Well Depth 50'
Static Level 7'
Pump Level 44'
Col. Diam. 6"

TOTAL CERTIFIED IRRIGATED ACRES: 70 Acres

FSA INFORMATION:

Cropland Acres: 127.64 acres
Corn Contract Acre Base: 105.38 acres Yield: 136
CRP Acre Base: 19.26 acres Rental Rate: \$213.00 per acre set to expire 9-30-2027

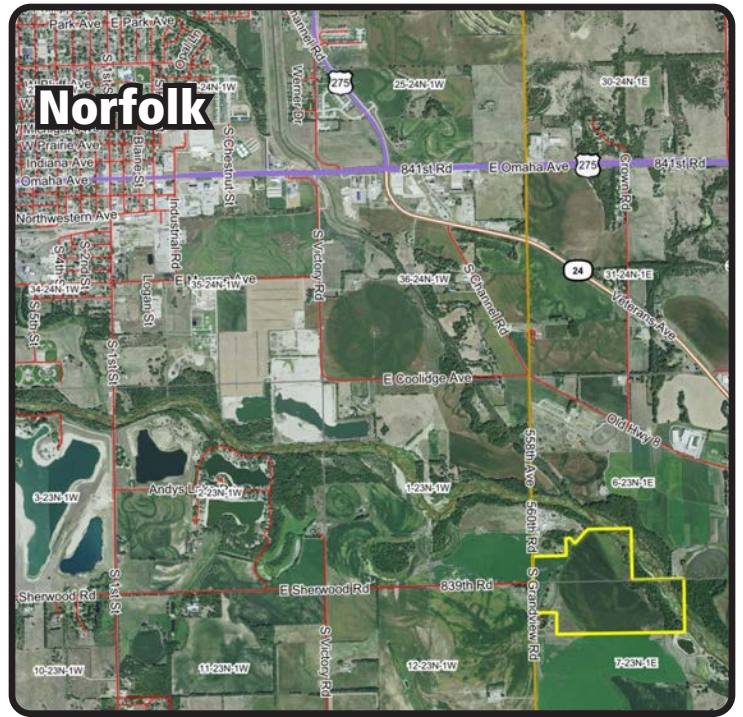
POWER SERVICE PROVIDER: Stanton County Public Power District (402) 439-2228

NRD NAME & PHONE #: Lower Elkhorn NRD (402)371-7313

REAL ESTATE TAXES: 2022 – \$8,679.74

PRICE & TERMS: \$1,549,170

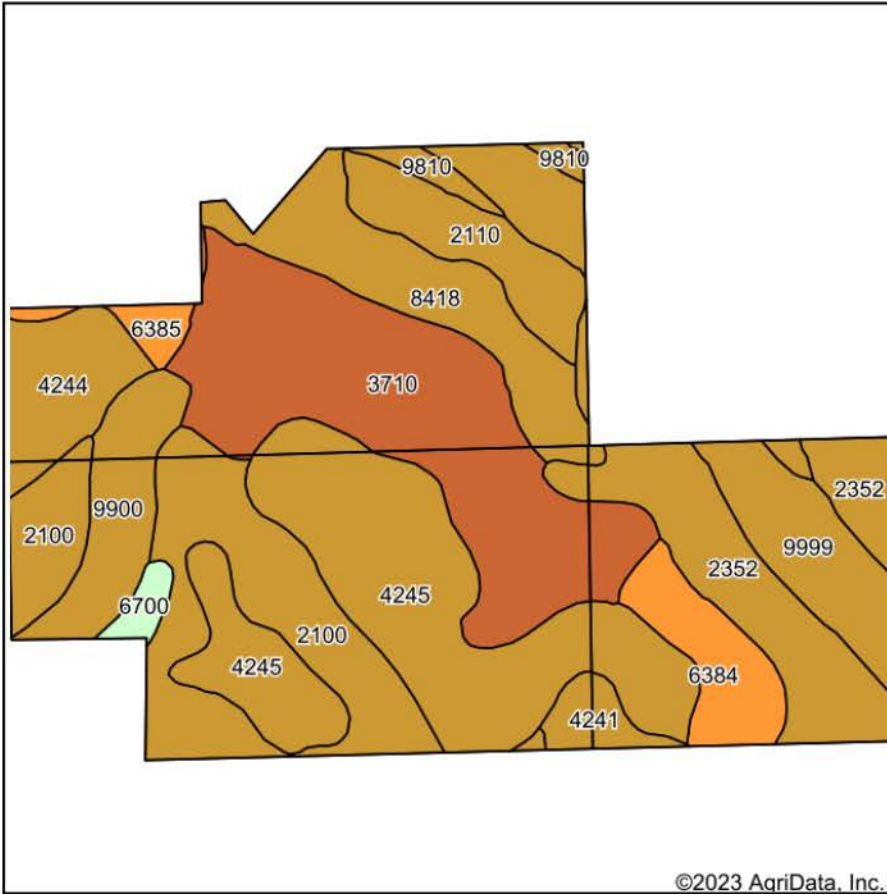
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



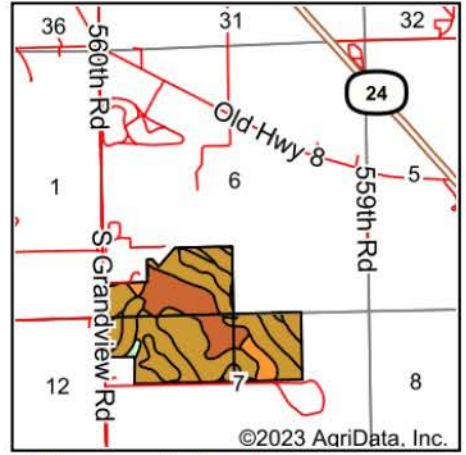
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Stanton**
 Location: **6-23N-1E**
 Township: **Elkhorn**
 Acres: **169.02**
 Date: **7/27/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE167, Soil Area Version: 22

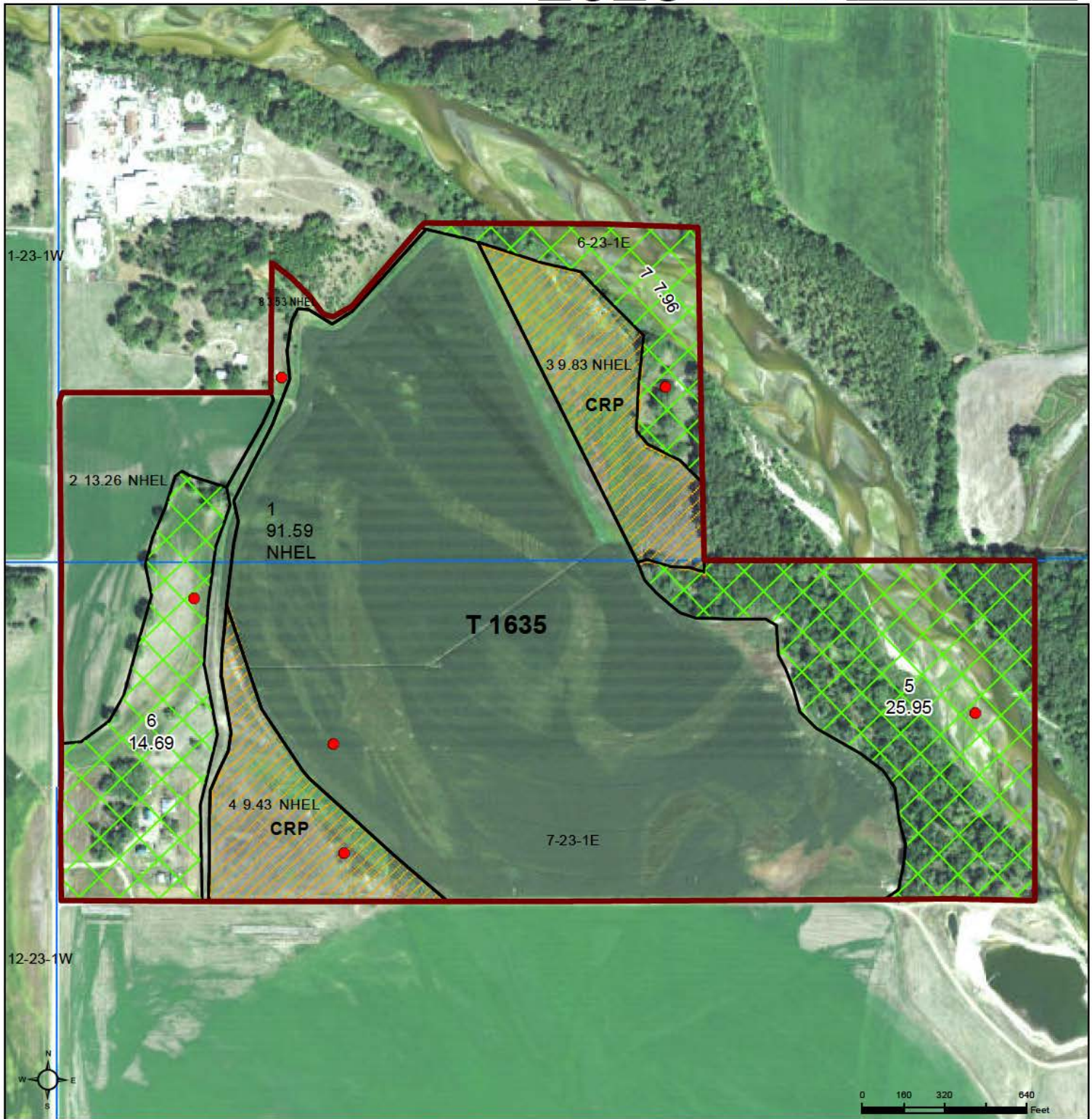
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3710	Cass fine sandy loam, 0 to 2 percent slopes, rarely flooded	32.95	19.5%		IIw	IIw	54
4245	Ord silt loam, occasionally flooded	32.71	19.4%		IIw	IIw	44
2100	Boel fine sandy loam, 0 to 2 percent slopes, occasionally flooded	22.89	13.5%		IIIw	IIIw	31
2352	Inavale-Boel complex, channeled, occasionally flooded	17.19	10.2%		IVe	IIIe	31
9999	Water	13.08	7.7%				0
8418	Boel loam 0 to 2 percent slopes, occasionally flooded	12.86	7.6%		IIIw	IIIw	38
9900	Fluvaquents, frequently flooded	7.93	4.7%		VIIIw		3
2110	Inavale loamy fine sand, 0 to 3 percent slopes, occasionally flooded	7.51	4.4%		IVe	IIIe	31
4244	Ord loam, occasionally flooded	7.29	4.3%		IIw	IIw	25
6384	Shell loam, occasionally flooded	6.69	4.0%		IIw	IIw	70
4241	Ord fine sandy loam, occasionally flooded	2.54	1.5%		IIw	IIw	43
9810	Riverwash	2.21	1.3%		VIIIw		0
6385	Shell silt loam, occasionally flooded	1.87	1.1%		IIw	IIw	71
6700	Thurman loamy fine sand, 0 to 2 percent slopes	1.30	0.8%		IIIe	IIIe	
Weighted Average					*-	*-	36.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

2022 NAIP Ortho Imagery
ALL CROPS ARE NON-IRRIGATED AND
INTEDED USE IS GRAIN UNLESS SPECIFIED

Tract Cropland Total: 127.64 acres

2023 Program Year
 Map Created July 26, 2023

Farm 5200
Tract 1635

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