



76.21 +/- Acres

Madison County, Nebraska



WALDO

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: 76.21 +/- Acres

PROPERTY LOCATION: From Meadow Grove, NE 3 miles north on 539th Ave (via County Rd) then go west 2 miles on 845th Rd and then $\frac{3}{4}$ of a mile north on 537th Ave. to the southeast boundary of the subject property.

LEGAL DESCRIPTION: N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 4, Township 24N, Range 4 West of the 6 P.M. Madison County, NE

PROPERTY DESCRIPTION: This highly productive irrigated farm is located in Madison County, Nebraska, offering approximately 76.21 acres of gently rolling cropland with excellent access from county roads. Here is an efficient farm situated in a strong agricultural area surrounded by quality irrigated operations. The farm is supported by an electric irrigation well delivering approximately 750 GPM providing a reliable water source for consistent crop production. With its location just minutes from multiple established grain markets and nearby communities, this farm offers both operational convenience and long-term investment appeal.

From a soil standpoint, the farm features a strong mix of loams and minimal slope across most of the field. These soils are well-suited for irrigated row-crop production and have a proven history of performance. Whether you are looking to expand an existing operation or acquire a dependable irrigated asset, this Madison County farm represents a quality opportunity in a tightly held area.

WELL INFORMATION:

Registration #	G-162217
GPM	750
Well Depth	320'
Static Level	26'
Pump Level	47'
Col. Diam.	8.62"
Certified Irrigated Acres	61

EQUIPMENT LIST w/ Serial Numbers:

8-tower Reinke Irrigation Pivot (Ser: 0307-37231)
40 HP U.S. Motor (Ser: S117508399-0033H0008)
Sargent Pump (Ser: NE12A079)

PROMINENT SOILS: See Attached.

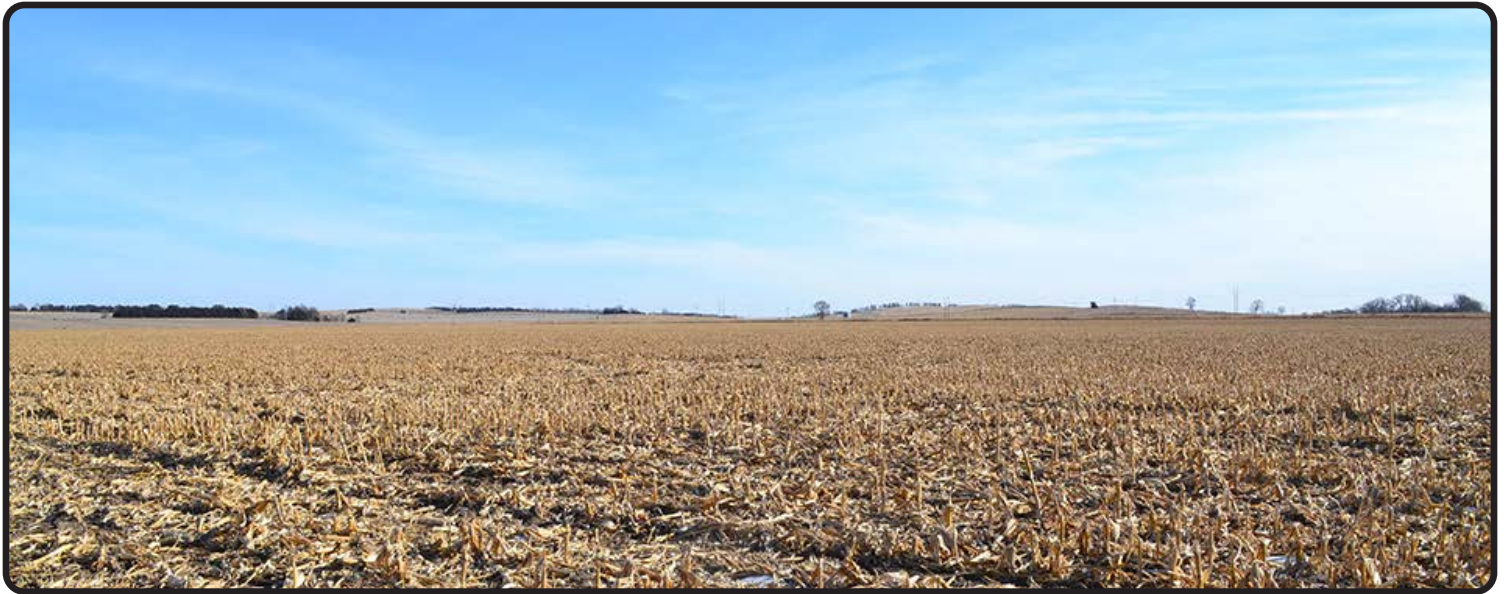
FSA INFORMATION:

Total Cropland Acres:	74.67	
Corn Contract Acre Base:	62.30	Yield: 166

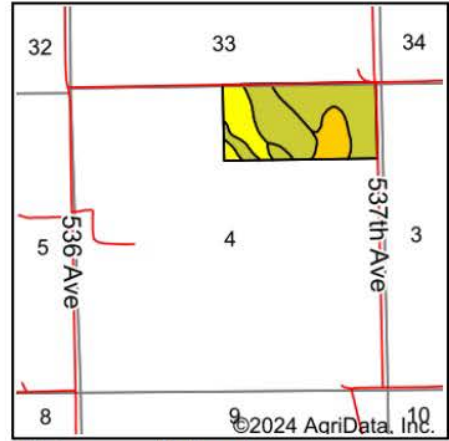
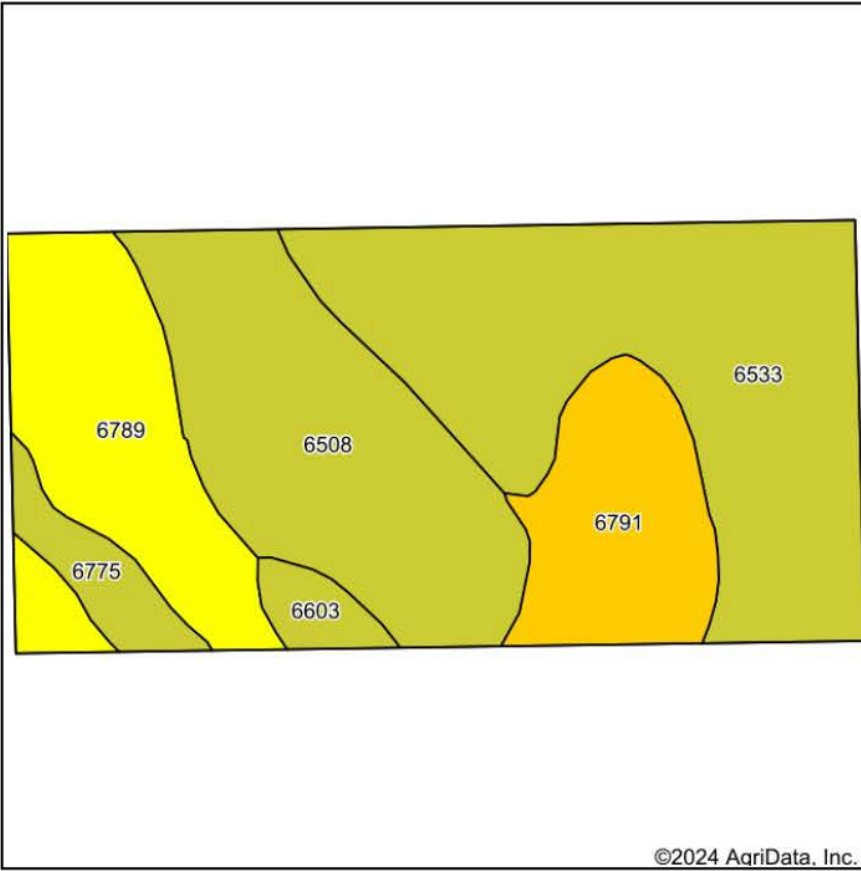
REAL ESTATE TAXES: 3,861.36

PRICE & TERMS: \$876,415

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



Soils Map



State: **Nebraska**
 County: **Madison**
 Location: **4-24N-4W**
 Township: **Jefferson**
 Acres: **78.68**
 Date: **12/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6533	Loretto fine sandy loam, 0 to 2 percent slopes	29.61	37.5%		Ile	Ile	69
6508	Blendon fine sandy loam, 0 to 2 percent slopes	19.97	25.4%		Ils	Ile	60
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	14.29	18.2%		IVe		52
6791	Loretto loam, 0 to 2 percent slopes	9.99	12.7%		I	I	76
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	3.04	3.9%		Ile	IIle	61
6603	Alcester silty clay loam, 2 to 6 percent slopes	1.78	2.3%		Ile	IIle	73
Weighted Average					2.24	*-	64.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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