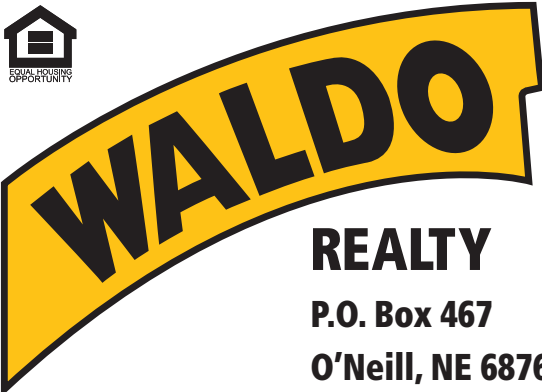




FOR SALE

20 +/- 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: 20 +/- Acres

PROPERTY LOCATION: From Meadow Grove, NE go a ½ mile south on 539th Ave. then 1 mile east on 841st Ave. and a ¼ mile south on 540th Ave. to the northeast boundary of the subject property.

LEGAL DESCRIPTION: N ½ SE ¼ NE ¼ of Section 36, Township 24N, Range 4 West of the 6 P.M. Madison County

PROPERTY DESCRIPTION: Located just southeast of Meadow Grove, Nebraska, this attractive 20-acre tract presents an outstanding opportunity for those seeking a productive grass parcel, future building site, or long-term investment. Situated along well-maintained 540th Avenue with convenient access to Highway 275, the property offers excellent year-round accessibility while maintaining the quiet rural setting that makes northeast Nebraska so desirable. The tract features nearly level topography, an attractive rectangular layout, and productive soils that have been maintained in grass, providing flexibility for a variety of future uses. The parcel is currently classified as agricultural and consists of approximately 20 acres with no building improvements.

Whether you're looking to expand your current operation, establish a hobby farm, or purchase a manageable investment property, this tract offers exceptional potential. Small acreage properties of this size continue to be in strong demand, making this a rare opportunity to purchase a versatile tract with excellent long-term value in one of northeast Nebraska's most desirable rural areas.

Contact listing agent Tyson Chohon for questions or a personal showing 402-649-9967.

SOIL INFORMATION: See Attached.

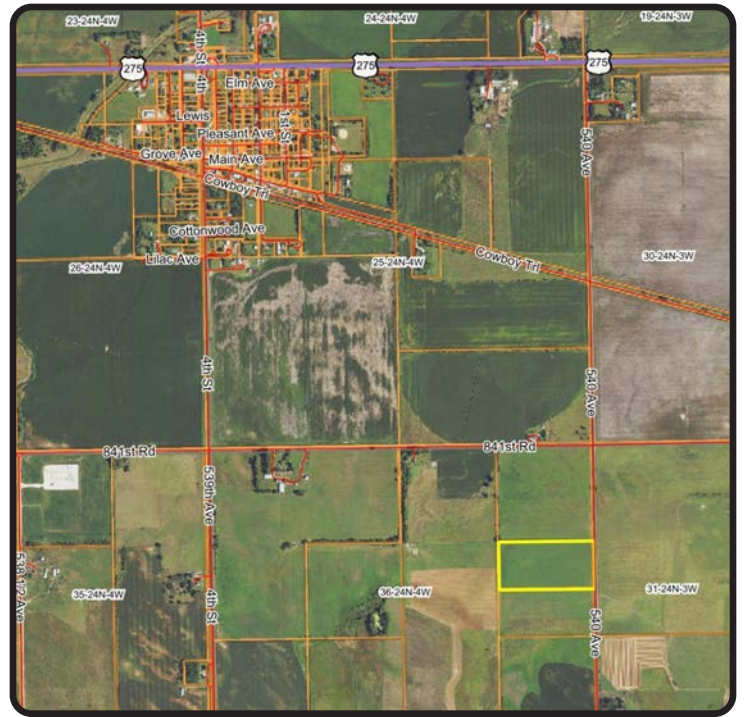
NRD NAME & PHONE #: Lower Elkhorn NRD – (402) 371-7313

REAL ESTATE TAXES: \$362.50

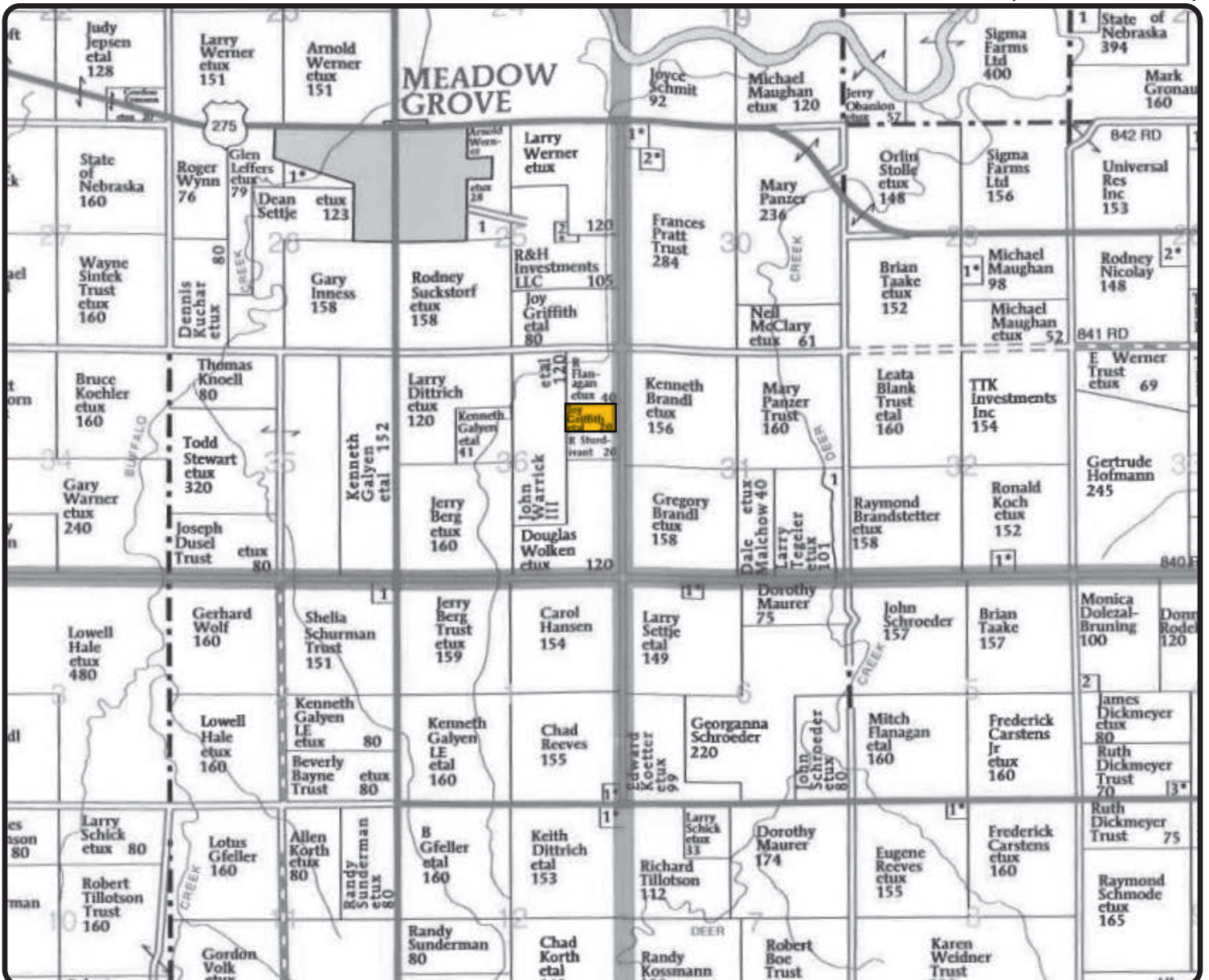
PRICE & TERMS: \$65,000

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



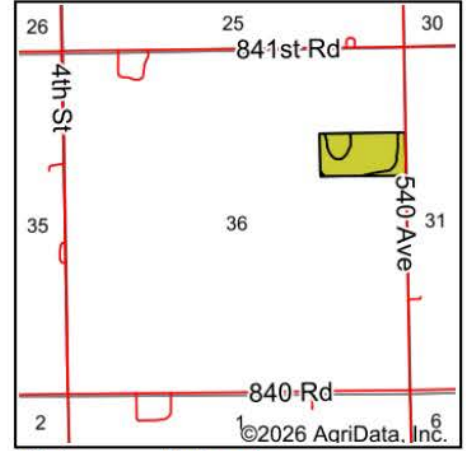
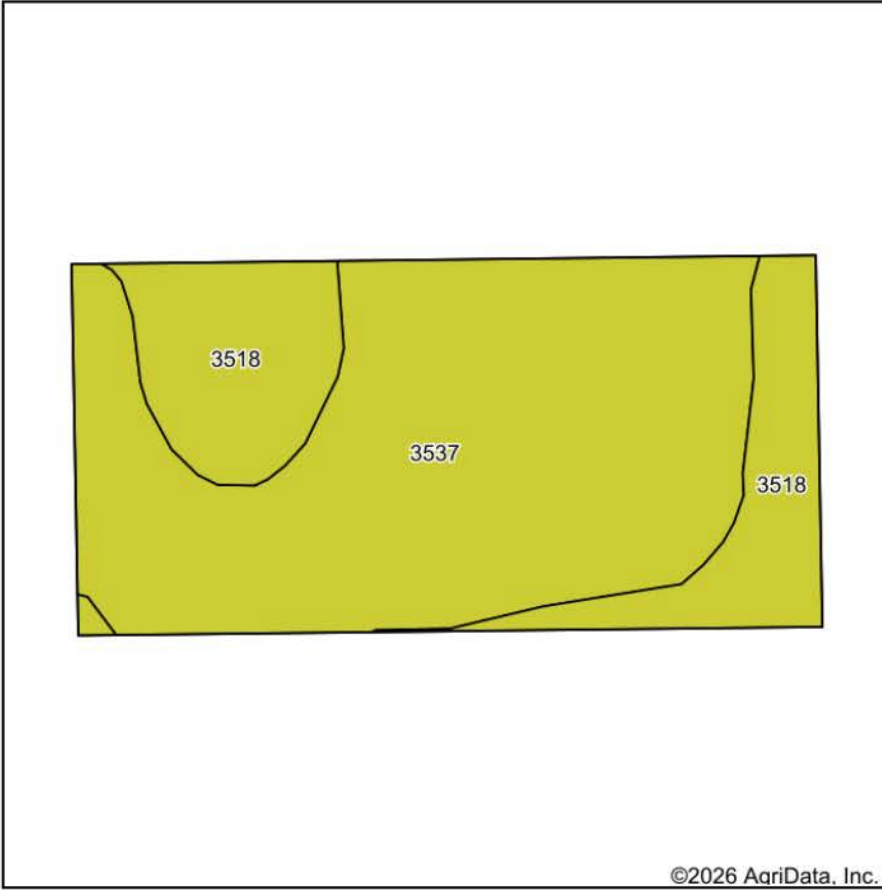


Boundry lines are for visual aid only.





Soils Map



State: **Nebraska**
 County: **Madison**
 Location: **36-24N-4W**
 Township: **Jefferson**
 Acres: **20.08**
 Date: **7/20/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
3537	Gibbon silty clay loam, occasionally flooded	14.44	71.9%		IIw	IIw	52
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.64	28.1%		IIw	IIw	54
Weighted Average					2.00	2.00	52.6

*c: Using Capabilities Class Dominant Condition Aggregation Method