



ZAG LAND
COMPANY

LAND FOR SALE

158.9 ACRES +/- MADISON COUNTY, NE



Sam Zach

Licensed Broker in NE & SD

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(402) 841-4002

302 Oak St. Humphrey, NE 68642

www.Zag.ag



Zag Land Company is pleased to present this Madison County farm located two miles East of Madison just South of Highway 32. The farm has a combination of irrigated and non-irrigated cropland as well as pasture and recreational ground. The Union Creek flows through the center of the property providing a source of irrigation water and wildlife habitat.

The farm is currently rented to a local farmer on an annual basis. The current tenant would have an interest in continuing to farm the property if it interested the new buyer. The current lease will expire ahead of the 2025 growing season.

The property contains 158.9 (+/-) assessed acres. There are 101.57 FSA cropland acres. There are 17.75 certified irrigated acres in the Lower Elkhorn NRD. Water is supplied via a river screen from the Union Creek. All irrigation equipment is owned by the current tenant and is located on the neighboring property. No irrigation equipment will be included with the sale of the land.

Price: \$1,400,000.00

Property Details

State: Nebraska

County: Madison

Assessed Acres: 158.9

NRD: Lower Elkhorn

Certified Surface Irrigated Acres: 17.75

Assessor Parcel Numbers: 590122479,
590122444

Combined 2023 RE Taxes: \$8,825.76

FSA Cropland Acres: 101.57

FSA Farm #: 4530

FSA Tract #: 9098, 9099

FSA Farmland Acres: 153.42

Base Acres: Corn 54.19 | Soy 40.01

FSA PLC Yield: Corn: 141 | Soy 47

Legal Descriptions: Parcel 590122479:
E ½ NE ¼ Sec. 3 Town. 21 N Range 1 W;
Parcel 590122444: W ½ NW ¼ Less PT to
State Sec. 2 Town. 21 N Range 1 W

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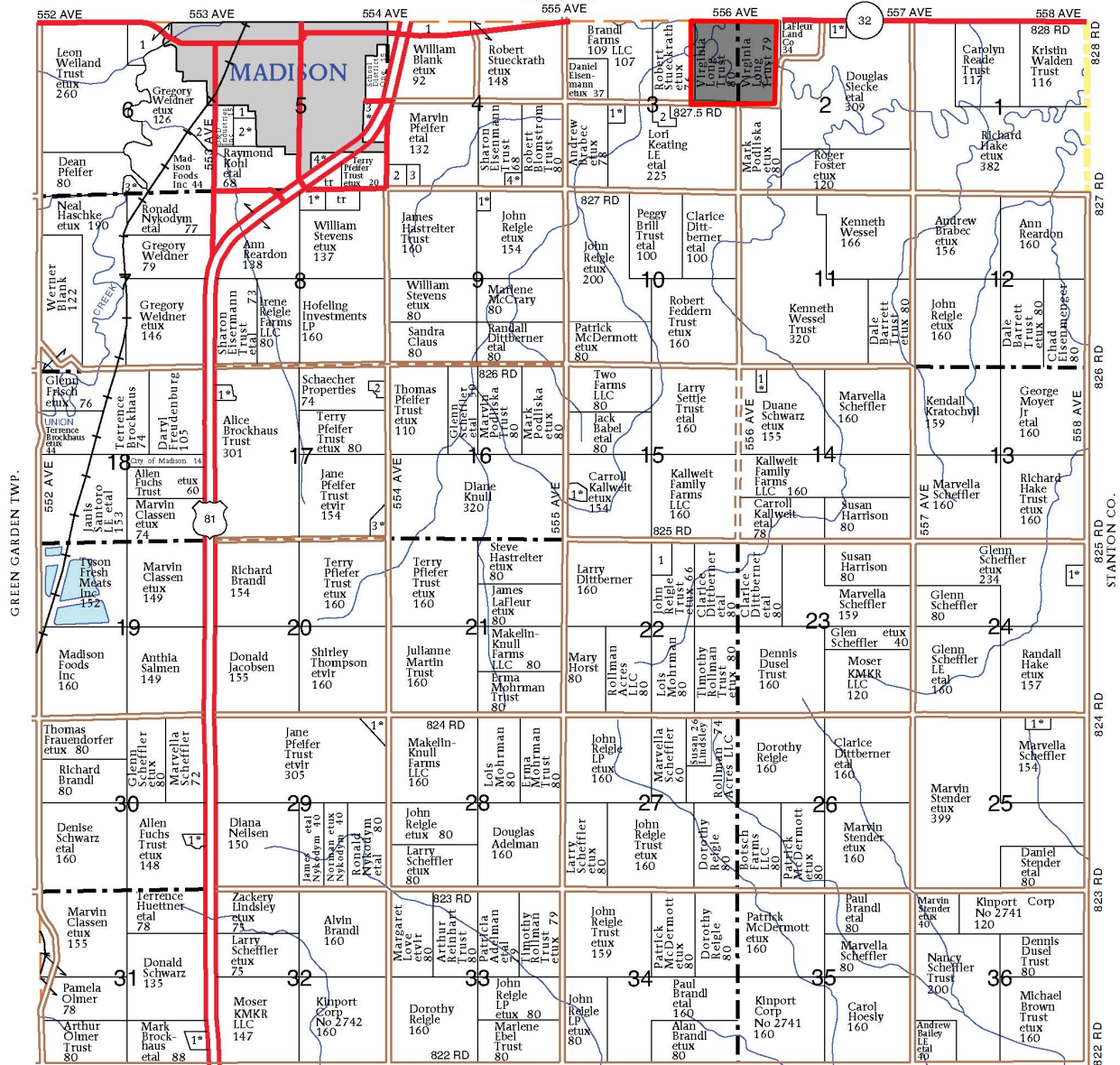
T-21-N

MADISON PLAT

R-1-W

(Landowners)

UNION TWP.



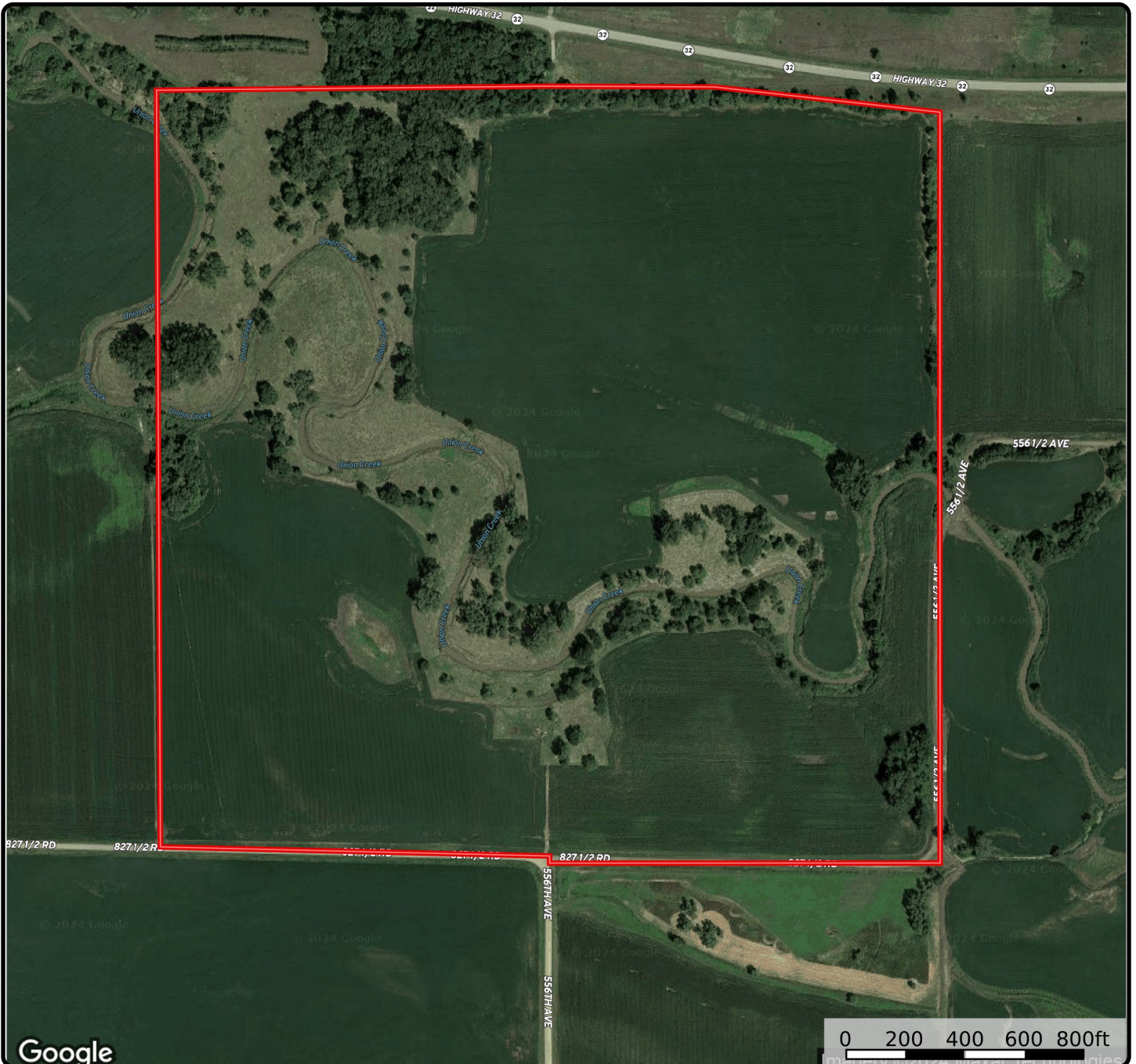
PLATTE CO.

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AERIAL MAP



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Boundary 155.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	46.66	30.02	0	87	1
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	42.39	27.27	0	41	6w
6603	Alcester silty clay loam, 2 to 6 percent slopes	25.99	16.72	91	76	2e
6845	Ortello fine sandy loam, 2 to 6 percent slopes	9.96	6.41	0	63	3e
4244	Ord loam, occasionally flooded	9.24	5.95	0	46	2w
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	6.7	4.31	0	66	3e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	5.97	3.84	0	79	2w
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	5.51	3.55	48	60	4e
6753	Nora silt loam, 2 to 6 percent slopes	2.98	1.92	52	76	2e
TOTALS		155.4(*)	100%	17.92	66.25	2.97

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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PROPERTY PHOTOS

SE Cropland Field



SW Cropland Field



NE Cropland Field



Union Creek



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PROPERTY SUMMARY

Let Zag Land Company help you with all of your farm real estate, management, and advisory needs.

Find us online at Zag.ag or reach out at (402) 841-4002.

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Zag Land Company is a licensed Real Estate Brokerage Company in the states of Nebraska and South Dakota. Sam Zach is a licensed Real Estate Broker in the states of Nebraska and South Dakota.

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