

**Madison County NE, 80 Acres**  
834th RD & 545th Ave  
Battle Creek, NE 68715

**\$600,000**  
80± Acres  
Madison County



**Madison County NE, 80 Acres**  
**Battle Creek, NE / Madison County**

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**SUMMARY**

**Address**

834th RD & 545th Ave

**City, State Zip**

Battle Creek, NE 68715

**County**

Madison County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

41.911262 / -97.624922

**Taxes (Annually)**

\$2,064

**Acreage**

80

**Price**

\$600,000

**Property Website**

<https://talltinesproperties.com/property/madison-county-ne-80-acres-/madison/nebraska/99052/>





## Madison County NE, 80 Acres Battle Creek, NE / Madison County

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### **PROPERTY DESCRIPTION**

Discover an exceptional opportunity to own 80 acres in Madison County, NE, offering income, versatility, and a prime location all in one remarkable package. This well-maintained property features 52 +/- acres enrolled in the CRP Conservation Reserve Program, generating an impressive \$13,150 annually in dependable income. With a strong return already in place, this acreage presents both immediate revenue and long-term investment potential.

In addition to the CRP ground, the property includes 22 acres of productive hay meadow, ideal for livestock feed, rental income, or expanding your agricultural operation. The balance of the acreage provides a well-established building site complete with two barns, offering excellent storage for equipment, hay, or livestock. A mature shelterbelt surrounds the homesite area, providing privacy, wind protection, and natural beauty throughout the seasons.

A residential well is already on site, adding convenience and reducing development costs for future building plans. Whether you're looking to build your dream home, establish a hobby farm, expand your farming operation, or secure a strong land investment, this property offers outstanding flexibility.

Located on a well-maintained county road, access is convenient year-round while still providing the quiet rural setting buyers desire. Properties with this combination of income, improvements, and location are increasingly hard to find in Madison County. Don't miss your chance to invest in productive Nebraska land with proven returns and exceptional potential. Call Nick Stout to schedule your qualified showing. Shown by appointment only.

### **FEATURES**

- CPI Soil rating of 70
- Excellent gravel road access
- Conveniently located south of Battle Creek, NE
- Residential well to water livestock

### **AREA INFORMATION**

[Madison County](#)

[Farm Service Agency](#)

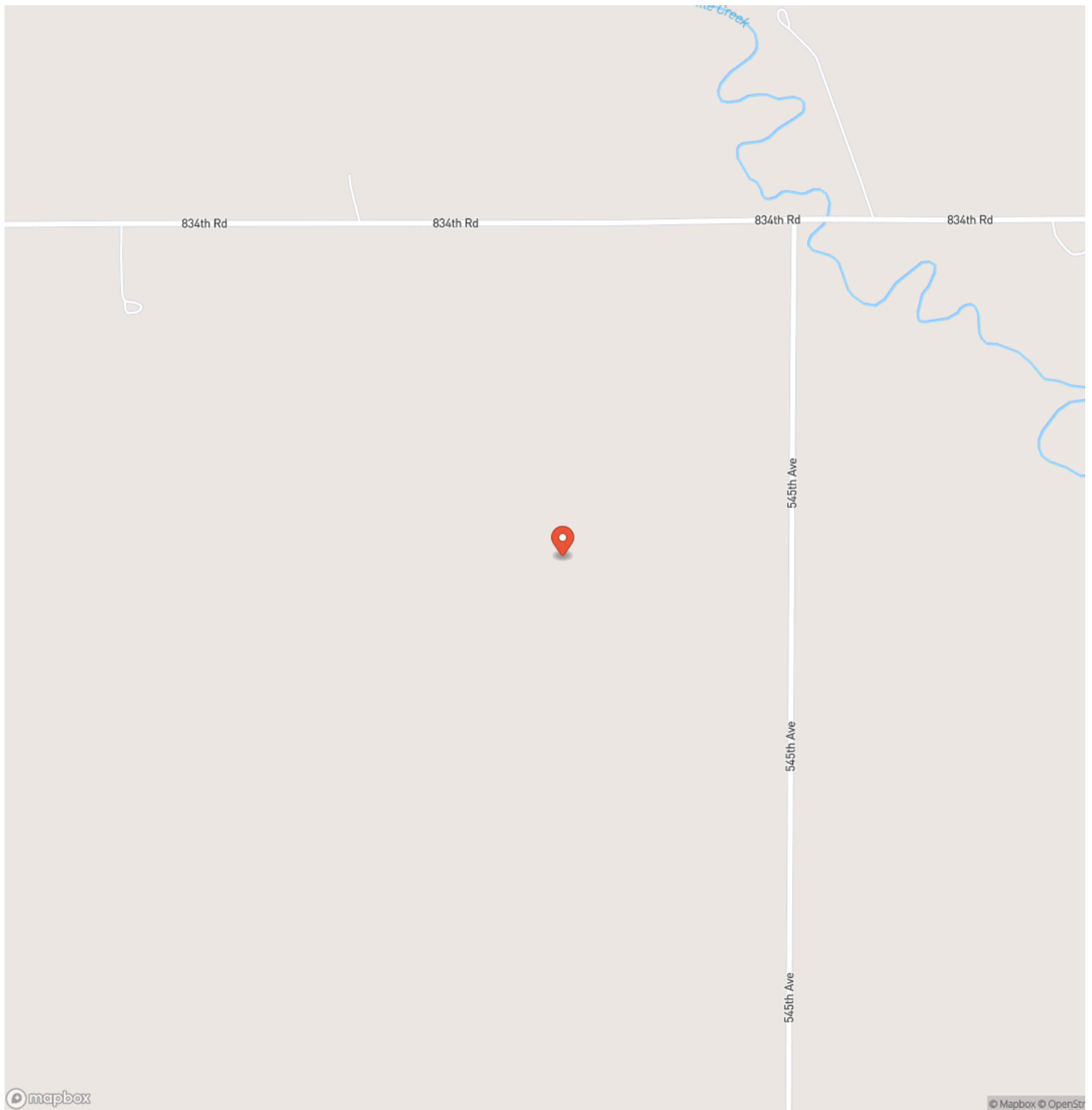


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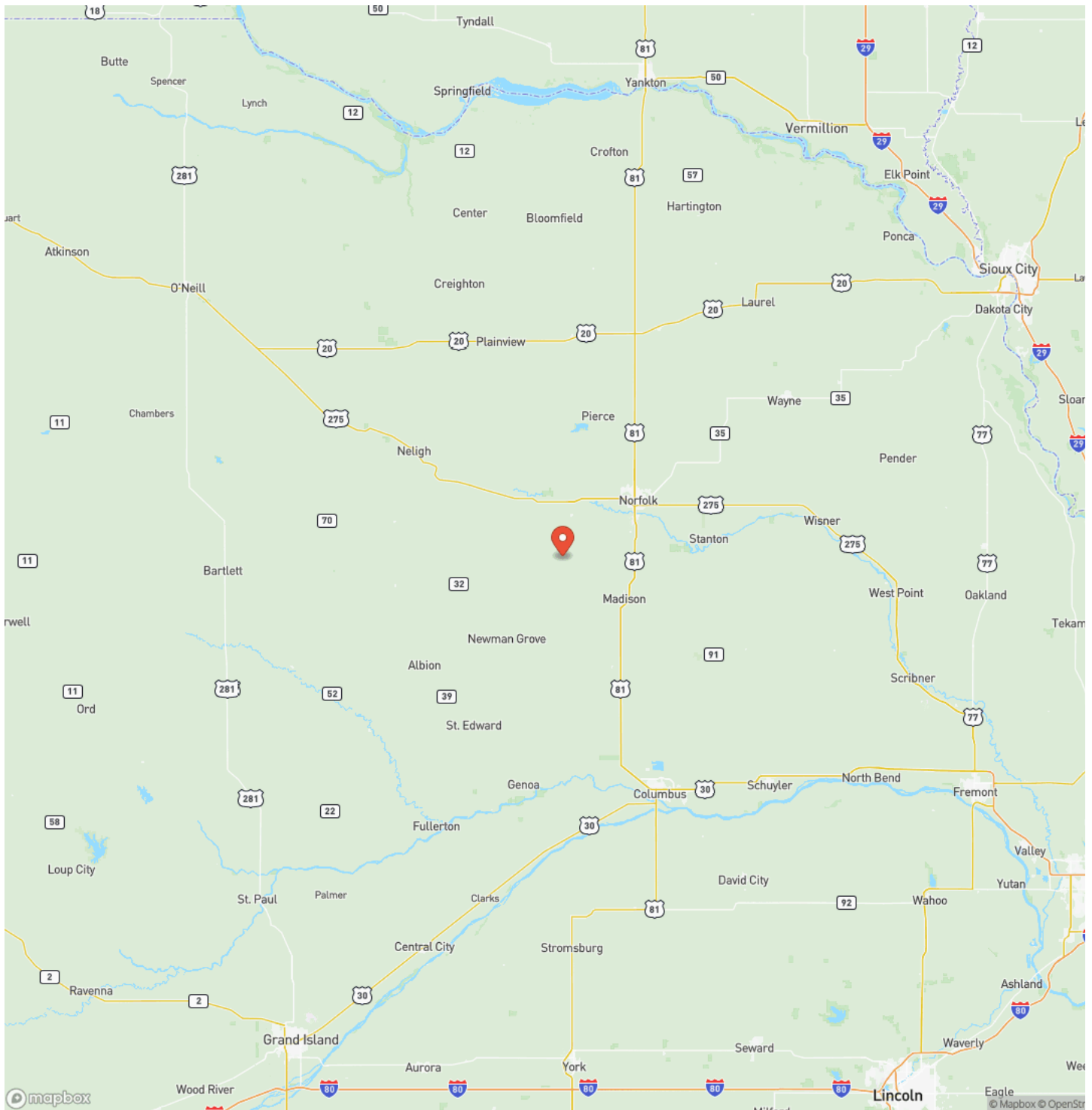
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## Locator Map



## Locator Map





## Satellite Map



**Madison County NE, 80 Acres**  
**Battle Creek, NE / Madison County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nick Stout

## Mobile

(605) 760-1314

## Email

nick.stout@talltinesproperties.com

## Address

55082 897 Road

## City / State / Zip

Crofton, NE 68730

## NOTES





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**<https://talitinesproperties.com/>**

## **DISCLAIMERS**

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

### **COOPERATING BROKER COMPENSATION:**

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at the initial showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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