



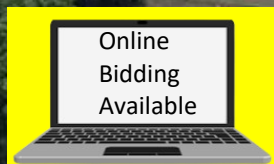
LAND AUCTION

Madison County NE

80 -/+ Acres

Nov 11th, 2026 ▪ 1:00 pm

McLeb Meeting Room ▪ Madison County Fairgrounds



See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – Mark & Cathy Podliska

Auction Information: The auction will be held November 11, 2026 starting @ 1:00 p.m. Auction will be held in the McLeb Meeting Room at the Madison County Fairgrounds. (401 W 6th St. North Madison, NE). If you are unable to attend in person, online bidding will be available through restagauktion.com

Property Location: From the intersection of Hwy 81 and South Main Street at Madison, take Skyline Drive East. Skyline Drive will turn into 827th Rd. Take 827th Rd East 2 miles to the intersection of 827th Rd and 556th Ave. This will put you at the Southwest corner of the property being sold. This farm lays on the North side of 827th Rd and continues North to 827 ½ rd. Farm lays East of 556th Ave and continues East ¼ of a mile.

- 2.5 miles East of Madison
- 12 miles South of Norfolk

Legal: W1/2 SW1/4 2-21-1 80 AC Parcel ID# 590122452

Land Description: This is a dryland +/-80 acre tract located just 2 miles East of Madison. Currently 60.39 acres are being used for dryland row crop. There are 9.36 acres on the North end that are currently in native grasses that could be converted to row crop production. There are also 4.84 acres in the Southeast corner that are in trees and native grasses that could be converted to row crop production. This farm lays flat to gently sloped. This farm has a soil content consisting mainly of Alcester silty clay loam, Bazile loam, Nora-Crofton complex, and Thurman loamy fine sand. These soils have good moisture retention and have a history of producing good yields. This farm has excellent access from well-maintained gravel roads. This is a rare opportunity to purchase a quality farm in a highly productive area. This farm is open for the 2027 growing season.

Taxes 2025: \$3,941.20 or \$49.27 per acre

FSA/NRD Info: Corn Base Acres => 34.60 PLC Yield =>123
Soybean Base Acres => 27.50 PLC Yield =>32

Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold. Breaks will be taken per the auctioneer's discretion.

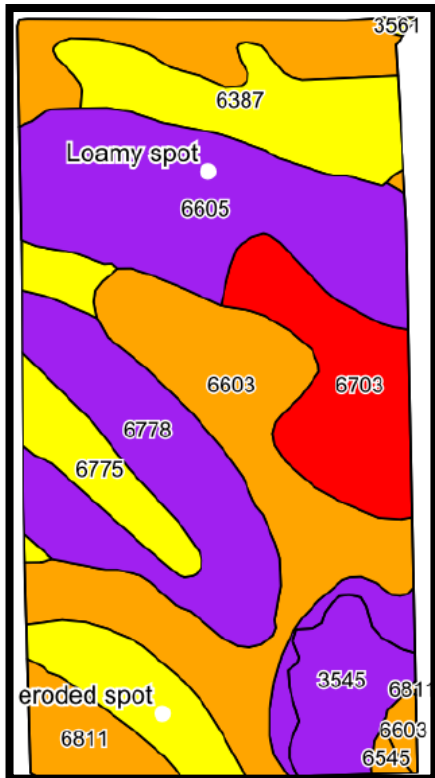
Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written.

Sale Day Phone: (402)640-4000. If you are unable to attend the auction, please bid through the Rest Ag and Auction app.

Online Bidding: If you are unable to attend the auction, please register to bid through the Rest Ag and Auction app prior to the auction. Or follow the link on our website @ RestAgAuction.com.

Terms: Property will be sold to the highest bidder. Winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. Remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. **Buyer will receive possession at closing.**

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction make no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.



Code	Soil Description	Acres	Percent	Legend
6603	Alcester silty clay loam, 2 to 6 percent slopes	20.86	27.3%	
6605	Bazile loam, 2 to 6 percent slopes	13.56	17.8%	
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	10.74	14.1%	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	7.24	9.5%	
6387	Shell variant silty clay loam, 0 to 1 percent slopes	6.70	8.8%	
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	5.66	7.4%	
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	4.34	5.7%	
6767	Nora silty clay loam, 6 to 11 percent slopes	3.94	5.2%	
6811	Moody silty clay loam, 2 to 6 percent slopes	2.78	3.6%	
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	0.27	0.4%	
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	0.12	0.2%	

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