

Olson Development Opportunity

137.00 Acres

Madison County, NE

\$4,110,000



HAYDEN  OUTDOORS.

Olson Development Opportunity

TOTAL ACRES:

137.00

PRICE:

\$4,110,000

COUNTY:

Madison County

CLOSEST TOWN:

Norfolk, NE

Presented by



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Property Summary

The Olson Development Property is a ±137-acre tract located on the southeast edge of Norfolk, Nebraska. Featuring approximately 89% flat tillable ground, blacktop road frontage on three sides, and proximity to several established sandpit lakes, this property offers outstanding potential for aggregate extraction, residential development, expansion, or long-term investment.



Activities & Amenities

Development Potential
Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Income Producing
Mineral Rights

Land Details

Address: 230 Andys Lake Rd,
Norfolk, Nebraska 68701, USA
Closest Town: Norfolk
Total Acres: 137.00
Deeded Acres: 137.00
Zoning: Agricultural
Topography: Flat
Tillable/Crop/Orchard Acres: 121.95
Pasture Acres: 9.11
Water Rights: Yes, All owned
will transfer to buyer
Mineral Rights: Yes, All owned
will transfer to buyer
Estimated Taxes: \$5,900 - 2025
Source of lot size: Assessor/Tax Data



Land

The Olson Development Property offers a rare opportunity to acquire a large-scale development and aggregate resource tract on the rapidly growing southeast side of Norfolk, Nebraska. Consisting of approximately 137 acres, this property is ideally positioned for future residential, recreational, or aggregate extraction development.

Approximately 89% of the property is flat, productive tillable farmland, providing an excellent foundation for a wide variety of development concepts. The tract is surrounded by new and established sandpit lakes, demonstrating the area's proven aggregate reserves and successful transformation into highly desirable recreational and residential lake developments.

Accessibility is a key feature of this property, with blacktop road frontage on three sides, including East Sherwood Road, Andy's Lake Road, and South 1st Street. This exceptional road access enhances development flexibility while providing convenient connectivity to Norfolk's expanding commercial and residential growth corridors.

Whether you are seeking a long-term investment, aggregate extraction opportunity, or a premier development site, the Olson Development Property offers the location, size, and infrastructure necessary to capitalize on one of northeast Nebraska's most promising growth areas.

Property Highlights

- ±137 total acres
- Approximately 89% flat tillable land
- Prime development and aggregate extraction opportunity
- Located among numerous established sandpit lake developments
- Blacktop road frontage on three sides
- Frontage along East Sherwood Road, Andy's Lake Road, and South 1st Street
- Excellent access to Norfolk's growing southeast corridor
- Significant long-term investment potential



Region & Climate

Norfolk, NE has a temperate climate with hot summers and cold winters. Summers are humid but temperatures remain comfortable due to the low humidity levels and cool breezes coming off the nearby Platte River. Winters can be cold with temperatures dipping below freezing at times, although this is usually accompanied by sunshine and bright blue skies. Precipitation in Norfolk is fairly evenly distributed throughout the year with snowfall occurring between December and March.

- Norfolk, Nebraska gets 29 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Norfolk averages 28 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 224 sunny days per year in Norfolk. The US average is 205 sunny days.

Norfolk gets some kind of precipitation, on average, 86 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.



History

Norfolk was founded in 1866 when 44 German immigrant families traveled from Wisconsin seeking fertile farmland under the Homestead Act. They settled near the junction of the Elkhorn River and its North Fork. The settlement was originally called “North Fork,” which eventually evolved into “Norfolk” after postal authorities altered the spelling.

A few key milestones in Norfolk’s development:

- German settlers established the community in 1866.
- Norfolk became an important supply point during the Black Hills Gold Rush of the 1870s.
- The arrival of multiple railroads between 1879 and 1882 transformed Norfolk into a major transportation and agricultural shipping center.
- The city was incorporated in 1886 and continued growing as a regional trade hub.

Today, agriculture remains important, but manufacturing, healthcare, education, and retail are also major drivers of the local economy.

Famous Connection: Johnny Carson

One of Norfolk’s most famous residents was legendary television host Johnny Carson. Although born in Iowa, Carson grew up in Norfolk and always considered it his hometown. The city embraces that connection through exhibits and historical displays.





Location

Norfolk, Nebraska is located in northeastern Nebraska, specifically in Madison County, within the scenic Elkhorn River Valley.

Precise Geographic Details

- Coordinates: Approximately 42.03° N, 97.43° W (or 42°01'41"N 97°25'45"W).
- Elevation: About 1,522 feet (464 meters) above sea level.
- Geography: It sits at the junction of the Elkhorn River and its North Fork, in a fertile river valley surrounded by rolling plains typical of the Great Plains region. The landscape supports agriculture and outdoor recreation.

Regional Position & Distances

- 113 miles (182 km) northwest of Omaha, Nebraska.
- 121 miles north of Lincoln, Nebraska.
- 75–83 miles (121–134 km) southwest of Sioux City, Iowa.
- It serves as a regional hub for northeast Nebraska, acting as the principal city of the Norfolk Micropolitan Statistical Area.


Major Highways - Norfolk is a crossroads city with excellent connectivity:

- U.S. Highway 81 (north-south)
- U.S. Highway 275 (southeast-northwest)
- Nebraska Highways 24 and 35 also intersect here.

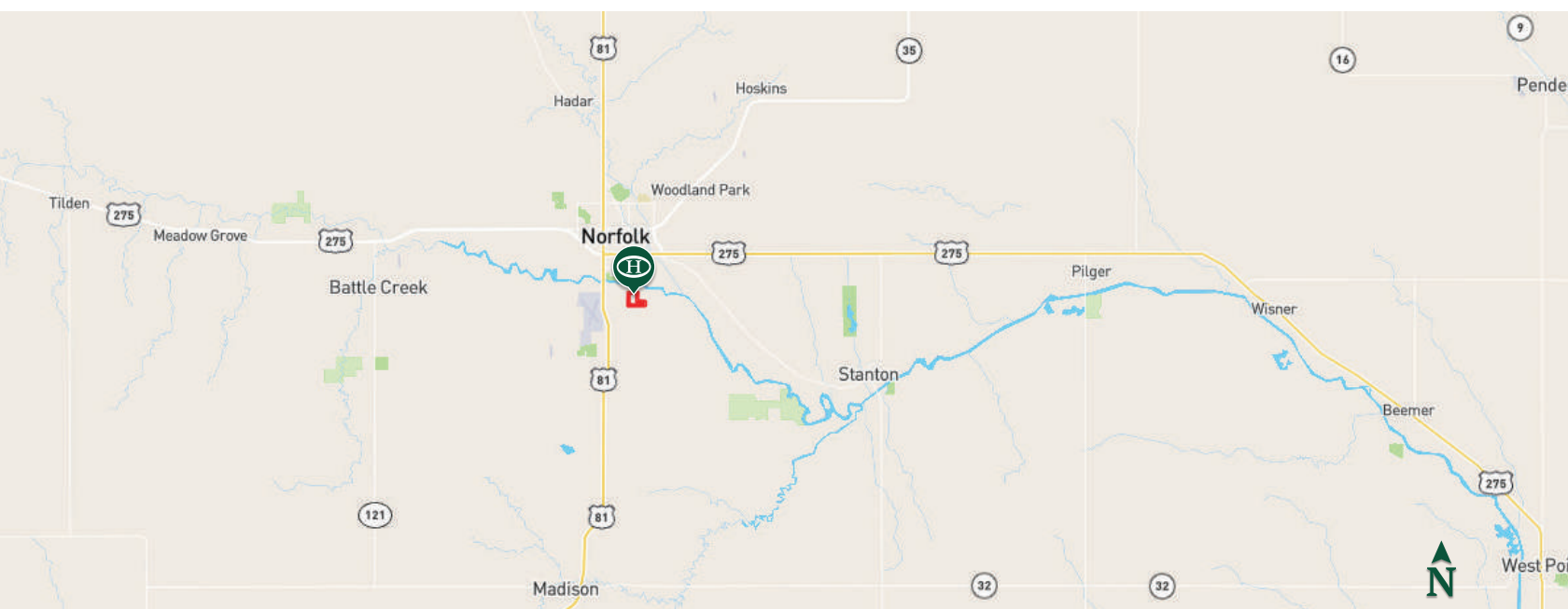
This prime location makes it a natural center for commerce, agriculture, manufacturing, and services in the region.





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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