

424.79 Acres For Sale

North Airport Road Norfolk, NE 68701



Jennifer Waxberg
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 **BHGRE**
COMMERCIALSM

Lisa Pringle
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Property Overview

Price \$25,000,000
Total Acres 424.79 Acres
Zoning Single Family & Agricultural

Property Address	Building Size	Year Built	Beds	Baths
4510 N Airport Rd Norfolk, NE 68701	3,076 sf	1995	3	2.5
4100 N Airport Rd Norfolk, NE 68701	1,008 sf	1973	3	1
3500 N Airport Rd Norfolk, NE 68701	1,186 sf	1930	3	1

Property Breakdown

Parcel ID	Legal Description	Property Address (if available)	Acres	Zoning	2024 Taxes
590156853	W1/2 NE1/4 NW1/4 & PT W1/2 SE1/4 NW1/4 6-23-1 39.34 AC	4510 N Airport Rd Norfolk, NE 68701	39.34	Agricultural	\$4,463.80
590166409	RUSTIC LAKE SECOND PLATTING LOTS 1 THRU 26, BLK 4 (6-23-1) - MH (1973 CHAMPION 12X56 & 12X28)	4100 N Airport Rd Norfolk, NE 68701	10.02	Single Family	\$1,320.18
590156810	W1/2 NW1/4 5-23-1 78.77 AC	3500 N Airport Rd Norfolk, NE 68701	78.77	Agricultural	\$4,820.34
590165860	RUSTIC LAKE FIRST PLATTING BLKS 1 & 2 & LOTS 1 THRU 7, BLK 3 (6-23-1)		8.55	Single Family	\$229.26
590166123	RUSTIC LAKE FIRST PLATTING LOT 8, BLK 3 (6-23-1)		0.32	Single Family	\$8.60
590166131	RUSTIC LAKE SECOND PLATTING LOT 10, BLK 1 (6-23-1)		0.25	Single Family	\$6.70
590166220	RUSTIC LAKE SECOND PLATTING LOTS 9, 10, 11, 12 & 13, BLK 2 (6-23-1)		2.89	Single Family	\$80.58
590169572	SW1/4 SE1/4 31-24-1 40 AC		40	Agricultural	\$271.90
590173014	RUSTIC LAKE SECOND PLATTING LOTS 1 THRU 26, BLK 5 (6-23-1)		12.61	Single Family	\$369.66
590156821	PT NE1/4 & PT E1/2 NW1/4 6-23-1 138.99 AC		138.99	Agricultural	\$2,971.22
590173316	RUSTIC LAKE SECOND PLATTING LOTS 1 THRU 9, BLK 6 (6-23-1)		5.79	Single Family	\$155.22
590166352	RUSTIC LAKE SECOND PLATTING LOTS 9 THRU 26, BLK 3 (6-23-1)		8.13	Single Family	\$217.96
590156802	NE1/4 NW1/4 5-23-1 39.13 AC		39.13	Agricultural	\$494.34
590156829	SE1/4 NW1/4 5-23-1 40 AC		40	Agricultural	\$948.54

Total Acres: 424.79 Total Taxes: \$16,358.30

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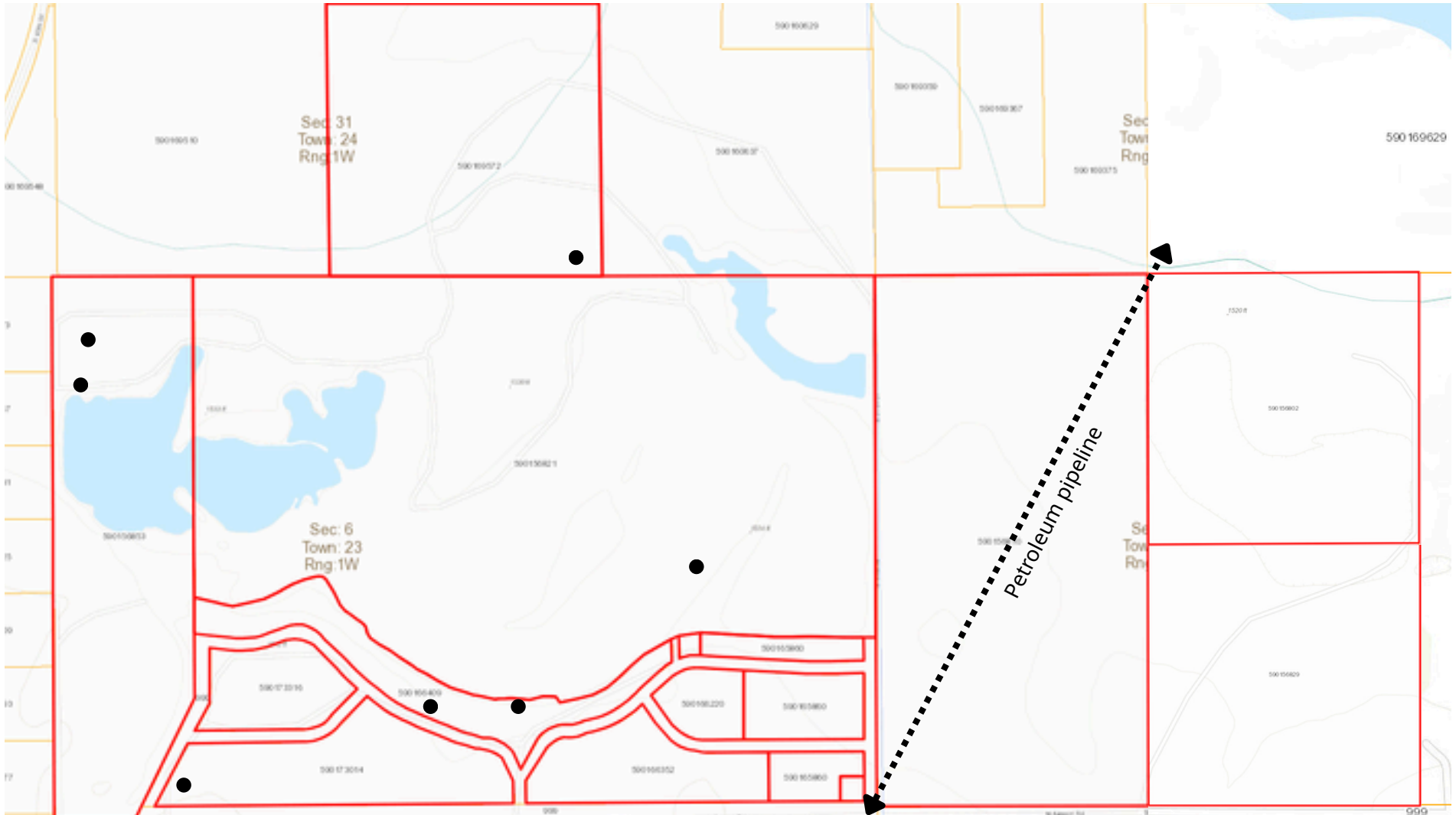
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6 Wells & Pipeline

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Wells and pipeline locations are estimated



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9 Test Holes

Date	Hole#	Location	Description
9/2016	1	SE	Water Table @ 8'
		Depth 65'	Flushed gravel @ 26'-36'
			Spooned at 36' 50% gravel 50% sand
			Bore down to 50' grinding sand & gravel, sampled it 50', hit clay
9/23/2016	2	SW Middle Near Bank	Flushed gravel @ 25'
		Depth 80'	1st sample 50% gravel 50% sand
			Bored through gravel to 65'
			Spooned at 65' grey gravel
			Bored to 75' before hitting clay
9/23/2016	3	North Middle Near Pond	Sampled @ 35' sand
		Depth 55'	Flushed gravel after 35'
			Sampled @ 45' gray gravel and sand
			Bore to 55' 70% sand and 30% gravel
9/30/2016	4	NW Corner	Flush gravel @ 28'
		Depth 63'	28'-43' gravel
			Bored from 43' down to 55' gravel
			Clay layer started @ 55'
9/30/2016	5	200 Yds S of Hole 3	Blue gravel @ 32'
			Spooned @ 45' gravel very little sand
			Tested down to 80', every 5' spoon was full, hit clay seem @ 80'
9/30/2016	6	SE Lake Bed Near Shop	Flushed gravel about 42'
			Spooned gravel, flushed gravel till 66'
			Hit clay seem at 67'
			Possibly 27' gravel
10/14/2016	7	Behind House by Creek	Flushed gravel 22'-27'
		NW Corner of Property	32' spooned gray gravel 10% sand
			Spooned gravel 37' - gravel, rock, very little sand
			42' spooned blocked with rock
			42'-45' grinding through 3' layer of rock sp
			47' spooned, block with rock
			52' still grinding rock
			57'-60' still grinding rock
			62' hit clay
			62' spooned rock and clay

Date	Hole#	Location	Description
10/14/2016	8	600 Yds N of Hole 2	20' flushing gravel
			22' spooned - gravel & sand 50%
			27'-29' grinding rock
			29'-32' grinding rock
			37' spoon gravel blocked by big rock
			37'-42' grinding
			42' spooned 2x blocked with rock
			42'-47' grinding
			47' - tried to spoon 3x 2x hold collapsed, 3rd blocked by rock
			47'-52' grinding
			52'-54' spooned blocked with rock
			52'-57' grinding
			57'-59' spooned big rock in spoon, little gravel, little sand, blocked
			57'-62' grinding
			62'-64' spooned big rock blocked spoon
			62'-67' grinding
			67'-70' spooned block spoon 2x 3rd time big rock in spoon then 3" of clay
10/14/2016	9	Between Holes 1 & 5	30'-32' flushed gravel, sand
		300 Yds NW of E Well	37' spooned gravel 50% sand 50% gravel
			42' spooned gravel 70% sand 30%
			47' spooned sand gravel and big rock
			52' spooned 1st spoon big rock, 2nd spoon big rock, rock 70% sand 30%
			57' spooned gravel rock and sand 30%
			62'-64' 70% gravel 30% sand
			70' hit shael

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Property Overview

Acreage Highlights:

- 4510 N AIRPORT RD NORFOLK, NE 68701 + 13 parcels
- 3 Homes ~ 2 are rented month to month
- Verified deposits of sand/gravel/crushed stone
- 424.79 Acres ~ Approx. 300 dredgeable (seller estimate subject to verification)
- Material suitable for concrete/asphalt/landscaping/etc.

Aggregate Resource Data

- Geological surveys or soil reports
- Core samples, test pits, or bore logs
- Type of materials: coarse sand, fine sand, crushed gravel, quartz rock

Operational Advantages:

- Flat terrain with multiple natural ponds
- 6 wells on property
 - 6" output
 - 3 phase 440 power

Operational Advantages Continued:

- Utilities on site: electric ~ 440 amp, well water, septic, propane
- Year-round access via gravel road on site & paved blacktop
- Site accessibility for heavy equipment
- Nearby infrastructure
- Some areas are in a flood plain

Permitting / Zoning:

- Current zoning: Single Family & Agricultural
- Special Use Permit Required *if applicable

Business Opportunity:

- Potential for future lake community development Rustic Lake 1977

Documents Available:

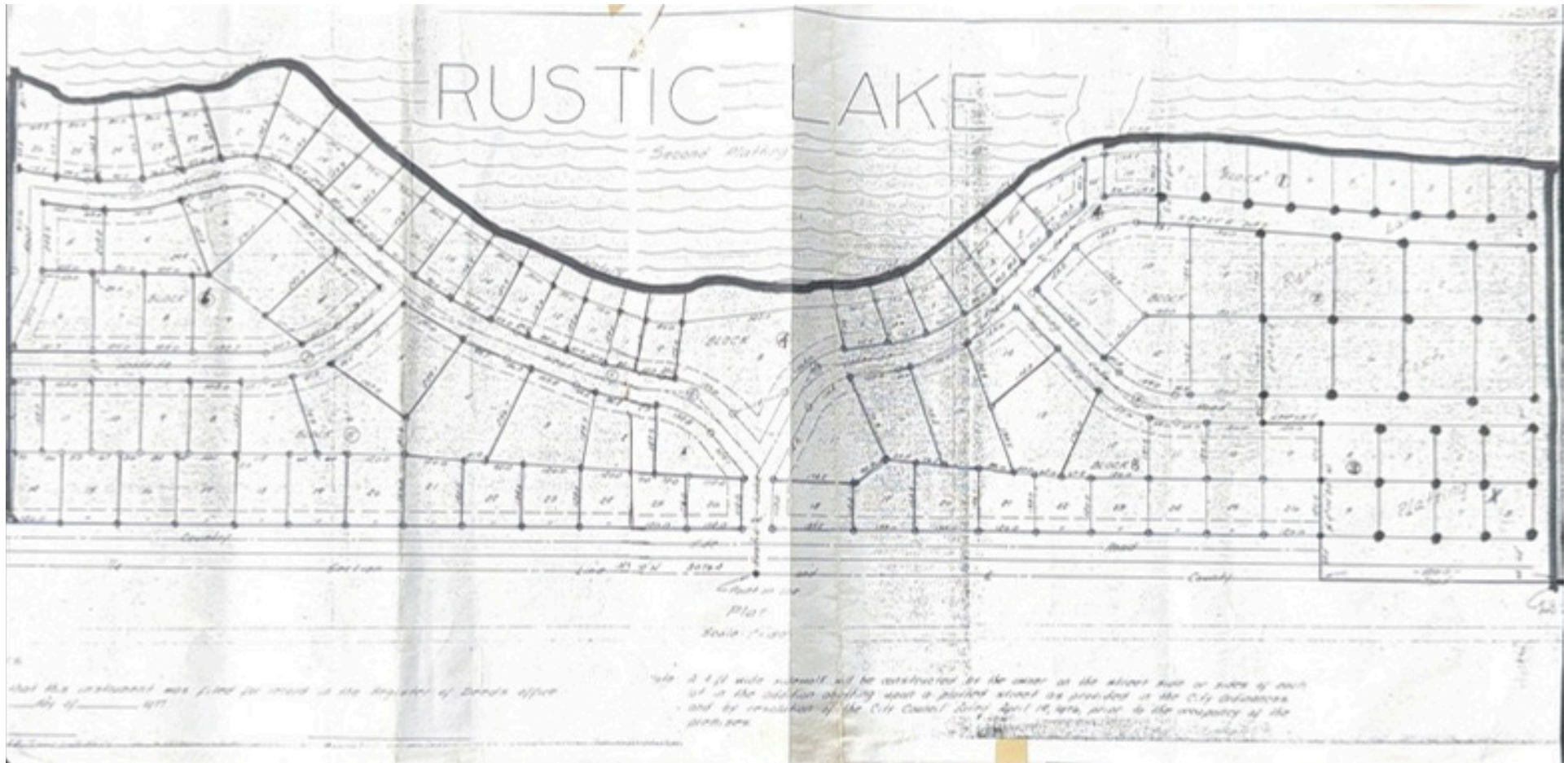
- Geotechnical/Environmental Boring Log
- Terracon aggregate test results 2016
- Drone footage videos and photos

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Potential for Future Lake Community Development ~ Rustic Lake Plans 1977



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39.34 Acre Parcel

Parcel ID 590156853



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5.79 Acre Parcel

Parcel ID 590173316



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12.61 & 8.13 Acre Parcels

Parcel ID 590173014 & Parcel ID 590166352



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138.99 Acre Parcel

Parcel ID 590156821



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138.99 Acre Parcel

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10.02 Acre Parcel

Parcel ID 590166409



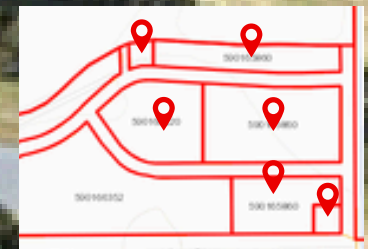
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12.01 Acre Parcels

Parcel ID 590165860 & 590166220 & 590166123 & 590166131



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78.77 Acre Parcel

Parcel ID 590156810



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78.77 Acre Parcel

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40 Acre Parcel

Parcel ID 590169572



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79.13 Acres For Sale

Parcel ID 590156802 & 590156829



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Operational Readiness & Infrastructure



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Property Overview

Exhibit A: Legal Descriptions

- West Half of the Northeast Quarter of the Northwest Quarter of Section 6, Township 23 North, Range 1, West of the 6th P.M., Madison County, Nebraska; and
- West Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 23 North Range 1, West of the 6th P.M., Madison County, Nebraska, less that portion platted into Rustic Lake Second Platting, filed in cabinet 1 of plats, page 65A, dated 12/22/78
- West Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 23, North, Range 1, West of the 6th P.M., Madison County, Nebraska
- West Half of the Northeast Quarter of the Northwest Quarter of Section 6, Township 23 North, Range 1, West of the 6th P.M., Madison County, Nebraska
- Tract 1: The Northeast Quarter and the East Half of the East Half of the Northwest Quarter of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County Nebraska EXCEPT that part thereof now known, platted and identified as Rustic Lake First Platting and Rustic Lake Second Platting, which are Subdivisions located in said tract;
- Tract 2: The Southwest Quarter of the Southeast Quarter of Section 31, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska;
- Tract 3: The West Half of the Northwest Quarter of Section 5, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;
- Tract 4: All of Blocks 1, 2 and 3, Rustic Lake First Platting, a Subdivision located in the North Half of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;
- Tract 5: Lot 10, Block 1, Rustic Lake Second Platting, a Subdivision located in the North Half of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;
- Tract 6: All of Blocks 2, 3, 4, 5, and 6, Rustic Lake Second Platting, a Subdivision located in the North Half of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska.

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Beneath this land lies not just material—but opportunity waiting to be realized.

The property I acquired from Junior Novak is more than land—it is a site shaped by history, opportunity, and untapped potential.

While not all details are fully documented, the story of this property has been passed down through local knowledge and firsthand accounts. It is believed that the original development was initiated by Konapostics, along with several notable figures in the Norfolk area. During its early stages, significant portions of the lower ground were reportedly excavated and used as foundational material for Highway 81.

The property was also thoughtfully designed with recreation in mind. Wells were reportedly installed to supply a series of lakes, creating ideal conditions for water-based activities—including water skiing stretches extending more than three-quarters of a mile. Surrounding these lakes, development plans—known as the Rustic Lake Plans of 1977—outlined residential plots intended to frame the shoreline, blending natural beauty with lakeside living.

At some point, the development is said to have encountered financial challenges, possibly due to internal mismanagement. This ultimately led to foreclosure, after which Junior Novak acquired the property. Novak took a practical and resourceful approach to maintaining the land, dredging near the residence and uncovering valuable gravel deposits that helped support the property financially.

There are also indications that dredging activity may date back even further—potentially as early as the 1950s. Areas near the North and South ponds show visible signs of past operations, suggesting long-standing extraction and the presence of high-quality materials beneath the surface. Over the past 20 years, multiple gravel companies have expressed interest in the property. While discussions took place, I chose not to sell. More recent bore and core sampling has since reinforced what many suspected—the presence of substantial aggregate reserves.

Based on current findings, the material appears to consist largely of hard granite rock, a significantly more valuable resource than the softer mudrock found in many comparable locations.

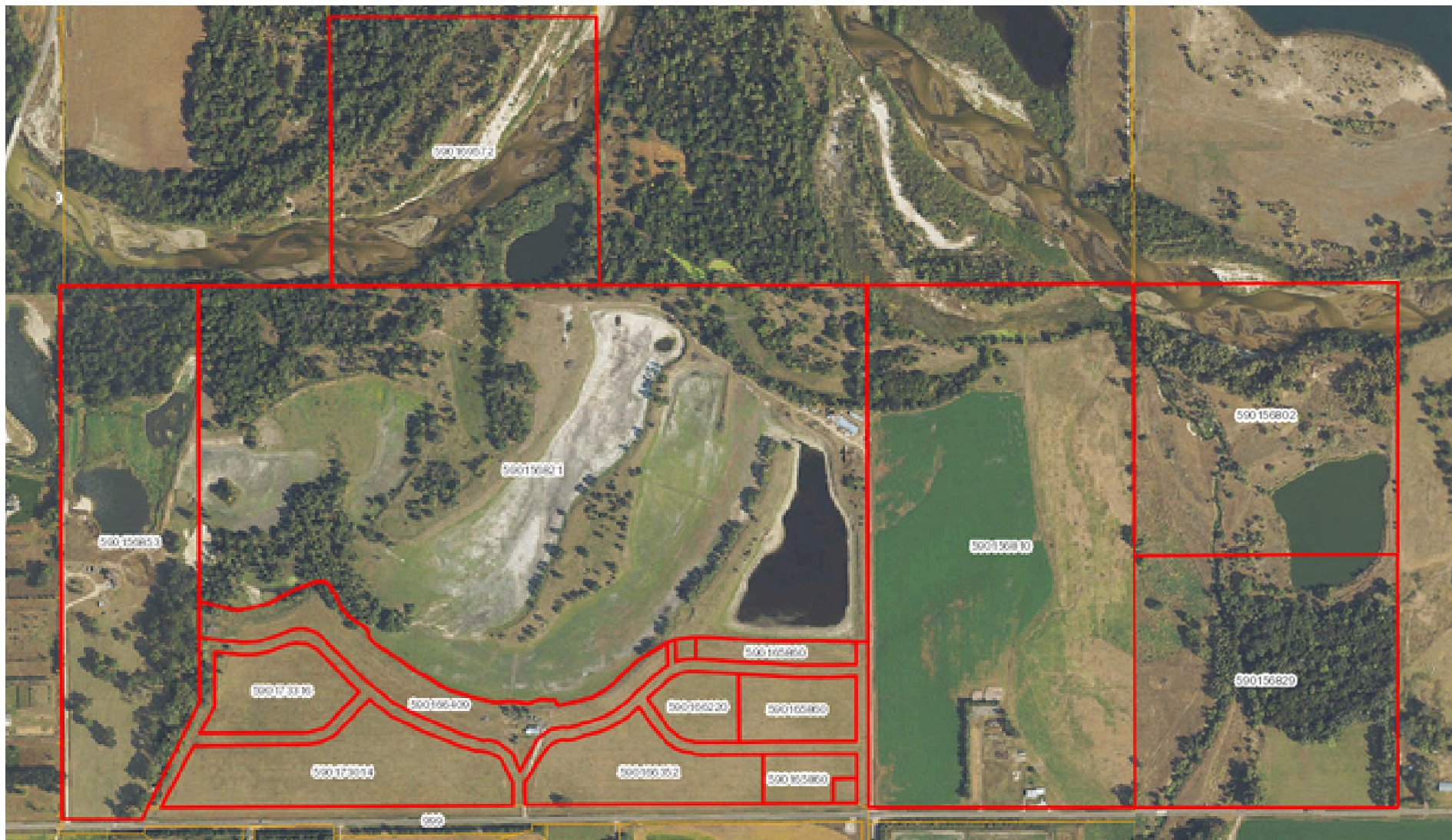
While parts of this story are based on local accounts and historical interpretation, one thing is clear: this property holds exceptional potential. With its combination of history, proven resources, and strategic location, it represents a rare opportunity in the sand and gravel industry.

Beneath the surface lies not just material—but possibility. ~ Chad Paulsen

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			42'-47' grinding
			47' - tried to spoon 3x 2x hold collapsed, 3rd blocked by rock
			47'-52' grinding
			52'-54' spooned blocked with rock
			52'-57' grinding
			57'-59' spooned big rock in spoon, little gravel, little sand, blocked
			57'-62' grinding
			62'-64' spooned big rock blocked spoon
			62'-67' grinding
			67'-70' spooned block spoon 2x 3rd time big rock in spoon then 3" of clay
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