LAND FOR SALE



Jimenez Farm

879.25 ± ACRES | PERKINS COUNTY, NEBRASKA

5 Parcels

This property is made up of 252 acres of irrigated cropland and 614 acres of dry cropland with excellent county road access and is located in a progressive farming community in northern Perkins County.



LISTING AGENT:
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See Full Online Listing

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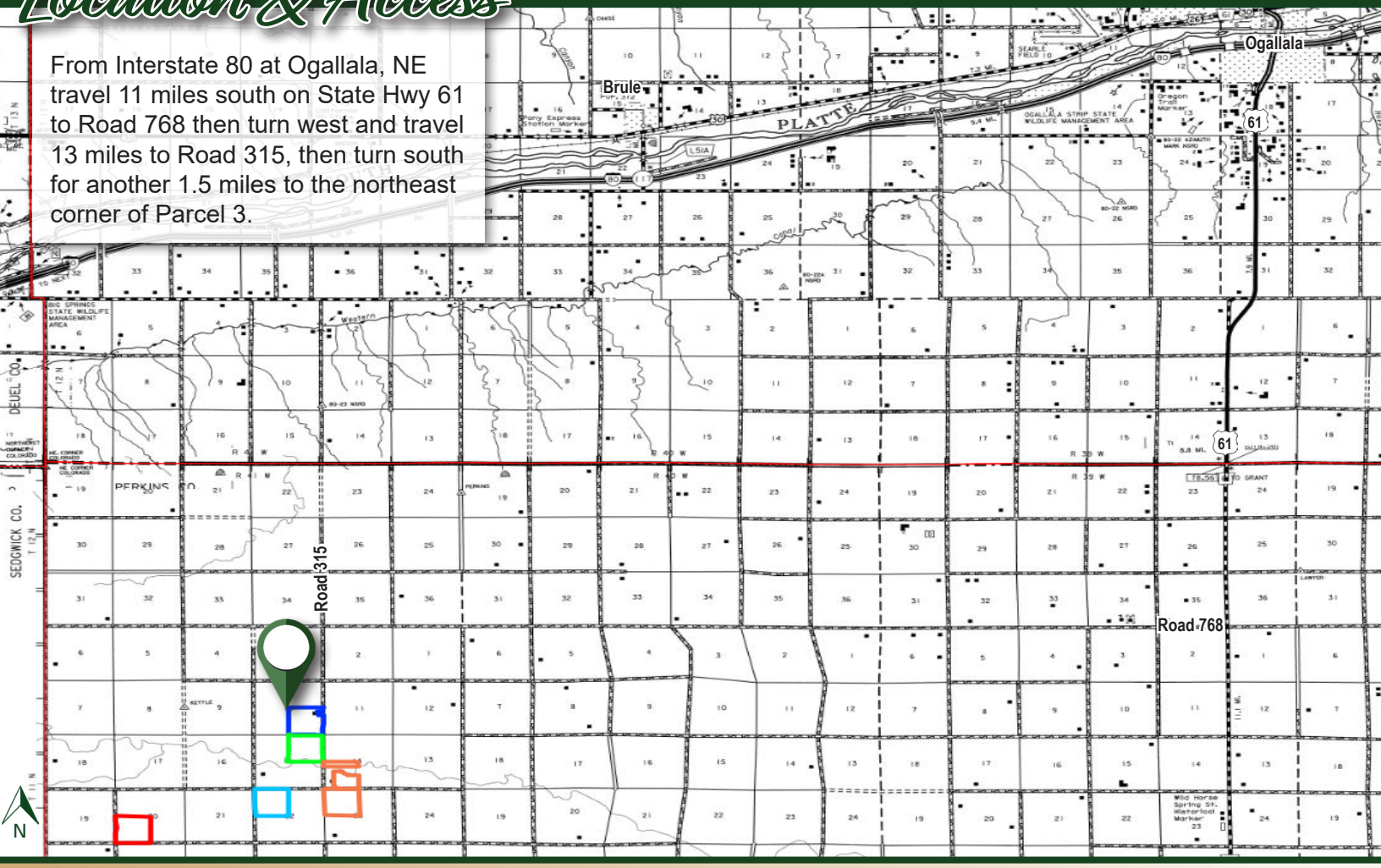
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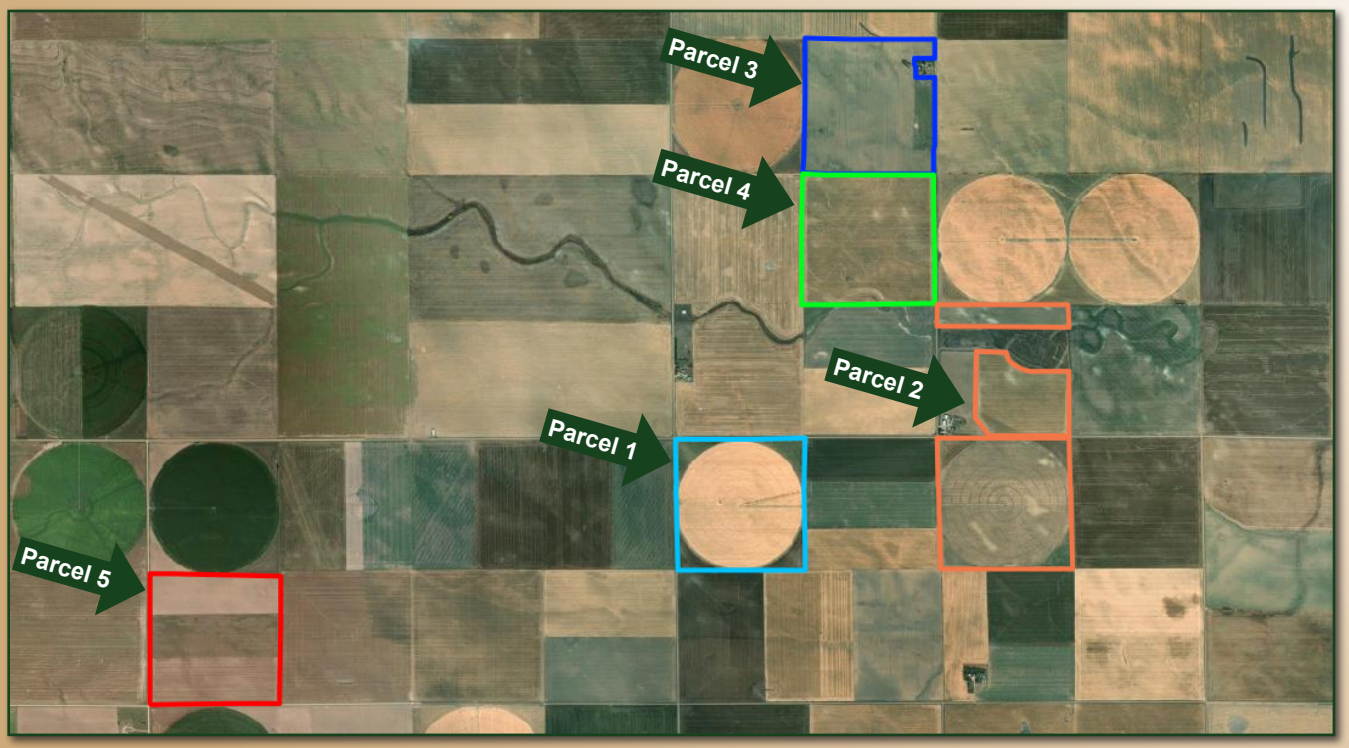
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Location & Access

From Interstate 80 at Ogallala, NE travel 11 miles south on State Hwy 61 to Road 768 then turn west and travel 13 miles to Road 315, then turn south for another 1.5 miles to the northeast corner of Parcel 3.





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Parcel 1

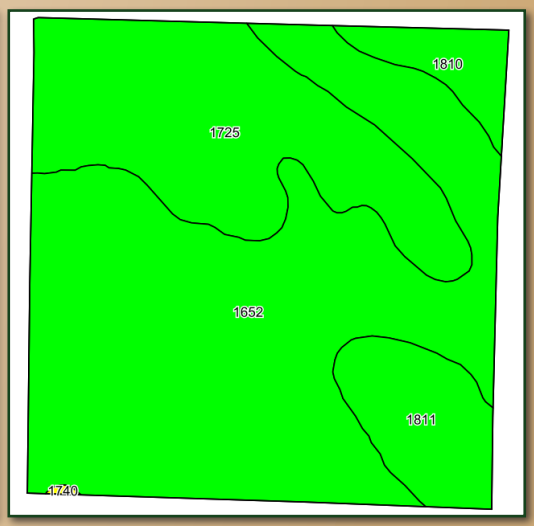
LEGAL DESCRIPTION:	NW¼ Section 22-T11N-R41 West of the 6th P.M.
ACRES & TAXES:	159± Tax-assessed acres 2025 Real estate taxes due in 2026: $4,425.76
LAND USE:	123.10 acres Irrigated Cropland 30.01 acres Dry Cropland ***Estimated as certified with FSA**
WATER RIGHTS:	Well registration #G-043740- with 126.40 CIA with 150.41” remaining at the end of 2025
NRD:	Upper Republican Natural Resources District
EQUIPMENT:	125 HP US Electric Motor, 7-Tower Electric Zimmatic Pivot Serial #L05713
FARM SERVICE AGENCY INFO:	153.11 total cropland acres with 49.96 acres corn base @ 150 bu PLC yield, 58.41 acres wheat base @ 39 bu PLC yield and 0.77 acres soybean base @ 31 bu PLC yield
POSSESSION:	Full possession at closing
PRICE:	**$1,071,345.00**





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1652	Kuma silt loam, 0 to 1 percent slopes	91.27	59.6%		IIc
1725	Rosebud loam, 0 to 1 percent slopes	42.19	27.6%		IIc
1811	Satanta loam, 1 to 3 percent slopes	13.19	8.6%		IIe
1810	Satanta loam, 0 to 1 percent slopes	6.31	4.1%		IIe
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	0.15	0.1%		IIIe





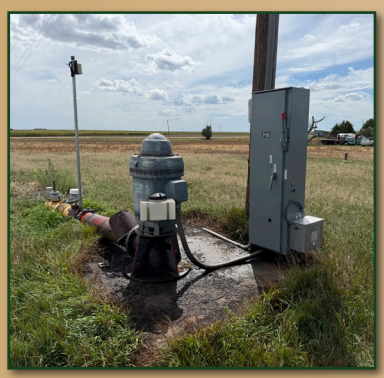
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Parcel 2

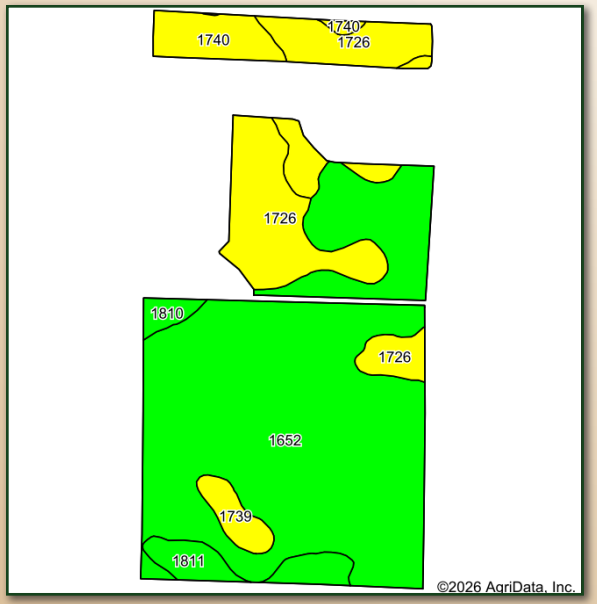
LEGAL DESCRIPTION:	Pt N½N½SW¼ (Dry Cropland only), Pt SE¼NW¼SW¼ (Dry Cropland only), Pt E½SW¼SW¼ (on existing field boundary, including irrigation well) SE¼SW¼ Section 14-11N-41W; NW¼ Section 23-11N-41W of the 6th P.M.
ACRES & TAXES:	240.88± Tax-assessed acres 2025 Real estate taxes due in 2026: To be determined after survey.
LAND USE:	129.70 acres Irrigated Cropland 111.18 acres Dry Cropland ***Estimated as certified with FSA**
WATER RIGHTS:	Well registration #G-030763 with 119.60 CIA with 150.41” remaining at the end of 2025
NRD:	Upper Republican Natural Resources District
EQUIPMENT:	125 HP US Electric Motor, 7-Tower Electric Zimmatic Pivot Serial #L17983
FARM SERVICE AGENCY INFO:	421.75 total cropland acres with 137.62 acres corn base @ 150 bu PLC yield, 160.89 acres wheat base @ 39 bu PLC yield and 2.11 acres soybean base @ 31 bu PLC yield ***Tract includes base acres from other legal descriptions. To be split on owner designation.**
POSSESSION:	Full possession at closing
PRICE:	**$1,170,264.00**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Irrigated Bu	Winter wheat Irrigated Bu
1652	Kuma silt loam, 0 to 1 percent slopes	160.25	66.4%		IIc	Iw	1709	141	78
1726	Rosebud loam, 1 to 3 percent slopes	44.25	18.4%		IIIe	IIIe	1703	124	62
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	17.98	7.5%		IIIe	IIIe	1503	80	
1811	Satanta loam, 1 to 3 percent slopes	9.85	4.1%		IIe	IIe	1706	177	65
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	5.53	2.3%		IIIe	IIIe	1534	84	
1810	Satanta loam, 0 to 1 percent slopes	3.02	1.3%		IIe	I	1706	179	66







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Parcel 3

LEGAL DESCRIPTION:	SE¼ Section 10-T11N-R41 West of the 6th P.M.
ACRES & TAXES:	160.38± Tax-assessed acres 2025 Real estate taxes due in 2026: $1,195.66
LAND USE:	155.69 acres Dry Cropland 3.79 acres Site ***Estimated as certified with FSA**
NRD:	Upper Republican Natural Resources District
FARM SERVICE AGENCY INFO:	155.69 total cropland acres with 50.80 acres corn base @ 150 bu PLC yield, 59.39 acres wheat base @ 39 bu PLC yield and 0.78 acres soybean base @ 31 bu PLC yield
POSSESSION:	Full possession at closing
PRICE:	**$367,719.00**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1811	Satanta loam, 1 to 3 percent slopes	74.71	47.8%		
1652	Kuma silt loam, 0 to 1 percent slopes	62.72	40.2%		
1725	Rosebud loam, 0 to 1 percent slopes	8.27	5.3%		
1726	Rosebud loam, 1 to 3 percent slopes	6.97	4.5%		





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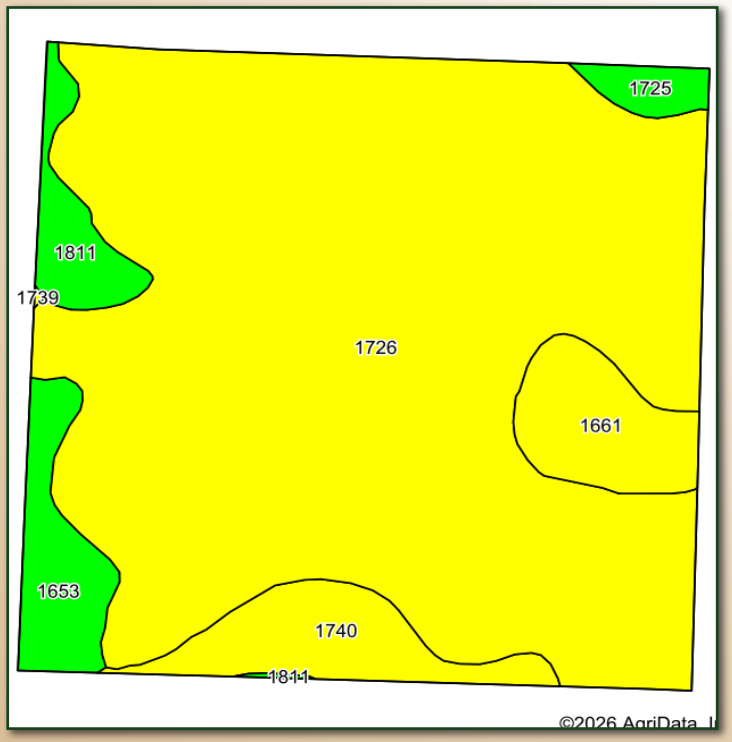
Parcel 4

LEGAL DESCRIPTION:	NE¼ Section 15-T11N-R41 West of the 6th P.M.
ACRES & TAXES:	158.44± Tax-assessed acres 2025 Real estate taxes due in 2026: $1,194.64
LAND USE:	155.90 acres Dry Cropland ***Estimated as certified with FSA**
NRD:	Upper Republican Natural Resources District
FARM SERVICE AGENCY INFO:	421.75 total cropland acres with 137.62 acres corn base @ 150 bu PLC yield, 160.89 acres wheat base @ 39 bu PLC yield and 2.11 acres soybean base @ 31 bu PLC yield ***Tract includes base acres from other legal descriptions. To be split on owner designation.**
POSSESSION:	Full possession at closing
PRICE:	**$328,546.00**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1726	Rosebud loam, 1 to 3 percent slopes	126.62	81.2%		IIIe	IIIe
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	8.56	5.5%		IIIe	IIIe
1661	Lodgepole silt loam, frequently ponded	7.63	4.9%		IIIw	IVw
1653	Kuma silt loam, 1 to 3 percent slopes	6.59	4.2%		IIe	IIe
1811	Satanta loam, 1 to 3 percent slopes	4.51	2.9%		IIe	IIe
1725	Rosebud loam, 0 to 1 percent slopes	1.99	1.3%		IIc	Iw





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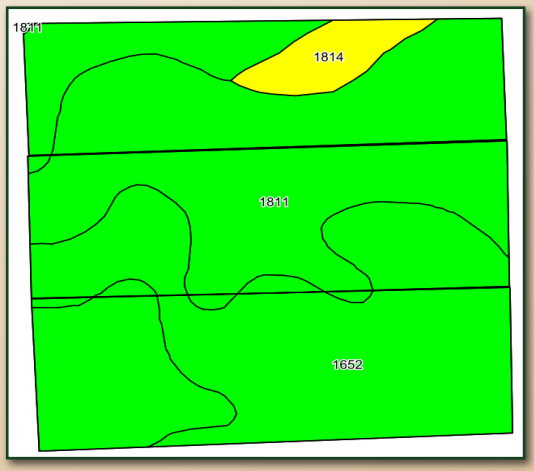
Parcel 5

LEGAL DESCRIPTION:	SW¼ Section 20-T11N-R41 West of the 6th P.M.
ACRES & TAXES:	159.67± Tax-assessed acres 2025 Real estate taxes due in 2026: $1,233.70
LAND USE:	153.5 acres Dry Cropland ***Estimated as certified with FSA**
NRD:	Upper Republican Natural Resources District
FARM SERVICE AGENCY INFO:	153.5 total cropland acres with 50.08 acres corn base @ 150 bu PLC yield, 58.55 acres wheat base @ 39 bu PLC yield
POSSESSION:	Full possession at closing
PRICE:	**$363,570.00**









Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
Satanta loam, 1 to 3 percent slopes	79.20	51.8%		IIe
Kuma silt loam, 0 to 1 percent slopes	67.62	44.2%		IIc
Satanta loam, 3 to 6 percent slopes	6.17	4.0%		IIIe

Great Quality Irrigated and Dry Cropland



This property is located in a strong farming community with outstanding soils. Fantastic access with all parcels being located directly along county roads. Don't miss this investment opportunity!



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