

Jackson Farm

258± acres | \$709,500 | Ropesville, Texas | Hockley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Jackson Farm

We are pleased to have obtained the exclusive listing on approximately 258 acres located northwest of Ropesville, Texas. This partially irrigated farm is a long-time family-owned property located in the Ropesville School District.

Size

According to the Hockley County Appraisal District, this property contains a total of 258 acres, more or less.

Location • Access

The Jackson Farm is located in the southeast-quadrant of Hockley County, being approximately 5 miles west and 3 miles north of Ropesville, Texas. Access is good, being by caliche based Hawk Road on the west.

Legal Description

All of Labor 74, League 12, Donley County School Land, Hockley County, Texas.

General Description

The Jackson Farm consists of approximately 80 pivot irrigated acres and approximately 178 acres operated on a dryland basis. The terrain varies from nearly level to gently sloping. Basically the west-half of the farm is mostly level, with the east half sloping gently to a low area located on the northeast side. The soil quality found on this farm is good, being approximately 72% Amarillo fine sandy loam and Acuff loam. The remaining 28% of the farm is primarily Portales and Drake soils.





Improvements

Eight (8) irrigation wells are developed on this farm. All eight wells are equipped with electric submersible pumps. According to information obtained from the High Plains Underground Water District, these wells are approximately 200 feet deep. A monitor well for the HPUWD is located approximately .5 of a mile southwest. In 2023, this well indicated a saturated thickness of approximately 48.4 feet.

The center pivot irrigation system is a 2011 model Zimmatic brand system. It consists of 7-towers and is approximately 1,275 feet long. According to the tenant, this pivot is nozzled at 200 gpm.

Farm Service Agency's Base Acres and Yields
Farm 5336, Tract 1756

Crop Name	Base Acres	PLC Yields
Grain Sorghum	10.60	35
Peanuts	4.00	2,850
Seed Cotton	212.10	1,174







Price

\$2,750 per acre. The seller will retain all minerals owned;
however, all other interests will convey.

2023 Property Taxes

\$1,425±

Remarks

If you are looking for a great investment property or to expand your
current farming operation in the Ropesville area, please call Rusty Lawson
at (806) 778-2826 for additional information.





Levelland

JACKSON FARM

Lubbock

Ropesville

Brownfield



LEOPARD RD

LEOPARD RD

LEOPARD RD

LEOPARD RD

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LEOPARD RD

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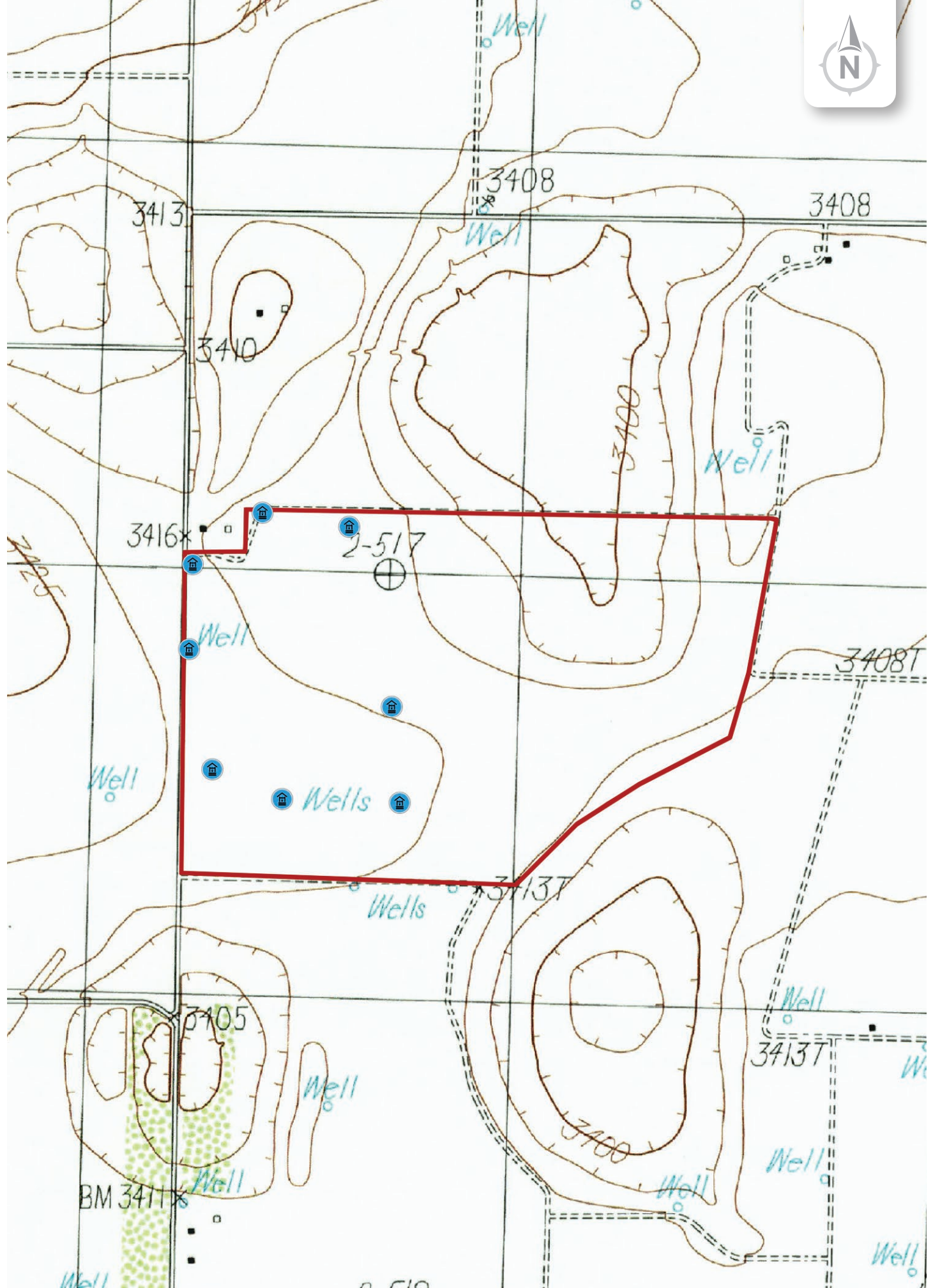
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YouTube

