

Jerry Sloan
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www.SloanAgLand.com

AgLand Market Report

Sheridan County

Updated 5-21-25

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
4/9/2025	\$223,048	159	\$1,400	0	89	66	0	0	4	\$0	30	32	41	South of Gordon
4/1/2025	\$408,417	402	\$1,017	0	17	337	0	0	47	\$48,575	35	32	41	SE of Gordon
2/26/2025	\$140,000	162	\$866	0	0	162	0	0	0	\$0	30	30	46	SW of Hay Springs
1/6/2025	\$191,140	160	\$1,195	0	0	155	0	0	5	\$5,131	20	33	41	East of Gordon
1/6/2025	\$350,000	154	\$2,278	142	0	10	0	0	2	\$0	0	0	0	Pivot irrigated S of Hay Springs
10/1/2024	\$715,000	419	\$1,708	0	82	328	0	0	9	\$104,595	1	32	45	NW of Rushville
6/7/2024	\$560,000	329	\$1,704	0	260	58	0	0	10	\$10,530	26	32	44	On East side of Rushville
5/20/2024	\$2,000,000	1,267	\$1,579	236	345	662	0	0	23	\$102,017	35	32	43	Pivot irrigated, dryland, grass E of Rushville
3/15/2024	\$329,000	330	\$998	0	0	327	0	0	2	\$0	26	27	42	N of Ellsworth
3/13/2024	\$740,000	364	\$2,036	0	0	363	0	0	1	\$56,190	33	34	45	N of Hay Springs
3/1/2024	\$205,000	161	\$1,272	0	157	0	0	0	4	\$0	15	33	43	N of Clinton
2/29/2024	\$418,400	360	\$1,162	0	152	208	0	0	0	\$0	3	30	46	S of Hay Springs
1/16/2024	\$163,790	163	\$1,002	0	90	65	0	0	8	\$1,577	18	33	45	N of Hay Springs
1/11/2024	\$164,943	162	\$1,021	0	99	38	0	0	24	\$0	30	33	42	W of Gordon

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1/5/2024	\$900,000	803	\$1,120	0	52	737	0	0	10	\$0	2	33	43	NW of Gordon
12/29/2023	\$3,500,000	2,392	\$1,463	206	0	2,184	0	0	2	\$60,588	6	28	45	SE of Hay Springs
12/27/2023	\$520,166	638	\$815	0	0	638	0	0	0	\$0	24	26	41	SE Sheridan County
12/18/2023	\$130,000	157	\$831	0	154	0	0	0	2	\$0	30	32	45	Dryland NE of Hay Springs
11/13/2023	\$1,411,140	1,882	\$750	0	0	1,882	0	0	0	\$0	1	28	45	SW of Rushville
10/31/2023	\$571,959	636	\$899	0	319	311	0	0	6	\$28,270	26	32	42	S of Gordon
10/31/2023	\$144,450	160	\$906	0	33	124	0	0	2	\$0	27	32	42	S of Gordon
10/12/2023	\$900,000	305	\$2,948	101	21	172	0	0	12	\$110,798	3	31	44	South of Rushville
8/29/2023	\$635,000	307	\$2,070	130	0	173	0	0	3	\$86,321	30	32	42	E of Rushville
7/26/2023	\$1,626,962	1,788	\$910	0	0	1,788	0	0	0	\$0	14	29	44	Grass south of Rushville
7/20/2023	\$190,000	159	\$1,195	0	0	144	0	0	15	\$0	27	32	42	Grass south of Gordon
7/6/2023	\$421,332	492	\$857	0	4	485	0	0	3	\$0	3	31	46	On W side of Hay Springs
6/20/2023	\$530,760	708	\$750	0	0	708	0	0	0	\$0	17	26	41	Grass north of Bingham
6/15/2023	\$457,500	641	\$714	0	0	599	0	0	42	\$0	10	25	42	Grass north of Ellsworth

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6/15/2023	\$457,500	637	\$718	0	0	613	0	0	24	\$0	15	25	42	Grass north of Ellsworth
6/15/2023	\$1,155,000	1,637	\$705	0	0	1,590	0	0	48	\$0	22	26	42	Grass north of Ellsworth
6/14/2023	\$525,000	860	\$610	0	16	693	0	0	151	\$0	19	26	42	Grass north of Ellsworth
3/24/2023	\$200,000	199	\$1,003	0	127	71	0	0	2	\$0	27	32	46	2 miles N of Hay Springs
3/9/2023	\$271,500	159	\$1,706	0	21	135	0	0	3	\$0	10	31	44	1.5 miles S of Rushville
2/24/2023	\$1,924,194	1,919	\$1,002	0	12	1,530	0	0	377	\$0	17	33	45	Trees and grass north of Hay Springs
1/17/2023	\$925,000	504	\$1,835	120	315	57	0	0	12	\$9,063	6	31	42	6.5 miles S & 4 miles W of Gordon
1/11/2023	\$1,236,000	206	\$6,005	197	0	9	0	0	0	\$0	6	24	46	Pivot irrigated 8 miles E of Alliance
12/9/2022	\$4,900,000	1,267	\$3,867	978	0	282	0	0	7	\$139,693	31	28	45	Pivot irrigated 21 miles S of Hay Springs
12/1/2022	\$726,000	640	\$1,134	0	601	0	0	0	39	\$0	19	32	42	4.5 miles S & 4 miles W of Gordon
12/1/2022	\$363,000	320	\$1,134	0	304	0	0	0	16	\$0	21	32	42	4.5 miles S & 2 miles W of Gordon
12/1/2022	\$1,000,000	892	\$1,121	0	34	853	0	0	5	\$89,580	1	28	46	16 miles S of Hay Springs
12/1/2022	\$1,236,000	962	\$1,285	0	463	493	0	0	6	\$0	3	31	46	.5 mile W of Hay Springs
11/15/2022	\$713,020	358	\$1,991	0	0	358	0	0	0	\$0	3	29	44	12 miles S of Rushville

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11/4/2022	\$144,000	160	\$900	0	148	11	0	0	2	\$0	24	32	45	1 mile N & 3 miles W of Rushville
11/1/2022	\$1,000,000	475	\$2,104	128	151	170	0	0	27	\$108,767	30	32	42	7.5 miles E of Rushville
10/21/2022	\$908,000	800	\$1,135	0	749	17	0	0	34	\$0	29	32	42	8.5 miles E of Rushville
10/21/2022	\$3,600,000	1,146	\$3,141	724	0	422	0	0	0	\$0	20	31	41	9.5 miles S & 2 miles E of Gordon
10/20/2022	\$525,000	160	\$3,281	106	15	40	0	0	0	\$0	33	33	41	1 mile S & 2.5 miles E of Gordon
10/11/2022	\$150,000	147	\$1,019	0	0	147	0	0	0	\$0	7	31	43	1 mile S & 2 miles E of Rushville
10/10/2022	\$75,090	111	\$678	0	107	3	0	0	1	\$0	13	30	46	6.5 miles S & 1 mile E of Hay Springs
10/7/2022	\$3,099,617	2,718	\$1,140	215	0	2,222	0	0	281	\$61,884	19	24	45	1.5 miles S of Antioch
10/4/2022	\$51,230,112	9,763	\$5,248	6,477	648	2,530	0	0	107	\$1,229,565	3	28	45	Multiple parcels sold by Rolling Meadows
9/30/2022	\$287,856	360	\$800	0	0	360	0	0	0	\$0	6	26	45	2 miles W & 15 miles N of Antioch
9/28/2022	\$684,284	224	\$3,060	179	0	45	0	0	0	\$0	17	29	44	15 miles S & 2 miles W of Rushville
9/23/2022	\$62,639	80	\$783	0	0	29	0	0	51	\$0	35	24	43	3.5 miles S of Ellsworth
9/23/2022	\$322,967	412	\$783	0	0	394	0	0	19	\$0	35	24	43	3.5 miles S of Ellsworth
8/25/2022	\$153,000	153	\$999	0	5	149	0	0	0	\$0	20	32	46	3 miles N & 2.5 miles W of Hay Springs

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8/22/2022	\$542,102	634	\$855	0	302	324	0	0	8	\$48,190	14	32	46	3.5 miles N of Hay Springs
6/23/2022	\$925,000	884	\$1,046	0	0	366	0	0	518	\$293,059	12	34	46	17 miles N of Hay Springs
5/19/2022	\$808,000	160	\$5,050	120	33	4	0	0	3	\$0	12	33	43	Pivot irrigated 2 miles N & 6 miles W of Gordon
5/19/2022	\$624,000	480	\$1,300	0	410	60	0	0	10	\$0	14	33	43	2 miles N & 7 miles W of Gordon
5/19/2022	\$570,874	546	\$1,045	0	362	180	0	0	4	\$0	4	33	42	3 miles N & 4 miles W of Gordon
4/8/2022	\$405,780	406	\$1,000	0	107	299	0	0	0	\$0	17	32	46	3.5 miles N & 2 miles W of Hay Springs
3/25/2022	\$192,000	320	\$600	0	183	135	0	0	2	\$0	24	32	45	2 miles N & 3 miles W of Rushville
3/4/2022	\$4,876,200	6,021	\$810	0	0	5,759	0	0	262	\$381,975	7	25	44	6.5 miles N & 3.5 miles W of Lakeside
3/4/2022	\$2,260,920	2,890	\$782	0	0	2,561	0	0	329	\$0	21	25	44	4.5 miles N & 1 mile W of Lakeside
1/28/2022	\$379,386	638	\$595	0	144	482	0	0	12	\$2,942	14	32	45	2 miles N & 4 miles W of Rushville
1/18/2022	\$92,000	160	\$575	0	146	15	0	0	0	\$0	14	32	45	4 miles N & 5 miles E of Hay Springs
1/7/2022	\$500,000	373	\$1,339	0	76	293	0	0	5	\$7,866	11	32	41	5 miles E & 2 miles S of Gordon
12/31/2021	\$325,000	320	\$1,015	0	0	314	0	0	6	\$45,987	3	34	42	9 miles N & 2 miles W of Gordon
12/17/2021	\$2,462,938	3,387	\$727	0	0	3,376	0	0	11	\$0	14	29	42	20 miles S of Gordon

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12/17/2021	\$10,421,290	14,249	\$731	0	0	12,378	0	0	1,871	\$253,609	3	28	41	24 miles S & 5 miles E of Gordon
11/30/2021	\$650,000	640	\$1,016	0	37	595	0	0	8	\$0	21	32	46	2 miles W & 3 miles N of Hay Springs
11/30/2021	\$240,000	160	\$1,500	0	118	40	0	0	2	\$0	7	32	46	3 miles W & 5 miles N of Hay Springs
11/30/2021	\$230,000	172	\$1,336	0	73	96	0	0	3	\$0	28	32	46	2 miles W & 2.5 miles N of Hay Springs
11/1/2021	\$110,950	134	\$830	0	0	134	0	0	0	\$0	6	31	45	1.5 miles E of Hay Springs
10/26/2021	\$93,600	94	\$996	0	94	0	0	0	0	\$0	34	32	45	5 miles E of Hay Springs
9/9/2021	\$230,986	458	\$504	0	324	129	0	0	6	\$1,612	6	31	45	2 miles NE of Hay Springs
7/7/2021	\$200,000	480	\$417	0	0	476	0	0	4	\$29,855	21	31	42	3 miles W & 10 miles S of Gordon
6/1/2021	\$325,000	273	\$1,192	79	0	187	0	0	7	\$56,015	10	32	43	On the N side of Clinton
6/1/2021	\$530,500	614	\$865	0	575	23	0	0	15	\$18,983	21	30	46	7.5 miles S & 1 mile W of Hay Springs
5/13/2021	\$80,000	157	\$511	0	157	0	0	0	0	\$0	30	32	45	2 miles N & 1.5 miles E of Hay Springs
4/30/2021	\$281,092	521	\$540	0	0	521	0	0	0	\$0	29	26	46	7.5 miles E & 7 miles N of Alliance
4/30/2021	\$642,950	640	\$1,005	0	0	640	0	0	0	\$0	14	32	41	2.5 miles S & 5 miles E of Gordon
4/26/2021	\$145,000	160	\$906	0	158	0	0	0	2	\$0	11	32	44	2.5 miles N of Rushville

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4/26/2021	\$800,000	636	\$1,258	0	550	74	0	0	12	\$180,760	15	32	44	2.5 miles N of Rushville
4/21/2021	\$262,750	320	\$821	0	94	224	0	0	2	\$0	27	32	43	5 miles E of Rushville
4/9/2021	\$220,000	141	\$1,563	0	44	92	0	0	5	\$8,087	30	33	41	On the E side of Gordon
4/9/2021	\$659,000	959	\$687	0	85	865	0	0	9	\$0	23	33	44	6.5 miles N of Rushville
4/2/2021	\$1,425,000	616	\$2,313	312	270	7	0	0	26	\$0	2	33	41	Pivot irrigated 3 miles N & 4 miles E of Gordon
3/17/2021	\$300,000	133	\$2,260	86	42	0	0	0	4	\$0	29	33	41	Pivot irrigated on E side of Gordon
2/25/2021	\$980,850	1,509	\$650	0	588	818	0	0	104	\$0	5	33	46	12.5 miles N & 3 miles W of Hay Springs
2/22/2021	\$128,200	160	\$800	0	0	160	0	0	0	\$0	14	29	44	15 miles S of Rushville
2/19/2021	\$637,615	619	\$1,030	0	309	308	0	0	2	\$0	2	31	45	5.5 miles W of Rushville
9/23/2020	\$340,000	160	\$2,125	0	83	71	0	0	6	\$50,865	13	33	43	1 mile N & 6 miles W of Gordon
8/3/2020	\$813,325	1,549	\$525	0	0	1,540	0	0	9	\$0	21	28	43	23 miles S & 6 miles E of Rushville
7/15/2020	\$47,000	80	\$588	0	79	0	0	0	1	\$0	29	32	45	1.5 miles N & 2.5 miles E of Hay Springs
7/14/2020	\$377,736	662	\$571	0	0	638	0	0	24	\$0	11	27	41	21 miles N of Bingham
7/14/2020	\$1,639,569	2,971	\$552	0	0	2,775	0	0	196	\$61,226	12	27	41	21 miles N of Bingham

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6/23/2020	\$266,551	320	\$833	0	229	92	0	0	0	\$0	15	30	46	7 miles S of Hay Springs
6/23/2020	\$270,720	320	\$846	0	286	18	0	0	16	\$0	28	30	46	8.5 miles S & 1 mile W of Hay Springs
6/5/2020	\$228,000	320	\$713	0	0	314	0	0	6	\$0	20	31	46	1.5 miles S & 2 miles W of Hay Springs
6/2/2020	\$410,000	228	\$1,797	162	0	66	0	0	0	\$0	33	34	41	4 miles N & 2.5 miles E of Gordon
3/24/2020	\$374,350	156	\$2,393	0	0	154	0	0	2	\$100,278	17	31	45	3.5 miles SE of Hay Springs
3/9/2020	\$1,050,000	540	\$1,944	119	267	137	0	0	18	\$82,211	14	33	41	1 mile N & 4 miles E of Gordon
2/27/2020	\$476,039	616	\$772	0	308	299	0	0	9	\$0	5	33	46	11 miles N & 4 miles W of Hay Springs
2/4/2020	\$600,000	320	\$1,875	140	0	174	0	0	6	\$64,953	20	30	46	Pivot/grass 8 miles S & 2 miles W of Hay Springs
1/30/2020	\$95,000	156	\$608	0	0	156	0	0	0	\$0	2	32	42	1 mile S of Gordon
1/6/2020	\$4,000,306	6,400	\$625	0	0	6,219	0	0	181	\$164,135	4	27	44	22 miles S & 10 miles E of Hay Springs
1/3/2020	\$1,344,000	1,681	\$799	0	203	1,476	0	0	3	\$41,571	9	34	45	Rec trees 20 miles NW of Rushville
12/30/2019	\$235,000	320	\$734	0	151	163	0	0	6	\$0	9	30	45	6 miles S & 4 miles E of Hay Springs
10/15/2019	\$165,000	155	\$1,062	0	74	80	0	0	2	\$23,552	1	31	42	6.5 miles S of Gordon
10/14/2019	\$170,500	157	\$1,083	0	0	157	0	0	0	\$0	14	31	42	9 miles S of Gordon

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7/3/2019	\$420,000	157	\$2,667	140	0	1	0	0	17	\$66,033	36	29	46	Pivot irrigated 10.5 miles S of Hay Springs
6/20/2019	\$925,000	884	\$1,046	0	0	366	0	0	518	\$275,402	12	34	46	Recreational 16 miles N of Hay Springs
5/30/2019	\$275,625	315	\$875	0	0	307	0	0	8	\$0	25	32	42	5 miles S of Rushville
4/19/2019	\$237,600	432	\$550	0	417	5	0	0	10	\$0	7	32	45	5 miles N & 2.5 miles E of Hay Springs
4/2/2019	\$910,000	315	\$2,889	247	25	37	0	0	6	\$2,124	19	33	41	2 pivot irrigated quarters on the N side of Gordon
3/15/2019	\$603,545	446	\$1,355	196	148	96	0	0	5	\$80,703	18	30	45	6.5 miles S & 2 miles E of Hay Springs
3/5/2019	\$100,800	160	\$630	0	0	158	0	0	2	\$0	32	31	45	3.5 miles S & 3 miles E of Hay Springs
2/15/2019	\$860,000	962	\$894	0	485	469	0	0	8	\$67,256	5	33	41	3 miles N & 1 mile E of Gordon
2/1/2019	\$244,000	103	\$2,364	89	0	8	0	0	6	\$49,094	36	29	46	13 miles S & 3 miles E of Hay Springs
2/1/2019	\$964,500	322	\$2,995	122	97	89	0	0	14	\$298,118	3	33	41	3 miles N & 3.5 miles E of Gordon
1/25/2019	\$93,000	160	\$581	0	0	158	0	0	2	\$0	28	33	41	1.5 miles E of Gordon
1/25/2019	\$380,000	360	\$1,056	0	0	359	0	0	1	\$54,651	33	34	45	Recreational 17 miles NW of Rushville
12/31/2018	\$875,000	840	\$1,042	0	236	603	0	0	1	\$283,919	22	33	45	Rec 9 miles N & 4.5 miles E of Hay Springs
12/28/2018	\$472,600	640	\$738	0	425	209	0	0	6	\$0	5	30	46	5.5 miles S & 2 miles W of Hay Springs

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12/28/2018	\$565,870	797	\$710	0	358	427	0	0	12	\$30,980	6	29	46	10 miles S & 3 miles W of Hay Springs
12/20/2018	\$85,800	132	\$652	0	0	131	0	0	1	\$0	13	30	46	7.5 miles S & 1 mile E of Hay Springs
12/20/2018	\$348,000	480	\$725	0	441	35	0	0	4	\$0	10	32	42	2.5 miles S & 1 mile W of Gordon
11/5/2018	\$350,000	378	\$925	0	0	371	0	0	7	\$0	33	33	41	1.5 miles E & .5 mile S of Gordon
10/31/2018	\$780,000	601	\$1,299	0	0	595	0	0	6	\$170,966	27	32	46	1.5 miles N & .5 mile W of Hay Springs
10/4/2018	\$5,646,060	8,962	\$630	0	0	7,688	0	0	1,275	\$79,133	1	26	45	20 miles N of Lakeside
10/3/2018	\$577,700	320	\$1,805	134	22	156	0	0	8	\$0	10	31	44	1.5 miles S of Rushville
10/3/2018	\$922,300	474	\$1,946	101	45	312	0	0	16	\$192,479	3	31	44	.5 mile S of Rushville
10/1/2018	\$250,000	158	\$1,582	0	0	152	0	0	6	\$182,519	13	32	42	4 miles S of Gordon
8/15/2018	\$176,000	227	\$774	0	0	223	0	0	4	\$0	6	31	45	2 miles E of Hay Springs
6/18/2018	\$489,000	815	\$600	0	0	795	0	0	21	\$0	26	24	43	2 miles SE of Ellsworth
6/18/2018	\$59,500	70	\$850	0	0	70	0	0	0	\$0	34	32	45	5.5 miles E of Hay Springs
6/6/2018	\$398,000	443	\$898	0	0	401	0	0	42	\$0	31	31	42	On the Niobrara River 14 miles SW of Gordon
5/31/2018	\$618,000	619	\$998	0	309	308	0	0	2	\$0	2	31	45	6 miles E of Hay Springs

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AgLand Market Report

Sheridan County

Updated 5-21-25

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
5/25/2018	\$1,000,000	1,153	\$868	0	0	1,142	0	0	11	\$180,631	6	33	41	3 miles N of Gordon
5/7/2018	\$464,000	160	\$2,900	127	23	8	0	0	2	\$0	21	31	44	3.5 miles S & 1 mile W of Rushville
5/4/2018	\$200,804	304	\$660	0	264	38	0	0	3	\$0	26	33	41	3.5 miles E of Gordon
4/17/2018	\$210,000	86	\$2,444	73	0	5	0	0	8	\$65,774	36	29	46	Drip irrigation, home 11 miles S of Hay Springs
4/16/2018	\$625,000	576	\$1,086	179	93	299	0	0	4	\$0	12	33	41	6.5 miles NE of Gordon
1/17/2018	\$390,000	480	\$813	0	398	50	0	0	32	\$0	15	32	42	3 miles SW of Gordon
12/1/2017	\$120,000	240	\$500	0	237	0	0	0	3	\$0	28	30	46	Expired CRP 11 mile S of Hay Springs
9/15/2017	\$645,120	1,253	\$515	0	0	733	0	0	520	\$0	6	34	46	21 miles NW of Hay Springs