

Jerry Sloan
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AgLand Market Report

Box Butte County

Updated 5-22-26

| Sale Date | Sale Price | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments |
|-----------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 4/27/2026 | \$761,952 | 324 | \$2,355 | 265 | 0 | 6 | 52 | 0 | 0 | \$0 | 15 | 24 | 52 | Pivot irrigated in SW Box Butte County |
| 4/2/2026 | \$620,000 | 156 | \$3,967 | 135 | 17 | 0 | 0 | 2 | 3 | \$0 | 20 | 26 | 49 | Pivot irrigated west of Berea |
| 3/12/2026 | \$1,800,000 | 1,917 | \$939 | 0 | 27 | 1,886 | 0 | 0 | 4 | \$0 | 2 | 28 | 51 | Northwest of Hemingford |
| 3/9/2026 | \$400,000 | 152 | \$2,635 | 126 | 0 | 25 | 0 | 0 | 1 | \$0 | 27 | 25 | 49 | Pivot irrigated west of Alliance |
| 2/26/2026 | \$372,000 | 312 | \$1,191 | 0 | 300 | 0 | 0 | 6 | 7 | \$0 | 1 | 27 | 49 | Dryland NE of Hemingford |
| 1/15/2026 | \$476,330 | 125 | \$3,806 | 114 | 11 | 0 | 0 | 0 | 0 | \$0 | 4 | 24 | 48 | South side of Alliance |
| 1/15/2026 | \$750,000 | 850 | \$883 | 0 | 641 | 201 | 0 | 0 | 8 | \$0 | 11 | 28 | 51 | Northwest of Hemingford |
| 1/9/2026 | \$1,726,517 | 401 | \$4,306 | 330 | 54 | 17 | 0 | 0 | 0 | \$0 | 26 | 26 | 50 | Pivot irrigated west of Berea |
| 12/2/2025 | \$468,750 | 161 | \$2,904 | 136 | 23 | 0 | 0 | 0 | 2 | \$0 | 11 | 25 | 48 | Pivot irrigated N of Alliance |
| 10/1/2025 | \$141,780 | 167 | \$850 | 0 | 0 | 0 | 95 | 72 | 0 | \$0 | 29 | 27 | 52 | West of Hemingford |
| 9/30/2025 | \$250,000 | 265 | \$945 | 0 | 253 | 7 | 0 | 0 | 4 | \$0 | 15 | 28 | 50 | Dryland NW of Hemingford |
| 9/30/2025 | \$320,000 | 320 | \$999 | 0 | 310 | 0 | 0 | 0 | 10 | \$4,356 | 11 | 27 | 50 | Dryland W of Hemingford |
| 8/28/2028 | \$185,000 | 232 | \$799 | 0 | 82 | 0 | 0 | 147 | 3 | \$0 | 30 | 28 | 48 | NE of Hemingford |
| 8/28/2025 | \$80,000 | 100 | \$800 | 0 | 82 | 0 | 0 | 0 | 18 | \$0 | 19 | 25 | 49 | West of Alliance |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 7/31/2025 | \$925,000 | 638 | \$1,449 | 190 | 27 | 248 | 153 | 16 | 5 | \$121,837 | 7 | 25 | 50 | NW of Alliance |
| 6/17/2025 | \$320,000 | 329 | \$972 | 0 | 0 | 4 | 192 | 127 | 6 | \$0 | 9 | 27 | 52 | CRP & CRP trees west of Hemingford |
| 3/5/2025 | \$1,450,000 | 321 | \$4,514 | 261 | 30 | 0 | 0 | 27 | 3 | \$0 | 31 | 24 | 48 | Pivot irrigated on south end of Box Butte County |
| 2/24/2025 | \$500,000 | 164 | \$3,042 | 130 | 29 | 0 | 0 | 1 | 4 | \$0 | 14 | 25 | 48 | Pivot irrigated north of Alliance |
| 1/16/2025 | \$1,116,500 | 1,595 | \$700 | 0 | 79 | 1,504 | 0 | 3 | 8 | \$132,445 | 23 | 28 | 51 | Grass NW of Hemingford |
| 12/31/2024 | \$2,268,588 | 532 | \$4,263 | 402 | 0 | 16 | 67 | 41 | 6 | \$76,314 | 34 | 24 | 49 | Pivot irrigated on south end of Box Butte County |
| 12/31/2024 | \$2,639,000 | 544 | \$4,854 | 412 | 76 | 13 | 25 | 13 | 5 | \$0 | 29 | 24 | 48 | Pivot irrigated on south end of Box Butte County |
| 12/20/2024 | \$1,650,000 | 620 | \$2,661 | 109 | 210 | 82 | 0 | 213 | 6 | \$88,176 | 33 | 27 | 47 | Hunting property N of Alliance |
| 12/16/2024 | \$3,040,050 | 947 | \$3,209 | 789 | 0 | 153 | 0 | 0 | 6 | \$0 | 19 | 24 | 50 | Pivot irrigated in SW Box Butte County |
| 12/3/2024 | \$500,000 | 150 | \$3,332 | 141 | 0 | 4 | 0 | 3 | 2 | \$0 | 34 | 28 | 49 | Pivot irrigated NE of Hemingford |
| 9/13/2024 | \$150,000 | 163 | \$918 | 0 | 0 | 0 | 163 | 0 | 0 | \$0 | 31 | 28 | 47 | Dryland NE of 16 mile corner |
| 8/6/2024 | \$383,580 | 320 | \$1,200 | 0 | 318 | 0 | 0 | 0 | 2 | \$0 | 23 | 27 | 50 | Dryland SW of Hemingford |
| 8/1/2024 | \$1,125,000 | 311 | \$3,616 | 254 | 0 | 55 | 0 | 0 | 1 | \$0 | 19 | 24 | 50 | Pivot irrigated in SW Box Butte County |
| 8/1/2024 | \$541,259 | 160 | \$3,381 | 127 | 25 | 8 | 0 | 0 | 0 | \$0 | 35 | 27 | 50 | Pivot irrigated SW of Hemingford |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 8/1/2024 | \$8,408,471 | 5,184 | \$1,622 | 1,031 | 3,932 | 92 | 0 | 50 | 79 | \$29,730 | 17 | 27 | 51 | Dryland and pivot irrigated mostly W of Hemingford |
| 5/30/2024 | \$640,000 | 161 | \$3,972 | 127 | 33 | 0 | 0 | 0 | 1 | \$4,385 | 2 | 26 | 50 | Pivot irrigated SW of Hemingford |
| 5/21/2024 | \$240,000 | 161 | \$1,487 | 0 | 138 | 0 | 0 | 0 | 23 | \$0 | 19 | 25 | 47 | North of Alliance |
| 5/16/2024 | \$415,000 | 161 | \$2,573 | 0 | 141 | 8 | 0 | 1 | 12 | \$99,775 | 29 | 27 | 49 | South of Hemingford |
| 4/23/2024 | \$160,000 | 155 | \$1,029 | 0 | 155 | 0 | 0 | 0 | 0 | \$0 | 6 | 27 | 50 | Dryland west of Hemingford |
| 4/4/2024 | \$640,000 | 788 | \$812 | 0 | 122 | 393 | 239 | 25 | 9 | \$0 | 33 | 28 | 49 | NE of Hemingford |
| 3/29/2024 | \$1,100,000 | 303 | \$3,626 | 239 | 32 | 16 | 0 | 10 | 6 | \$0 | 18 | 27 | 49 | Pivot irrigated on west side of Hemingford |
| 3/1/2024 | \$125,000 | 167 | \$748 | 0 | 0 | 167 | 0 | 0 | 0 | \$0 | 24 | 24 | 49 | S of Alliance |
| 1/11/2024 | \$140,330 | 153 | \$919 | 0 | 142 | 9 | 0 | 0 | 2 | \$0 | 13 | 26 | 49 | Dryland on N side of Berea |
| 12/29/2023 | \$560,000 | 160 | \$3,492 | 133 | 26 | 0 | 0 | 0 | 2 | \$0 | 27 | 26 | 49 | Pivot irrigated SW of Berea |
| 12/28/2023 | \$514,910 | 157 | \$3,270 | 149 | 6 | 0 | 0 | 0 | 2 | \$0 | 13 | 26 | 49 | Pivot irrigated N of Berea |
| 12/15/2023 | \$185,000 | 159 | \$1,160 | 0 | 156 | 0 | 0 | 0 | 4 | \$0 | 11 | 25 | 48 | Dryland N of Alliance |
| 12/7/2023 | \$575,000 | 160 | \$3,585 | 104 | 2 | 50 | 0 | 0 | 5 | \$166,960 | 33 | 25 | 48 | Pivot irrigated plus house west of Alliance |
| 12/1/2023 | \$531,260 | 165 | \$3,219 | 162 | 0 | 0 | 0 | 0 | 4 | \$0 | 14 | 25 | 48 | Pivot irrigated N of Alliance |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 12/1/2023 | \$3,229,223 | 776 | \$4,161 | 622 | 118 | 25 | 0 | 0 | 10 | \$18,460 | 18 | 26 | 50 | Part of \$7M pivot irrigated sale SW of Hemingford |
| 12/1/2023 | \$1,401,524 | 323 | \$4,345 | 294 | 28 | 0 | 0 | 0 | 1 | \$9,350 | 5 | 26 | 50 | Part of \$7M pivot irrigated sale SW of Hemingford |
| 12/1/2023 | \$2,369,254 | 559 | \$4,241 | 470 | 89 | 0 | 0 | 0 | 0 | \$0 | 23 | 26 | 50 | Part of \$7M pivot irrigated sale SW of Hemingford |
| 11/29/2023 | \$88,000 | 88 | \$995 | 0 | 47 | 0 | 0 | 40 | 1 | \$0 | 20 | 26 | 51 | W of Berea |
| 10/31/2023 | \$675,000 | 687 | \$983 | 0 | 310 | 330 | 19 | 18 | 10 | \$178,115 | 25 | 27 | 47 | Recreation property NE of Alliance |
| 10/25/2023 | \$725,000 | 958 | \$756 | 0 | 113 | 829 | 0 | 0 | 17 | \$0 | 12 | 28 | 49 | Grass S of Dunlap |
| 9/14/2023 | \$700,000 | 894 | \$783 | 0 | 174 | 704 | 0 | 4 | 11 | \$85,895 | 8 | 28 | 49 | N of Hemingford |
| 7/5/2023 | \$209,300 | 161 | \$1,300 | 0 | 157 | 0 | 0 | 0 | 4 | \$0 | 35 | 27 | 49 | Dryland SE of Hemingford |
| 7/5/2023 | \$209,300 | 161 | \$1,300 | 0 | 157 | 0 | 0 | 0 | 4 | \$0 | 35 | 27 | 49 | Dryland SE of Hemingford |
| 7/5/2023 | \$193,600 | 238 | \$815 | 0 | 0 | 234 | 0 | 0 | 3 | \$0 | 2 | 26 | 49 | Grass SE of Hemingford |
| 6/30/2023 | \$197,300 | 162 | \$1,221 | 0 | 157 | 1 | 0 | 0 | 4 | \$0 | 22 | 27 | 49 | Dryland SE of Hemingford |
| 6/30/2023 | \$155,000 | 160 | \$972 | 0 | 156 | 2 | 0 | 0 | 2 | \$0 | 19 | 26 | 50 | Dryland W of Berea |
| 5/25/2023 | \$2,179,650 | 793 | \$2,750 | 617 | 0 | 176 | 0 | 0 | 0 | \$0 | 29 | 24 | 50 | Pivot irrigated in SW Box Butte County |
| 5/2/2023 | \$950,000 | 317 | \$2,998 | 215 | 95 | 0 | 0 | 0 | 7 | \$0 | 16 | 26 | 50 | Pivot irrigated west of Berea |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|---|
| 5/1/2023 | \$187,500 | 154 | \$1,214 | 0 | 152 | 0 | 0 | 0 | 2 | \$21,510 | 29 | 26 | 48 | Dryland south of Berea |
| 5/1/2023 | \$1,110,000 | 331 | \$3,351 | 250 | 35 | 33 | 0 | 12 | 2 | \$0 | 24 | 26 | 47 | Pivot irrigated NE of Alliance |
| 4/20/2023 | \$413,400 | 159 | \$2,592 | 140 | 0 | 17 | 0 | 0 | 2 | \$0 | 5 | 25 | 49 | Pivot irrigated NW of Alliance |
| 3/31/2023 | \$198,175 | 315 | \$629 | 0 | 0 | 303 | 0 | 2 | 11 | \$610 | 22 | 25 | 49 | 7 miles W & 1 mile N of Alliance |
| 3/9/2023 | \$202,114 | 362 | \$558 | 0 | 0 | 362 | 0 | 0 | 0 | \$0 | 4 | 28 | 51 | 1 mile SE of Marsland |
| 3/9/2023 | \$72,886 | 122 | \$598 | 0 | 0 | 122 | 0 | 0 | 0 | \$0 | 3 | 28 | 51 | 1.5 miles SE of Marsland |
| 3/9/2023 | \$2,010,000 | 2,561 | \$785 | 0 | 641 | 1,908 | 0 | 0 | 11 | \$0 | 2 | 28 | 51 | 3 miles SE of Marsland |
| 2/21/2023 | \$801,119 | 1,457 | \$550 | 0 | 0 | 1,453 | 0 | 0 | 4 | \$0 | 5 | 25 | 51 | 21 miles W & 4 miles N of Alliance |
| 1/26/2023 | \$275,000 | 151 | \$1,819 | 122 | 26 | 0 | 0 | 0 | 3 | \$0 | 9 | 25 | 49 | 8 miles W & 3 miles N of Alliance |
| 1/11/2023 | \$2,163,148 | 424 | \$5,105 | 345 | 60 | 5 | 0 | 3 | 11 | \$6,330 | 3 | 24 | 47 | Pivot irrigated 4.5 miles E & .5 mile S of Alliance |
| 12/22/2022 | \$3,237,986 | 706 | \$4,585 | 504 | 158 | 28 | 0 | 3 | 13 | \$0 | 30 | 24 | 48 | Pivot irrigated 5 to 6 miles S of Alliance |
| 12/22/2022 | \$1,656,578 | 404 | \$4,104 | 262 | 0 | 139 | 0 | 0 | 2 | \$0 | 24 | 24 | 49 | Pivot irrigated 5 to 6 miles S of Alliance |
| 12/22/2022 | \$983,281 | 242 | \$4,063 | 134 | 0 | 108 | 0 | 0 | 0 | \$0 | 24 | 24 | 49 | Pivot irrigated 5 to 6 miles S of Alliance |
| 8/30/2022 | \$532,350 | 169 | \$3,149 | 146 | 0 | 22 | 0 | 0 | 1 | \$0 | 11 | 25 | 47 | Pivot irrigated 2.5 miles N & 4.5 miles E of Alliance |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|---|
| 8/30/2022 | \$461,700 | 162 | \$2,843 | 131 | 9 | 13 | 0 | 0 | 10 | \$0 | 22 | 25 | 47 | Pivot irrigated 1.5 miles N & 3.5 miles E of Alliance |
| 8/16/2022 | \$154,494 | 172 | \$900 | 0 | 170 | 0 | 0 | 0 | 2 | \$0 | 11 | 25 | 48 | 3.5 miles N of Alliance |
| 5/5/2022 | \$155,000 | 162 | \$959 | 0 | 162 | 0 | 0 | 0 | 0 | \$0 | 11 | 28 | 48 | 8 miles E & 6 miles N of Hemingford |
| 4/29/2022 | \$787,500 | 324 | \$2,434 | 273 | 50 | 0 | 0 | 0 | 0 | \$0 | 1 | 27 | 51 | Pivot irrigated 6.5 miles W & 1 mile N of Hemingford |
| 4/29/2022 | \$393,750 | 162 | \$2,434 | 135 | 25 | 0 | 0 | 0 | 2 | \$0 | 1 | 27 | 51 | Pivot irrigated 7.5 miles W & 1 mile N of Hemingford |
| 4/29/2022 | \$393,750 | 162 | \$2,436 | 135 | 23 | 0 | 0 | 1 | 3 | \$14,885 | 1 | 27 | 51 | Pivot irrigated 7.5 miles W & 1.5 miles N of Hemingford |
| 4/7/2022 | \$225,000 | 93 | \$2,417 | 85 | 6 | 0 | 0 | 0 | 2 | \$0 | 11 | 26 | 49 | Pivot irrigated 1.5 miles NW of Berea |
| 3/29/2022 | \$485,000 | 159 | \$3,050 | 128 | 27 | 0 | 0 | 0 | 4 | \$0 | 2 | 25 | 49 | Pivot irrigated 1.5 miles W & 3 miles S of Berea |
| 3/3/2022 | \$355,000 | 152 | \$2,331 | 124 | 29 | 0 | 0 | 0 | 0 | \$0 | 10 | 27 | 51 | Pivot irrigated 9.5 miles W & .5 mile N of Hemingford |
| 2/24/2022 | \$1,137,000 | 1,454 | \$782 | 0 | 1,125 | 291 | 0 | 18 | 20 | \$0 | 13 | 27 | 51 | 6.5 miles W of Hemingford |
| 2/8/2022 | \$321,000 | 646 | \$497 | 0 | 533 | 110 | 0 | 0 | 3 | \$0 | 12 | 28 | 47 | 23 miles NE of Alliance |
| 1/14/2022 | \$945,000 | 321 | \$2,945 | 258 | 44 | 2 | 0 | 17 | 0 | \$0 | 24 | 26 | 51 | Pivot irrigated 11.5 miles W of Berea |
| 1/5/2022 | \$487,475 | 161 | \$3,033 | 135 | 23 | 0 | 0 | 0 | 3 | \$0 | 29 | 26 | 50 | Pivot irrigated 9.5 miles W & 1.5 miles S of Berea |
| 12/21/2021 | \$268,721 | 342 | \$785 | 0 | 169 | 171 | 0 | 0 | 2 | \$0 | 11 | 27 | 47 | 16 miles N & 4.5 miles E of Alliance |

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| 12/15/2021 | \$1,101,944 | 463 | \$2,381 | 295 | 7 | 95 | 58 | 1 | 7 | \$7,160 | 35 | 26 | 51 | Pivot irrigated 2 miles S & 13.5 miles W of Berea |
| 12/10/2021 | \$1,050,000 | 331 | \$3,176 | 278 | 16 | 0 | 0 | 33 | 5 | \$7,105 | 28 | 25 | 48 | Pivot irrigated 1 mile W of Alliance |
| 12/7/2021 | \$500,000 | 157 | \$3,180 | 120 | 27 | 0 | 0 | 0 | 10 | \$0 | 21 | 25 | 47 | Pivot irrigated 2 miles N & 2 miles E of Alliance |
| 11/5/2021 | \$137,063 | 161 | \$849 | 0 | 138 | 0 | 0 | 0 | 23 | \$0 | 19 | 25 | 47 | 1.5 miles N of Alliance |
| 11/3/2021 | \$250,000 | 248 | \$1,006 | 0 | 188 | 32 | 0 | 0 | 28 | \$935 | 7 | 26 | 47 | 9 miles N of Alliance |
| 8/30/2021 | \$146,000 | 167 | \$876 | 0 | 156 | 0 | 0 | 7 | 3 | \$2,570 | 14 | 27 | 48 | 16 miles N & 4 miles E of Alliance |
| 7/15/2021 | \$1,702,000 | 3,791 | \$449 | 128 | 54 | 3,563 | 0 | 1 | 45 | \$56,845 | 7 | 24 | 50 | 13 miles W & 2 miles S of Alliance |
| 7/9/2021 | \$366,000 | 321 | \$1,141 | 0 | 0 | 307 | 0 | 0 | 14 | \$139,675 | 29 | 25 | 49 | 8.5 miles W of Alliance |
| 7/1/2021 | \$1,035,000 | 671 | \$1,542 | 236 | 24 | 367 | 0 | 0 | 44 | \$274,365 | 35 | 25 | 50 | 11 miles W & .5 mile S of Alliance |
| 6/11/2021 | \$292,500 | 161 | \$1,814 | 131 | 28 | 0 | 0 | 0 | 2 | \$0 | 35 | 27 | 49 | 4 miles E & 3 miles S of Hemingford |
| 6/10/2021 | \$1,125,000 | 644 | \$1,747 | 355 | 36 | 238 | 0 | 0 | 15 | \$152,350 | 7 | 25 | 49 | Pivot irrigated 9 miles W & 3 miles N of Alliance |
| 6/9/2021 | \$233,708 | 541 | \$432 | 0 | 0 | 541 | 0 | 0 | 0 | \$0 | 32 | 24 | 49 | 6 miles W & 6 miles S of Alliance |
| 5/27/2021 | \$1,700,000 | 2,437 | \$698 | 132 | 0 | 2,262 | 0 | 7 | 36 | \$262,285 | 31 | 24 | 49 | 7 miles W & 6 miles S of Alliance |
| 5/25/2021 | \$485,000 | 483 | \$1,004 | 0 | 342 | 110 | 0 | 1 | 30 | \$25,710 | 14 | 27 | 49 | 3.5 miles E of Hemingford |

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| 5/7/2021 | \$118,400 | 160 | \$740 | 0 | 156 | 0 | 0 | 0 | 4 | \$0 | 26 | 25 | 52 | 22 miles W & 5 miles S of Alliance |
| 4/30/2021 | \$235,000 | 163 | \$1,438 | 0 | 0 | 32 | 128 | 0 | 3 | \$70,875 | 22 | 27 | 48 | 13 miles N of Alliance |
| 4/29/2021 | \$657,720 | 1,053 | \$625 | 0 | 0 | 1,042 | 0 | 0 | 11 | \$0 | 29 | 26 | 51 | 21 miles W & 7 miles N of Alliance |
| 4/20/2021 | \$640,000 | 316 | \$2,025 | 131 | 171 | 0 | 0 | 0 | 14 | \$0 | 9 | 26 | 50 | 3.5 miles W & 5 miles S of Hemingford |
| 4/12/2021 | \$199,309 | 331 | \$602 | 0 | 322 | 0 | 0 | 0 | 10 | \$0 | 32 | 26 | 47 | 5 miles N & 1.5 miles E of Alliance |
| 4/9/2021 | \$167,205 | 220 | \$760 | 0 | 214 | 2 | 0 | 0 | 4 | \$0 | 20 | 28 | 49 | 5 miles N of Hemingford |
| 4/8/2021 | \$143,100 | 159 | \$901 | 0 | 132 | 25 | 0 | 0 | 2 | \$0 | 29 | 28 | 49 | 3 miles N of Hemingford |
| 4/8/2021 | \$175,380 | 158 | \$1,108 | 0 | 156 | 0 | 0 | 0 | 2 | \$0 | 31 | 28 | 49 | 2 miles N & .5 mile W of Hemingford |
| 4/8/2021 | \$218,231 | 311 | \$701 | 0 | 303 | 2 | 0 | 0 | 7 | \$0 | 21 | 28 | 49 | 5 miles N & 1 mile E of Hemingford |
| 4/8/2021 | \$371,358 | 309 | \$1,202 | 0 | 207 | 91 | 0 | 2 | 8 | \$127,225 | 29 | 28 | 49 | 3 miles N & .5 mile E of Hemingford |
| 4/8/2021 | \$656,580 | 1,067 | \$615 | 0 | 204 | 837 | 0 | 5 | 21 | \$0 | 20 | 28 | 49 | 4 miles N of Hemingford |
| 3/15/2021 | \$195,000 | 487 | \$400 | 0 | 0 | 483 | 0 | 0 | 4 | \$5,395 | 31 | 26 | 49 | 5 miles W & 2 miles S of Hemingford |
| 3/1/2021 | \$285,000 | 602 | \$473 | 0 | 247 | 241 | 112 | 0 | 3 | \$0 | 17 | 25 | 50 | 14 miles W & 2 miles N of Alliance |
| 2/22/2021 | \$400,000 | 159 | \$2,517 | 133 | 21 | 0 | 0 | 0 | 5 | \$745 | 18 | 27 | 50 | 6.5 miles W & .5 mile S of Hemingford |

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| 2/17/2021 | \$635,000 | 332 | \$1,913 | 130 | 196 | 0 | 0 | 0 | 5 | \$0 | 6 | 24 | 47 | 1 mile E of Alliance |
| 1/28/2021 | \$300,000 | 73 | \$4,083 | 73 | 0 | 0 | 0 | 0 | 0 | \$0 | 31 | 25 | 47 | Pivot irrigated on E side of Alliance |
| 1/14/2021 | \$285,050 | 425 | \$670 | 0 | 127 | 296 | 0 | 0 | 2 | \$0 | 23 | 28 | 49 | 3 miles E & 4 miles N of Hemingford |
| 1/14/2021 | \$303,780 | 166 | \$1,830 | 137 | 29 | 0 | 0 | 0 | 0 | \$0 | 12 | 27 | 51 | Pivot irrigated 6.5 miles W & .5 mile N of Hemingford |
| 1/14/2021 | \$1,637,000 | 640 | \$2,558 | 501 | 117 | 0 | 0 | 0 | 22 | \$0 | 29 | 27 | 47 | Pivot irrigated 12 miles N & 1 mile E of Alliance |
| 12/23/2020 | \$1,302,005 | 1,482 | \$879 | 0 | 540 | 879 | 0 | 30 | 33 | \$126,415 | 21 | 27 | 47 | 14 miles N & 2.5 miles E of Alliance |
| 11/18/2020 | \$847,500 | 483 | \$1,754 | 240 | 234 | 0 | 0 | 0 | 9 | \$0 | 8 | 26 | 49 | Pivot irr. & dryland 3.5 miles W & 1 mi. N of Berea |
| 10/30/2020 | \$414,500 | 164 | \$2,534 | 135 | 25 | 0 | 0 | 0 | 3 | \$0 | 17 | 25 | 47 | Pivot irrigated 2 miles E & 2 miles N of Alliance |
| 10/28/2020 | \$550,000 | 261 | \$2,106 | 185 | 60 | 0 | 0 | 10 | 7 | \$87,520 | 1 | 27 | 50 | 1 mile N & 1.5 miles W of Hemingford |
| 8/14/2020 | \$112,250 | 161 | \$697 | 0 | 128 | 33 | 0 | 0 | 0 | \$0 | 20 | 27 | 49 | 1 miles S & .5 mile E of Hemingford |
| 8/4/2020 | \$125,000 | 154 | \$810 | 0 | 153 | 0 | 0 | 0 | 2 | \$0 | 15 | 27 | 49 | 2.5 miles E of Hemingford |
| 6/30/2020 | \$3,662,064 | 1,166 | \$3,142 | 910 | 0 | 250 | 0 | 0 | 6 | \$14,705 | 33 | 24 | 48 | Pivot irrigated & grass 5 miles S of Alliance |
| 6/29/2020 | \$1,070,000 | 1,340 | \$798 | 0 | 1,328 | 0 | 0 | 0 | 12 | \$0 | 28 | 27 | 48 | 6 miles E & 2 miles S of Hemingford |
| 6/8/2020 | \$275,000 | 344 | \$800 | 0 | 340 | 0 | 0 | 0 | 4 | \$0 | 21 | 27 | 48 | 7 miles E & 1 mile S of Hemingford |

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AgLand Market Report

Box Butte County

Updated 5-22-26

| Sale Date | Sale Price | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments |
|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|---|
| 5/29/2020 | \$500,000 | 157 | \$3,177 | 121 | 23 | 0 | 0 | 10 | 4 | \$0 | 2 | 25 | 49 | Pivot irrigated 3 miles S & .5 mile W of Berea |
| 4/1/2020 | \$130,000 | 161 | \$807 | 0 | 157 | 0 | 0 | 0 | 4 | \$0 | 10 | 25 | 49 | 2 miles W & 4.5 miles S of Berea |
| 4/1/2020 | \$864,000 | 327 | \$2,643 | 249 | 50 | 4 | 0 | 12 | 12 | \$7,351 | 23 | 25 | 48 | Pivot irrigated on the NW edge of Alliance |
| 3/31/2020 | \$251,878 | 394 | \$639 | 0 | 0 | 361 | 0 | 0 | 33 | \$22,833 | 1 | 24 | 47 | 6 miles E of Alliance |
| 3/24/2020 | \$201,470 | 373 | \$540 | 0 | 0 | 373 | 0 | 0 | 0 | \$0 | 24 | 24 | 47 | 6 miles E & 4 miles S of Alliance |
| 3/3/2020 | \$1,650,131 | 498 | \$3,313 | 398 | 0 | 98 | 0 | 0 | 2 | \$0 | 27 | 24 | 48 | Pivot irrigated 4 miles S of Alliance |
| 2/28/2020 | \$853,500 | 420 | \$2,030 | 244 | 172 | 0 | 0 | 0 | 5 | \$0 | 12 | 27 | 50 | Pivot irrigated & dryland on W side of Hemingford |
| 1/31/2020 | \$250,000 | 79 | \$3,164 | 0 | 0 | 76 | 0 | 0 | 3 | \$97,748 | 19 | 27 | 49 | 1 miles S of Hemingford |
| 1/21/2020 | \$509,375 | 817 | \$623 | 0 | 0 | 800 | 0 | 0 | 17 | \$0 | 10 | 28 | 47 | 20 miles N & 3 miles E of Alliance |
| 10/11/2019 | \$700,000 | 330 | \$2,124 | 239 | 67 | 15 | 0 | 0 | 9 | \$11,285 | 34 | 26 | 48 | Pivot irrigated 3.5 miles N & 1.5 miles W of Alliance |
| 10/9/2019 | \$106,500 | 142 | \$750 | 0 | 102 | 31 | 0 | 7 | 2 | \$0 | 10 | 27 | 47 | 16 miles N & 3.5 miles E of Alliance |
| 8/12/2019 | \$250,000 | 356 | \$702 | 0 | 149 | 104 | 96 | 0 | 6 | \$0 | 26 | 27 | 48 | 11 miles N of Alliance |
| 7/26/2019 | \$2,658,131 | 1,146 | \$2,319 | 613 | 0 | 517 | 0 | 0 | 16 | \$0 | 21 | 24 | 48 | Pivot irrigated 3 miles S of Alliance |
| 7/25/2019 | \$710,000 | 318 | \$2,233 | 243 | 52 | 3 | 0 | 13 | 7 | \$0 | 28 | 26 | 48 | Pivot irrigated 1.5 miles S & 1 mile E of Berea |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 7/25/2019 | \$725,000 | 292 | \$2,481 | 246 | 42 | 0 | 0 | 0 | 4 | \$2,592 | 30 | 24 | 48 | Pivot irrigated 6 miles SW of Alliance |
| 7/25/2019 | \$365,000 | 160 | \$2,281 | 130 | 29 | 0 | 0 | 0 | 1 | \$0 | 18 | 25 | 48 | Pivot irrigated 4.5 miles S of Berea |
| 7/25/2019 | \$1,200,000 | 480 | \$2,500 | 384 | 68 | 20 | 0 | 0 | 8 | \$0 | 20 | 25 | 49 | Pivot irrigated 8 miles W & 1 mile N of Alliance |
| 6/27/2019 | \$118,125 | 315 | \$375 | 0 | 0 | 315 | 0 | 0 | 0 | \$0 | 22 | 25 | 52 | 26 miles W of Alliance |
| 5/3/2019 | \$113,760 | 158 | \$720 | 0 | 156 | 0 | 0 | 0 | 2 | \$0 | 23 | 27 | 48 | 14 miles N & 1 mile W of Alliance |
| 5/2/2019 | \$300,000 | 171 | \$1,754 | 0 | 158 | 0 | 0 | 8 | 5 | \$80,142 | 11 | 25 | 48 | 2 miles N of Alliance |
| 4/26/2019 | \$160,000 | 160 | \$1,000 | 0 | 156 | 0 | 0 | 0 | 4 | \$0 | 8 | 26 | 50 | 4.5 miles W & 5.5 miles S of Hemingford |
| 4/26/2019 | \$495,000 | 164 | \$3,018 | 134 | 28 | 0 | 0 | 0 | 2 | \$0 | 1 | 26 | 50 | 3.5 miles S & 1 mile W of Hemingford |
| 4/26/2019 | \$690,000 | 240 | \$2,875 | 224 | 11 | 0 | 0 | 0 | 5 | \$0 | 12 | 26 | 50 | 4.5 miles S & 1.25 miles W of Hemingford |
| 4/26/2019 | \$900,000 | 480 | \$1,875 | 370 | 81 | 24 | 0 | 3 | 2 | \$0 | 32 | 26 | 49 | 8 miles W & 5 miles N of Alliance |
| 4/5/2019 | \$860,000 | 325 | \$2,646 | 252 | 65 | 0 | 0 | 0 | 8 | \$0 | 13 | 27 | 47 | 2 pivot quarters NW & NE of Alliance |
| 3/22/2019 | \$168,000 | 160 | \$1,050 | 0 | 153 | 0 | 0 | 1 | 6 | \$15,780 | 10 | 25 | 49 | 6 miles W & 3.5 miles N of Alliance |
| 3/8/2019 | \$547,780 | 778 | \$704 | 0 | 288 | 607 | 0 | 0 | 3 | \$0 | 10 | 28 | 48 | 21 miles N of Alliance |
| 12/12/2018 | \$396,000 | 113 | \$3,502 | 104 | 9 | 0 | 0 | 0 | 0 | \$0 | 30 | 25 | 47 | Pivot irrigated on NE edge of Alliance |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 11/19/2018 | \$272,000 | 100 | \$2,720 | 0 | 0 | 69 | 0 | 3 | 28 | \$146,235 | 24 | 27 | 50 | .5 mile W & 1 mile S of Hemingford |
| 11/6/2018 | \$250,000 | 351 | \$712 | 1 | 140 | 205 | 0 | 3 | 6 | \$70,620 | 29 | 27 | 50 | 5 miles W & 2 miles S of Hemingford |
| 6/21/2018 | \$3,043,305 | 889 | \$3,423 | 619 | 61 | 169 | 0 | 3 | 36 | \$20,915 | 7 | 24 | 48 | Pivot irrigated 1 mile SW of Alliance |
| 6/21/2018 | \$3,215,229 | 1,059 | \$3,035 | 746 | 112 | 189 | 0 | 0 | 12 | \$1,550 | 8 | 24 | 48 | Pivot irrigated 3 miles SW of Alliance |
| 6/20/2018 | \$1,630,456 | 648 | \$2,516 | 544 | 94 | 0 | 0 | 1 | 10 | \$32,115 | 1 | 27 | 51 | Pivot irrigated acres 7 miles W of Hemingford |
| 6/1/2018 | \$254,400 | 502 | \$507 | 0 | 457 | 45 | 0 | 0 | 0 | \$0 | 8 | 25 | 50 | 16 miles NW of Alliance |
| 5/30/2018 | \$490,000 | 160 | \$3,063 | 130 | 28 | 0 | 0 | 0 | 2 | \$0 | 33 | 27 | 50 | Pivot irrigated 7 miles SW of Hemingford |
| 5/16/2018 | \$570,000 | 906 | \$629 | 0 | 458 | 15 | 0 | 422 | 12 | \$3,300 | 26 | 24 | 52 | Includes 421 acres tree/CRP 26 miles SW of Alliance |
| 5/3/2018 | \$520,000 | 316 | \$1,646 | 128 | 180 | 0 | 0 | 0 | 0 | \$0 | 17 | 27 | 50 | Pivot irrigated 6 miles SW of Hemingford |
| 5/1/2018 | \$413,000 | 486 | \$850 | 0 | 484 | 0 | 0 | 0 | 2 | \$0 | 20 | 27 | 48 | 7 miles E of Hemingford |
| 4/19/2018 | \$925,000 | 392 | \$2,359 | 260 | 66 | 45 | 0 | 21 | 0 | \$0 | 18 | 26 | 50 | Pivot irrigated 11 miles W of Berea |
| 4/17/2018 | \$540,000 | 775 | \$697 | 0 | 221 | 550 | 0 | 0 | 4 | \$0 | 12 | 28 | 50 | 6 miles N of Hemingford |
| 3/6/2018 | \$232,000 | 240 | \$967 | 0 | 239 | 0 | 0 | 0 | 1 | \$0 | 1 | 26 | 50 | 5 miles SW of Hemingford |
| 2/16/2018 | \$380,000 | 156 | \$2,436 | 116 | 0 | 37 | 0 | 0 | 3 | \$0 | 2 | 25 | 47 | Pivot irrigated 8 miles NE of Alliance |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|---|
| 2/12/2018 | \$3,646,140 | 1,643 | \$2,219 | 780 | 14 | 829 | 0 | 0 | 19 | \$79,050 | 1 | 24 | 49 | Pivot irrigated 3 miles SW of Alliance |
| 1/18/2018 | \$500,000 | 173 | \$2,890 | 140 | 33 | 0 | 0 | 0 | 0 | \$0 | 11 | 27 | 51 | Pivot irrigated 9 miles W of Hemingford |
| 1/18/2018 | \$500,000 | 167 | \$2,994 | 136 | 28 | 0 | 0 | 0 | 3 | \$0 | 11 | 27 | 51 | Pivot irrigated 8 miles W of Hemingford |
| 1/3/2018 | \$1,332,664 | 514 | \$2,594 | 429 | 27 | 58 | 0 | 0 | 0 | \$0 | 12 | 24 | 51 | Pivot irrigated 15 miles W of Alliance |
| 12/27/2017 | \$2,192,336 | 829 | \$2,646 | 693 | 90 | 36 | 0 | 1 | 9 | \$0 | 33 | 25 | 50 | Pivot irrigated 13 miles W of Alliance |
| 12/11/2017 | \$225,000 | 200 | \$1,125 | 0 | 48 | 147 | 0 | 4 | 1 | \$113,665 | 18 | 28 | 48 | 10 miles NE of Hemingford |
| 11/27/2017 | \$500,000 | 1,138 | \$439 | 0 | 202 | 932 | 0 | 0 | 4 | \$0 | 2 | 28 | 50 | 1.5 miles S of Box Butte Reservoir |
| 10/13/2017 | \$2,071,866 | 648 | \$3,197 | 544 | 94 | 0 | 0 | 1 | 10 | \$32,115 | 1 | 27 | 51 | Pivot irrigated acres 7 miles W of Hemingford |