

Jerry Sloan
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AgLand Market Report

Box Butte 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
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
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

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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
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

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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
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

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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
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

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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
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

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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
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

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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
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

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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
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

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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
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

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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
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

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AgLand Market Report

Box Butte County

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Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
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
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

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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