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## AgLand Market Report

### Box Butte County

Updated 8-24-26

| Sale Date | Sale Price  | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments                               |
|-----------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|----------------------------------------|
| 8/28/2028 | \$185,000   | 232         | \$799   | 0               | 82            | 0           | 0         | 147        | 3           | \$0          | 30  | 28       | 48    | NE of Hemingford                       |
| 6/24/2026 | \$900,000   | 314         | \$2,866 | 231             | 76            | 0           | 0         | 0          | 7           | \$10,783     | 32  | 26       | 48    | Pivot irrigated south of Berea         |
| 6/18/2026 | \$225,000   | 223         | \$1,008 | 0               | 129           | 0           | 0         | 89         | 5           | \$0          | 3   | 27       | 52    | CRP & CRP trees west of Hemingford     |
| 6/18/2026 | \$225,000   | 223         | \$1,009 | 0               | 123           | 0           | 0         | 97         | 3           | \$0          | 3   | 27       | 52    | CRP & CRP trees west of Hemingford     |
| 6/10/2026 | \$675,000   | 154         | \$4,371 | 140             | 7             | 6           | 0         | 0          | 2           | \$0          | 29  | 25       | 48    | Pivot irrigated west of Alliance       |
| 5/29/2026 | \$237,398   | 268         | \$887   | 0               | 0             | 0           | 268       | 0          | 0           | \$0          | 24  | 25       | 47    | CRP NE of Alliance                     |
| 5/7/2026  | \$630,000   | 158         | \$3,989 | 156             | 0             | 0           | 0         | 0          | 2           | \$0          | 33  | 25       | 47    | Pivot irrigated east of Alliance       |
| 5/5/2026  | \$975,000   | 395         | \$2,469 | 132             | 243           | 16          | 0         | 0          | 5           | \$0          | 4   | 26       | 50    | Southwest of Hemingford                |
| 4/28/2026 | \$275,200   | 324         | \$848   | 0               | 0             | 319         | 0         | 0          | 6           | \$0          | 14  | 28       | 49    | NE of Hemingford                       |
| 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               |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--------------------------------------------------|
| 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                          |
| 8/28/2025  | \$80,000    | 100         | \$800   | 0               | 82            | 0           | 0         | 0          | 18          | \$0          | 19  | 25       | 49    | West of Alliance                                 |
| 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 |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|----------------------------------------------------|
| 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                   |
| 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                                   |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|----------------------------------------------------|
| 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 |
| 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                                  |

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|-----------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|----------------------------------------|
| 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         |
| 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               |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|---------------------------------------------------------|
| 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                                 |
| 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 |

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| 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                  |
| 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                    |

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| 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                            |
| 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                           |

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## AgLand Market Report

### Box Butte County

Updated 8-24-26

| Sale Date  | Sale Price  | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments                                              |
|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|-------------------------------------------------------|
| 4/8/2021   | \$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                 |
| 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                  |

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### Box Butte County

Updated 8-24-26

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

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### Box Butte County

Updated 8-24-26

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

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### Box Butte County

Updated 8-24-26

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|-----------------------------------------------|
| 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           |
| 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                       |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|-----------------------------------------------------|
| 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             |
| 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                           |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|-----------------------------------------------|
| 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 |