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## AgLand Market Report

### Scotts Bluff 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
3/21/2025	\$1,350,000	404	\$3,341	297	26	66	0	0	15	\$238,655	35	22	58	Pivot irrigated S of Lyman
3/20/2025	\$720,000	163	\$4,422	139	0	12	0	0	12	\$41,140	23	21	53	Pivot irrigated N of McGrew
2/27/2025	\$231,000	140	\$1,646	12	0	120	0	0	8	\$18,935	22	21	54	W of Melbeta
1/27/2025	\$485,602	128	\$3,800	96	0	23	0	0	9	\$0	24	22	53	NE of Minatare
1/24/2025	\$210,000	120	\$1,751	72	0	41	0	0	7	\$0	5	21	57	SE of Lyman
1/23/2025	\$4,000,000	398	\$10,052	161	0	72	0	0	165	\$379,040	20	23	57	Pivot & river hunting SW of Morrill
1/22/2025	\$240,000	116	\$2,073	109	0	3	0	0	4	\$0	28	21	55	gravity irrigated SW of Gering
1/15/2025	\$340,000	71	\$4,771	64	1	4	0	0	3	\$0	30	23	55	Pivot irrigated E of Mitchell
1/13/2025	\$735,000	246	\$2,994	193	0	43	0	0	9	\$4,785	17	22	52	Pivot irrigated on CR 37 & J
1/7/2025	\$900,000	245	\$3,668	215	0	20	0	0	11	\$119,690	29	23	54	Irrigated North of Scottsbluff
1/7/2025	\$1,000,000	202	\$4,949	187	0	12	0	0	3	\$2,810	0	0	0	Irrigated North of Scottsbluff
1/2/2025	\$765,000	241	\$3,176	191	16	18	0	0	16	\$237,745	34	21	55	Pivot irrigated SW of Gering
12/31/2024	\$267,000	75	\$3,566	66	0	4	0	0	4	\$0	18	23	55	Pivot irrigated NE of Mitchell
12/30/2024	\$418,500	80	\$5,223	55	0	24	0	0	1	\$0	1	23	58	Pivot irrigated E of Henry

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10/11/2024	\$535,000	103	\$5,185	93	0	4	0	0	7	\$224,675	28	23	56	W side of Mitchell
8/30/2024	\$455,000	124	\$3,660	81	8	24	0	0	12	\$213,510	6	21	57	SW of Stegall
8/28/2024	\$537,000	151	\$3,561	142	0	6	0	0	3	\$0	18	21	55	Pivot irrigated SW of Gering
8/16/2024	\$280,000	102	\$2,748	62	7	30	0	0	2	\$0	29	21	53	Pivot irrigated E of Melbeta
8/1/2024	\$1,025,000	149	\$6,884	139	0	1	0	0	9	\$0	27	21	55	Pivot irrigated S of Gering
8/1/2024	\$1,400,000	399	\$3,508	330	0	50	0	0	19	\$147,230	33	21	55	Pivot irrigated S of Gering
8/1/2024	\$1,060,000	155	\$6,829	146	0	6	0	0	4	\$0	33	21	55	Pivot irrigated S of Gering
7/3/2024	\$510,000	156	\$3,260	147	0	4	0	0	5	\$0	27	22	56	Gravity irrigated W of Scottsbluff
6/6/2024	\$375,000	127	\$2,953	93	15	12	0	0	7	\$0	15	22	53	Pivot irrigated SE of Lake Minatare
5/31/2024	\$395,000	123	\$3,223	84	0	30	0	0	8	\$0	7	22	57	Pivot irrigated SE of Lyman
5/20/2024	\$7,241,290	1,666	\$4,346	489	0	1,162	0	0	16	\$281,175	5	23	57	West of Morrill
4/15/2024	\$280,000	77	\$3,637	72	0	4	0	0	1	\$0	28	23	54	gravity irrigated NE of Scottsbluff
3/13/2024	\$260,975	80	\$3,250	71	0	6	0	0	4	\$5,425	34	21	55	gravity irrigated SW of Gering
3/1/2024	\$270,380	298	\$908	0	1	253	0	0	43	\$0	8	22	52	NW of Bayard

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12/29/2023	\$725,000	161	\$4,516	120	26	6	0	0	9	\$168,240	23	22	58	Pivot irrigated S of Lyman
12/20/2023	\$2,248,000	2,600	\$865	0	0	2,132	0	0	468	\$160,310	19	22	56	West of Gering
12/20/2023	\$302,000	322	\$938	0	0	242	0	0	80	\$17,955	20	22	56	West of Gering
12/18/2023	\$295,000	65	\$4,506	61	0	1	0	0	3	\$0	9	21	54	East of Gering
12/15/2023	\$800,000	149	\$5,362	139	0	8	0	0	3	\$115,710	26	21	55	Pivot irrigated S of Gering
12/13/2023	\$919,350	161	\$5,698	148	3	6	0	0	4	\$0	15	22	54	Pivot irrigated w/dual water E of Scottsbluff
12/11/2023	\$590,000	116	\$5,067	110	0	5	0	0	1	\$0	14	22	56	Gravity w/dual water W of Scottsbluff
12/11/2023	\$1,650,000	264	\$6,242	252	0	7	0	0	5	\$0	19	22	55	Pivot & Gravity w/dual water W of Scottsbluff
12/1/2023	\$760,000	161	\$4,708	146	9	3	0	0	3	\$0	19	22	53	Pivot irrigated East of Scottsbluff
12/1/2023	\$310,000	73	\$4,226	22	0	50	0	0	1	\$53,010	3	22	54	SW of Lake Minatare
12/1/2023	\$840,000	161	\$5,231	120	32	3	0	0	6	\$0	29	22	54	Pivot irrigated E of Scottsbluff
11/16/2023	\$350,000	168	\$2,086	0	0	154	0	0	14	\$70,100	13	22	53	SE of Lake Minatare
11/15/2023	\$427,500	45	\$9,410	0	0	42	0	0	3	\$21,370	34	23	54	Grass w/creek & improvements NE Scottsbluff
11/15/2023	\$655,650	141	\$4,658	125	0	9	0	0	7	\$0	34	23	54	Gravity irrigated w/dual water NE of Scottsbluff

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11/10/2023	\$301,000	86	\$3,516	73	0	11	0	0	1	\$0	24	22	53	NE of Minatare, Buyer owned pivot & W 80 acres
11/1/2023	\$910,000	159	\$5,735	146	0	5	0	0	7	\$175,325	19	23	55	E of Mitchell
10/19/2023	\$197,600	76	\$2,605	67	0	1	0	0	8	\$0	14	22	53	Irrigated SE of Lake Minatare
9/27/2023	\$128,000	80	\$1,600	56	0	16	0	0	7	\$0	25	22	58	SE of Lyman
9/8/2023	\$1,200,000	81	\$14,784	24	0	6	0	0	52	\$372,180	19	21	53	River plus improvements by Melbeta
9/7/2023	\$1,090,000	247	\$4,420	72	0	164	0	0	10	\$0	12	23	57	NE of Morrill
9/5/2023	\$557,000	78	\$7,099	63	5	4	0	0	7	\$114,055	8	21	52	Pivot irrigated & improvements E of Minatare
8/9/2023	\$2,500,500	3,337	\$749	0	0	3,211	0	0	125	\$2,485	5	20	58	Grass in SW Scotts Bluff County
8/4/2023	\$475,000	141	\$3,358	114	17	5	0	0	6	\$0	21	21	54	Pivot irrigated SE of Gering
7/21/2023	\$560,000	194	\$2,891	107	23	47	0	0	17	\$19,165	24	22	58	Pivot irrigated S of Lyman
7/7/2023	\$1,285,900	167	\$7,714	160	0	2	0	0	4	\$0	28	22	53	Corner Pivot irrigated with dual water and Tripp soils
7/6/2023	\$480,000	120	\$3,994	116	0	2	0	0	2	\$92,740	11	22	58	Irrigated SE of Lyman. Buyer owns land to east.
6/30/2023	\$953,000	284	\$3,355	29	0	233	0	0	23	\$123,730	15	20	53	S of McGrew
6/30/2023	\$500,000	157	\$3,186	141	0	15	0	0	1	\$0	25	22	56	Gravity irrigated W of Scottsbluff

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6/22/2023	\$275,000	105	\$2,610	69	0	31	0	0	5	\$0	14	23	55	Irrigated & grass N of Scottsbluff
5/12/2023	\$175,000	67	\$2,595	62	0	5	0	0	0	\$0	27	22	56	Irrigated west of Scottsbluff
5/9/2023	\$605,000	155	\$3,898	127	19	7	0	0	1	\$0	18	22	57	Pivot irrigated with surface water SE of Lyman
5/1/2023	\$958,000	214	\$4,473	196	0	3	0	0	15	\$0	5	21	52	Irrigated east of Minatare
4/20/2023	\$979,265	280	\$3,497	236	0	22	0	0	23	\$67,210	24	21	55	Gravity irrigated SE of Gering
4/20/2023	\$550,000	155	\$3,554	132	13	7	0	0	3	\$0	19	22	57	Pivot irrigated 5 miles SE of Lyman
3/23/2023	\$500,000	121	\$4,143	113	0	3	0	0	4	\$9,275	18	21	52	5 miles E & 1.5 miles S of Minatare
3/10/2023	\$330,000	172	\$1,915	87	3	59	0	0	23	\$50,710	15	23	54	3 miles NW of Lake Minatare
2/13/2023	\$812,500	196	\$4,137	173	5	10	0	0	8	\$154,740	13	22	54	2 miles S & 1 mile W of Lake Minatare
2/10/2023	\$900,000	165	\$5,456	126	22	7	0	0	10	\$0	34	23	55	Pivot irr. w/dual water 1 mile N of Scottsbluff
2/9/2023	\$850,000	156	\$5,450	145	1	4	0	0	6	\$138,005	7	21	52	5.5 miles E of Minatare, dual water
1/12/2023	\$356,589	81	\$4,381	72	0	4	0	0	5	\$0	33	22	54	Irrigated east of Scottsbluff
1/9/2023	\$4,700,000	751	\$6,257	657	45	25	0	0	24	\$76,765	21	23	57	Pivot irrigated with dual water S of Morrill
12/23/2022	\$2,550,000	173	\$14,713	0	0	6	0	0	136	\$288,150	27	23	57	Recreation 1.5 miles S of Morrill

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12/20/2022	\$200,000	60	\$3,346	48	0	6	0	0	6	\$0	31	22	52	Pivot irrigated 5 miles E & 2 miles N of Minatare
11/30/2022	\$350,740	67	\$5,254	64	0	2	0	0	0	\$0	12	21	55	On the S side of Gering, N side of Hwy. 71
11/15/2022	\$1,260,000	219	\$5,764	206	3	8	0	0	2	\$0	11	22	55	Pivot irrig w/dual water on N side of Scottsbluff
10/18/2022	\$164,135	60	\$2,746	48	0	6	0	0	6	\$0	31	22	52	Pivot irrigated 5 miles E & 2 miles N of Minatare
10/18/2022	\$350,866	128	\$2,746	96	0	23	0	0	9	\$0	24	22	53	Pivot irrigated 5 miles E & 3 miles N of Minatare
10/13/2022	\$905,043	157	\$5,771	121	23	7	0	0	6	\$0	24	22	56	Piv. Irr. w/dual water 3 mi. W of Scottsbluff
10/12/2022	\$1,200,000	417	\$2,875	338	24	36	0	0	19	\$0	4	21	53	1 mile N & 1 mile E of Minatare
10/7/2022	\$600,000	1,145	\$524	0	1,086	39	0	0	20	\$0	9	21	58	7 miles S of Lyman
10/6/2022	\$600,000	475	\$1,263	0	470	1	0	0	4	\$0	33	21	58	11 miles S of Lyman
10/3/2022	\$225,000	47	\$4,755	43	0	2	0	0	3	\$0	7	22	54	1.25 miles NE of Scottsbluff
9/27/2022	\$1,117,000	139	\$8,013	123	0	12	0	0	4	\$38,190	11	21	55	Pivot irrigated on the S side of Gering
9/19/2022	\$190,000	40	\$4,780	38	0	1	0	0	1	\$0	13	22	56	3 miles W & .5 mile N of Scottsbluff
8/18/2022	\$1,000,000	98	\$10,155	92	0	5	0	0	1	\$0	11	22	55	Pivot irrigated east of Scottsbluff Country Club
8/3/2022	\$681,494	140	\$4,866	132	0	3	0	0	5	\$1,780	13	22	56	Piv. Irr. w/dual water 4 mi. W & .5 mi. N of Scottsbluff

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5/18/2022	\$1,710,000	1,836	\$931	0	0	1,788	0	0	48	\$0	20	21	56	2.5 miles S & 8 miles W of Gering
5/18/2022	\$750,000	704	\$1,065	0	0	693	0	0	11	\$0	28	21	56	2.5 miles S & 7.5 miles W of Gering
5/9/2022	\$316,000	79	\$4,004	60	11	5	0	0	2	\$0	9	23	55	Pivot irrigated 6 miles N & 1.25 miles W of Scottsbluff
5/4/2022	\$329,000	67	\$4,891	0	0	65	0	0	2	\$33,645	13	23	57	1.5 miles E of Morrill
5/3/2022	\$1,500,000	314	\$4,774	278	0	21	0	0	15	\$0	17	23	55	Pivot irrigated 4 miles E & 1 mile N of Mitchell
5/2/2022	\$450,900	90	\$5,000	82	0	2	0	0	7	\$0	28	23	54	Pivot irrigated 3.5 miles N & 3 miles E of Scottsbluff
4/26/2022	\$201,500	155	\$1,301	0	0	149	0	0	6	\$22,330	17	20	57	13 miles W & 11 miles S of Scottsbluff
4/15/2022	\$1,600,000	399	\$4,005	262	57	64	0	0	17	\$183,770	34	22	58	Pivot irrigated 5 miles S of Lyman
4/13/2022	\$160,160	154	\$1,039	0	0	151	0	0	3	\$420	8	20	57	13 miles W & 10 miles S of Scottsbluff
4/12/2022	\$180,000	77	\$2,342	0	0	53	0	0	24	\$0	25	23	54	Just west of Lake Minatare
4/11/2022	\$400,000	123	\$3,260	84	0	30	0	0	8	\$0	7	22	57	2 miles S & 2.5 miles E of Lyman
4/8/2022	\$500,000	159	\$3,145	119	20	15	0	0	5	\$0	10	22	58	Pivot irrigated 1 mile S of Lyman
4/5/2022	\$800,000	160	\$4,987	134	14	3	0	0	11	\$41,260	5	22	56	Pivot irrigated 2.5 miles S & 1 mile W of Mitchell
3/31/2022	\$1,194,000	236	\$5,054	192	30	7	0	0	7	\$0	14	23	56	Piv irr w/dual water 1 mile E & 1 mile N of Mitchell

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3/25/2022	\$940,000	226	\$4,161	161	0	50	0	0	15	\$114,520	35	23	57	2.5 miles S & 1.5 miles E of Morrill
3/18/2022	\$180,000	27	\$6,724	23	0	2	0	0	2	\$0	16	22	55	Dual water on the W side of Scottsbluff
3/2/2022	\$625,000	85	\$7,332	46	0	27	0	0	12	\$215,300	14	21	56	1 mile S & 5 miles W of Gering
2/25/2022	\$170,700	74	\$2,315	66	0	3	0	0	5	\$0	30	21	55	2.5 miles S & 3.5 miles W of Gering
2/24/2022	\$298,188	103	\$2,891	96	0	4	0	0	3	\$0	26	22	56	4 miles W & 1 mile S of Scottsbluff
2/24/2022	\$960,000	254	\$3,785	200	23	19	0	0	11	\$0	7	22	57	Pivot irr 4.25 miles S & 2 miles W of Morrill
2/22/2022	\$146,000	26	\$5,560	0	1	23	0	0	2	\$0	6	22	55	Rec value 3.5 miles W of Scottsbluff
2/18/2022	\$5,800,000	1,554	\$3,733	1,164	43	247	0	0	99	\$442,535	21	23	58	2 miles N of Lyman
2/3/2022	\$515,000	197	\$2,609	149	0	48	0	0	1	\$0	22	22	56	5 miles W of Scottsbluff
2/1/2022	\$2,300,000	663	\$3,468	594	0	63	0	0	6	\$10,935	21	23	57	Piv irr w/dual water .5 mi S & .5 mi W of Morrill
1/28/2022	\$2,250,000	373	\$6,034	321	25	15	0	0	12	\$11,495	29	22	54	Pivot irr w/dual water on E side of Scottsbluff
1/25/2022	\$1,050,000	154	\$6,798	150	0	2	0	0	2	\$0	3	22	55	Pivot irr w/dual water on N side of Scottsbluff
1/24/2022	\$250,000	81	\$3,104	44	3	31	0	0	3	\$23,055	23	21	54	1.25 miles W of Melbeta
1/14/2022	\$525,000	198	\$2,651	142	0	42	0	0	15	\$134,055	36	23	57	1 mile S & 3 miles W of Mitchell



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1/6/2022	\$71,000	42	\$1,689	33	0	8	0	0	1	\$0	4	23	57	Pivot irrigated 1.5 miles N of Morrill
12/31/2021	\$750,000	160	\$4,681	143	4	5	0	0	8	\$71,445	25	22	58	Pivot irrigated 5 miles S & 1.5 miles E of Lyman
12/29/2021	\$635,000	155	\$4,086	132	15	4	0	0	5	\$0	27	21	54	Pivot irrigated 2.5 miles S & 5.5 miles E of Gering
12/28/2021	\$540,000	163	\$3,305	132	12	13	0	0	6	\$0	30	22	52	Pivot irrigated 5 miles E & 2 miles N of Minatare
12/16/2021	\$530,000	155	\$3,425	132	13	7	0	0	3	\$0	19	22	57	Pivot irrigated 3 miles S & 2.5 miles E of Lyman
12/10/2021	\$100,000	26	\$3,914	20	0	4	0	0	1	\$0	16	22	55	Dual water on the W side of Scottsbluff
12/2/2021	\$255,000	186	\$1,368	142	0	34	0	0	10	\$2,920	16	22	53	4 miles N & 1 mile E of Minatare
11/19/2021	\$429,300	236	\$1,823	188	0	12	0	0	35	\$0	20	21	55	1.5 miles S & 2.5 miles W of Gering
11/19/2021	\$408,500	152	\$2,680	123	0	10	0	0	20	\$0	21	21	55	Pivot irr 1.5 miles S & 1 mile W of Gering
11/19/2021	\$450,813	154	\$2,920	142	0	1	0	0	11	\$0	27	21	55	Pivot irr 3.5 miles S & .5 mile W of Gering
11/3/2021	\$550,000	97	\$5,654	83	0	11	0	0	3	\$122,610	19	23	54	4 miles N of Scottsbluff
10/25/2021	\$715,000	158	\$4,512	151	0	3	0	0	4	\$46,415	18	21	52	Pivot irrigated 6 miles E & 1.5 miles S of Minatare
10/12/2021	\$340,000	80	\$4,255	0	0	70	0	0	10	\$98,025	34	22	58	5 miles S of Lyman
10/1/2021	\$215,000	88	\$2,452	0	0	38	0	0	49	\$45,010	14	21	53	4 miles E & 1.25 miles S of Minatare

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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
10/1/2021	\$99,000	80	\$1,243	0	0	51	0	0	28	\$0	2	21	56	5 miles W & 3 miles S of Scottsbluff
9/2/2021	\$407,000	110	\$3,693	106	0	3	0	0	1	\$0	12	22	56	4 miles W & 2 miles N of Scottsbluff
9/1/2021	\$1,192,500	542	\$2,201	127	0	348	0	0	68	\$88,015	24	23	58	Recreation 3 miles SW of Morrill
8/14/2021	\$725,000	160	\$4,538	63	3	82	0	0	12	\$204,411	25	22	58	16 miles W & 1 mile S of Scottsbluff
8/10/2021	\$577,500	165	\$3,504	115	11	21	0	0	18	\$161,405	13	22	53	Pivot irrigated 4 miles E & 4 miles N of Minatare
7/28/2021	\$80,000	161	\$497	0	0	157	0	0	4	\$0	17	20	53	3 miles SW of McGrew
7/28/2021	\$879,500	298	\$2,952	244	23	17	0	0	13	\$0	7	22	57	Pivot irrigated 2 miles E & 1.5 miles S of Lyman
6/24/2021	\$400,000	238	\$1,680	207	0	22	0	0	9	\$0	23	22	58	3 miles S of Lyman
5/26/2021	\$500,000	153	\$3,262	145	0	4	0	0	5	\$74,175	18	22	56	3.5 miles S & 2 miles W of Mitchell
5/25/2021	\$300,000	241	\$1,246	191	16	18	0	0	16	\$179,900	34	21	55	3.5 miles S & .5 mile W of Gering
5/25/2021	\$355,000	78	\$4,577	73	0	3	0	0	2	\$0	13	22	55	NE corner of Scottsbluff
5/3/2021	\$200,000	78	\$2,560	0	0	75	0	0	3	\$0	2	23	57	1.5 miles N of Morrill
4/30/2021	\$250,000	75	\$3,318	61	7	4	0	0	3	\$19,215	19	23	55	2.5 miles E & .25 mile N of Mitchell
4/13/2021	\$300,000	141	\$2,121	114	0	24	0	0	4	\$0	12	23	57	Pivot irrigated 2 miles E & .5 mile N of Morrill

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## AgLand Market Report

### Scotts Bluff 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
4/1/2021	\$232,500	142	\$1,641	128	0	9	0	0	6	\$0	26	22	58	5 miles S of Lyman
3/30/2021	\$650,000	176	\$3,684	56	0	37	0	0	84	\$284,980	5	22	55	3.5 miles W of Scottsbluff on S side Hwy. 26
3/11/2021	\$260,000	78	\$3,338	64	4	8	0	0	3	\$0	4	23	57	1.5 miles N of Morrill
2/26/2021	\$395,000	80	\$4,925	23	0	53	0	0	4	\$100,415	22	22	56	5.5 miles W of Scottsbluff
2/10/2021	\$540,000	246	\$2,198	198	30	8	0	0	9	\$0	21	22	53	1 mile E & 4 miles N of Minatare
2/5/2021	\$175,000	78	\$2,247	72	0	3	0	0	2	\$0	11	23	56	2 miles NE of Mitchell
1/14/2021	\$670,000	415	\$1,616	0	0	256	0	0	159	\$205,040	2	21	56	5 miles W of Gering
12/4/2020	\$415,000	155	\$2,674	127	19	7	0	0	1	\$0	18	22	57	Pivot irrigated 3 miles S & 2.5 miles E of Lyman
12/1/2020	\$205,000	78	\$2,632	72	0	2	0	0	3	\$270	13	23	56	2 miles E & 1 mile N of Mitchell
11/30/2020	\$389,000	115	\$3,382	96	0	10	0	0	9	\$96,685	29	21	54	2.5 miles S & 3 miles E of Gering
11/25/2020	\$600,000	155	\$3,864	146	0	3	0	0	6	\$82,460	3	22	58	Pivot irrigated on the SE edge of Lyman
11/5/2020	\$700,000	452	\$1,548	0	40	371	0	0	41	\$655	5	21	54	Hunting property 1 mile E of Scottsbluff-Gering
10/20/2020	\$1,350,000	166	\$8,157	0	0	38	0	0	128	\$215,580	27	23	57	Hunting property 1.5 miles S of Morrill
10/2/2020	\$37,160	91	\$408	0	0	87	0	0	4	\$0	12	22	57	2.5 miles S & 3.5 W of Mitchell

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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
9/15/2020	\$2,000,000	383	\$5,222	25	0	225	0	0	133	\$167,100	19	21	53	Hunting property on N side of Melbeta
9/4/2020	\$150,000	98	\$1,528	24	0	36	0	0	38	\$292,040	13	23	58	3 miles W of Morrill
7/23/2020	\$625,000	208	\$3,004	145	5	43	0	0	15	\$55,300	33	23	58	Pivot irrigated on NW corner of Lyman
6/25/2020	\$245,000	154	\$1,590	79	37	29	0	0	9	\$62,190	6	22	57	1 mile S & 2.5 miles E of Lyman
6/21/2020	\$635,000	220	\$2,892	114	17	10	0	0	4	\$0	24	21	54	.5 mile W of Melbeta
5/15/2020	\$75,000	148	\$506	0	91	33	0	0	24	\$0	13	20	54	6 miles S of Melbeta
5/6/2020	\$375,000	630	\$595	54	0	570	0	0	6	\$330	2	23	58	4 miles W & 1 mile N of Morrill
4/30/2020	\$496,000	160	\$3,104	149	0	5	0	0	5	\$41,360	11	22	56	gravity irrigated 4 miles W & 2 miles N of Scottsbluff
4/17/2020	\$277,500	75	\$3,680	71	0	2	0	0	2	\$0	35	21	53	1 mile W of McGrew
4/3/2020	\$280,000	156	\$1,794	123	0	16	0	0	16	\$0	17	22	52	Pivot irrigated 13 miles E & 1 mile N of Scottsbluff
4/3/2020	\$550,000	164	\$3,355	148	5	4	0	0	7	\$0	34	22	53	Pivot irrigated 3 miles E & 1.5 miles N of Minatare
4/1/2020	\$226,200	77	\$2,950	71	0	4	0	0	2	\$0	30	22	55	gravity irrigated 2 miles W & .5 mile S of Scottsbluff
3/25/2020	\$335,000	139	\$2,402	0	0	130	0	0	9	\$135,790	2	22	54	1 mile S & 2 miles W of Lake Minatare
3/24/2020	\$296,000	82	\$3,616	46	0	35	0	0	1	\$0	28	22	53	9 mile Creek rec 2 miles N & 1.75 miles E of Minatare

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Updated 5-21-25

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3/16/2020	\$653,560	228	\$2,871	207	0	8	0	0	13	\$0	8	21	52	6 miles E of Minatare
1/31/2020	\$400,000	142	\$2,827	73	0	63	0	0	6	\$71,285	9	22	58	1 mile S of Lyman
1/24/2020	\$475,000	120	\$3,958	84	0	31	0	0	5	\$81,311	3	22	53	1 mile S & 3 miles E of Lake Minatare
1/17/2020	\$423,000	235	\$1,800	207	0	0	0	0	28	\$34,171	7	22	56	3.5 miles S & 2 miles W of Mitchell
1/15/2020	\$595,000	196	\$3,040	179	0	0	0	0	17	\$6,871	11	21	53	Pivot irrigated 3 miles E & 1/2 mile S of Minatare
1/8/2020	\$500,474	192	\$2,600	189	0	0	0	0	3	\$0	16	22	54	NE of Scottsbluff airport
1/4/2020	\$187,500	71	\$2,632	66	0	6	0	0	0	\$0	27	21	55	2.5 miles S of Gering
12/30/2019	\$545,500	153	\$3,563	133	0	17	0	0	3	\$0	20	21	52	Pivot irrigated 7 miles E & 2 miles S of Minatare
12/13/2019	\$175,000	115	\$1,520	67	0	45	0	0	3	\$0	3	23	56	2.5 miles N of Mitchell
12/12/2019	\$208,025	77	\$2,702	74	0	0	0	0	3	\$0	21	23	54	Pivot irrigated 4 miles N & 2 miles E of Scottsbluff
12/12/2019	\$208,025	80	\$2,600	77	0	0	0	0	3	\$0	21	23	54	Pivot irrigated 4 miles N & 2 miles E of Scottsbluff
12/10/2019	\$168,000	76	\$2,200	56	0	18	0	0	2	\$0	11	22	53	2 miles E & 1 mile S of Lake Minatare
11/1/2019	\$540,000	153	\$3,523	146	0	0	0	0	7	\$52,626	18	23	55	3 miles E & 2 miles N of Mitchell
9/9/2019	\$157,500	139	\$1,129	68	0	70	0	0	2	\$0	27	23	54	2 miles W of Lake Minatare

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9/3/2019	\$398,000	80	\$4,983	54	0	13	0	0	12	\$102,132	20	21	55	1.5 miles S & 3 miles W of Gering
8/8/2019	\$475,000	160	\$2,969	124	0	25	0	0	11	\$0	20	22	57	Pivot irrigated 14 miles W & .5 mile S of Scottsbluff
8/1/2019	\$415,000	157	\$2,639	77	0	77	0	0	4	\$0	4	22	57	Pivot irrigated 13 miles W & 2 miles N of Scottsbluff
7/29/2019	\$267,322	108	\$2,465	92	0	0	0	0	16	\$7,008	23	22	56	5 miles W of Scottsbluff
7/12/2019	\$130,000	74	\$1,751	64	0	0	0	0	10	\$0	17	23	55	4.5 miles E & 1.75 miles N of Mitchell
7/1/2019	\$350,000	156	\$2,247	113	0	0	0	0	43	\$0	17	22	57	Pivot irrigated 14 miles W of Scottsbluff
6/7/2019	\$420,000	160	\$2,631	142	0	7	0	0	11	\$0	11	22	53	Pivot irrigated 3.5 miles SE of Lake Minatare
5/31/2019	\$440,000	1,113	\$395	0	744	310	0	0	60	\$20	13	22	57	11 miles W of Scottsbluff
5/22/2019	\$180,000	77	\$2,331	42	0	34	0	0	2	\$0	1	22	58	Pivot & grass 1 mile E of Lyman
5/22/2019	\$500,000	246	\$2,037	193	0	48	0	0	5	\$6,844	17	22	52	Pivot irrigated 7 miles E & 4 miles N of Minatare
5/8/2019	\$48,000	166	\$289	0	161	5	0	0	0	\$0	13	21	58	1 mile E & 8.5 miles S of Lyman
5/1/2019	\$765,000	120	\$6,355	75	0	0	0	0	45	\$282,995	13	22	56	Feedlot at Haig
4/30/2019	\$230,000	75	\$3,079	73	0	0	0	0	1	\$0	3	23	57	Pivot irrigated 1 mile N of Morrill
4/30/2019	\$670,000	236	\$2,838	225	0	0	0	0	11	\$0	17	23	55	Pivot irrigated 4 miles E & 1 mile N of Mitchell

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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
4/19/2019	\$2,100,000	390	\$5,385	42	0	325	0	0	23	\$132,716	19	21	53	NP River hunting property Just north of Melbeta
4/15/2019	\$350,000	138	\$2,534	127	0	0	0	0	11	\$0	12	22	58	2.5 miles E & 1 mile S of Lyman
4/15/2019	\$445,000	160	\$2,781	87	0	60	0	0	13	\$99,234	12	23	55	6 miles N of Scottsbluff
4/15/2019	\$620,920	155	\$4,000	146	0	9	0	0	1	\$0	33	21	55	Pivot irrigated 3.5 miles S & 1.5 miles W of Gering
4/5/2019	\$420,000	160	\$2,625	140	0	15	0	0	5	\$0	20	22	57	Pivot irrigated .5 mile S of Hwy 92 on Stegall Road
3/28/2019	\$192,575	77	\$2,500	73	0	3	0	0	1	\$0	19	21	55	2.5 miles S & 3.5 miles W of Gering
3/18/2019	\$189,000	80	\$2,374	74	0	0	0	0	6	\$21,731	23	21	54	1.5 miles W of Melbeta
3/8/2019	\$66,000	160	\$413	0	150	0	0	0	10	\$0	10	22	57	5 miles S & .5 E of Morrill
2/22/2019	\$120,000	80	\$1,505	54	0	23	0	0	3	\$0	6	22	57	3.5 miles E & .5 mile S of Lyman
2/21/2019	\$210,000	484	\$434	0	0	464	0	0	20	\$0	12	23	58	3 miles W & 1 mile N of Morrill
2/21/2019	\$848,000	2,004	\$423	0	0	2,004	0	0	0	\$0	10	23	54	2 miles W & 3 miles N of Lake Minatare
2/20/2019	\$554,166	226	\$2,450	212	0	0	0	0	14	\$0	17	21	52	7 miles E & 2 miles S of Minatare
2/12/2019	\$175,000	78	\$2,245	75	0	0	0	0	3	\$0	2	22	57	4 miles S & 1 mile E of Morrill
1/25/2019	\$167,000	85	\$1,956	75	0	8	0	0	2	\$0	31	23	57	2 miles S & 2 miles W of Morrill

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1/10/2019	\$225,000	85	\$2,660	78	0	3	0	0	4	\$6,942	30	22	53	6 miles E of Scottsbluff on Highland Road
12/27/2018	\$250,000	372	\$673	0	0	369	0	0	3	\$0	20	23	53	Just on north side of Lake Minatare
12/11/2018	\$225,000	77	\$2,907	76	0	0	0	0	1	\$0	20	23	55	4 miles E of Mitchell on Experiment Farm Road
11/30/2018	\$395,000	179	\$2,203	136	0	34	0	0	9	\$18,236	24	22	58	4 miles S & 1 mile E of Lyman
11/7/2018	\$290,000	189	\$1,532	0	0	187	0	0	2	\$0	28	23	53	1/2 mile E of Lake Minatare
11/5/2018	\$450,000	141	\$3,184	135	0	0	0	0	6	\$8,053	15	22	56	5 miles W of Scottsbluff
11/1/2018	\$410,000	140	\$2,923	58	0	77	0	0	5	\$142,064	14	23	54	2 miles NW of Lake Minatare
10/5/2018	\$810,000	940	\$862	158	0	760	0	0	22	\$0	14	20	53	1 mile E & 2 miles S of McGrew
9/28/2018	\$1,300,000	626	\$2,078	373	4	180	0	0	68	\$531,455	9	22	57	Feedlot 4 miles S of Morrill
9/6/2018	\$1,300,000	355	\$3,664	180	0	155	0	0	19	\$0	20	23	57	2 miles SW of Morrill, has NP River recreation
8/23/2018	\$360,000	92	\$3,933	3	0	87	0	0	2	\$0	18	23	57	2.5 miles SW of Morrill, has NP River recreation
8/1/2018	\$447,500	396	\$1,130	145	0	229	0	0	22	\$32,696	10	22	57	4 miles S of Morrill
7/2/2018	\$435,000	163	\$2,668	135	0	17	0	0	11	\$77,660	27	22	58	4 miles S of Lyman
6/14/2018	\$550,000	156	\$3,518	146	0	4	0	0	7	\$0	20	23	54	Pivot irrigated 4 miles W of Lake Minatare



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5/22/2018	\$750,000	317	\$2,366	232	0	82	0	0	3	\$0	7	23	57	Pivot irrigated 3 miles W of Morrill
5/1/2018	\$475,000	154	\$3,084	152	0	0	0	0	2	\$0	6	23	56	3 miles NE of Morrill
4/30/2018	\$280,000	147	\$1,910	0	0	139	0	0	8	\$41,831	12	22	54	3 miles SW of Lake Minatare
4/27/2018	\$142,400	356	\$400	0	39	303	0	0	15	\$0	27	22	57	12 miles W of Scottsbluff
4/27/2018	\$260,000	130	\$1,997	101	0	23	0	0	7	\$0	15	22	53	Pivot irrigated 8 miles NE of Minatare
4/27/2018	\$600,000	175	\$3,420	151	0	20	0	0	5	\$0	18	23	54	Pivot irrigated 6 miles N of Scottsbluff
4/26/2018	\$525,000	160	\$3,281	107	0	32	0	0	22	\$61,065	15	23	55	1/2 circle pivot & gravity 6 miles N of Scottsbluff
4/11/2018	\$398,500	80	\$4,981	71	0	0	0	0	9	\$46,458	8	21	52	55 acre pivot, surface & well water 7 miles E of Minatare
4/10/2018	\$360,000	149	\$2,411	124	0	15	0	0	10	\$0	18	21	54	1 mile SE of Gering
4/9/2018	\$675,000	157	\$4,299	151	0	4			2	\$39,688	3	22	55	Pivot, surface & well water 1/2 mile N of Scottsbluff
3/30/2018	\$49,920	83	\$600	4	0	79	0	0	0	\$0	13	23	55	6 miles N of Scottsbluff
3/30/2018	\$250,000	251	\$996	62	0	150	0	0	39	\$41,492	35	22	56	5 miles W of Gering
3/20/2018	\$600,000	160	\$3,750	145	0	10	0	0	5	\$51,341	3	23	57	Pivot irrigated, surface & well water 1 mile N of Morrill
3/6/2018	\$111,000	80	\$1,388	55	0	22	0	0	3	\$0	16	22	53	5.5 miles NE of Minatare

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3/1/2018	\$225,000	80	\$2,813	63	0	13	0	0	5	\$40,092	15	23	56	2 miles N of Mitchell
2/28/2018	\$215,000	80	\$2,688	0	0	75	0	0	5	\$10,706	11	22	53	9 miles NE of Minatare
2/26/2018	\$240,000	508	\$472	0	228	263	0	0	17	\$0	2	20	54	3 miles S of Melbeta
2/16/2018	\$295,000	217	\$1,359	51	26	134	0	0	6	\$28,993	31	23	57	2 miles E of Lyman
2/8/2018	\$315,000	77	\$4,067	71	0	0	0	0	6	\$0	24	22	54	Pivot, surface & well water 4.5 miles E of Scottsbluff
1/5/2018	\$250,000	89	\$2,815	44	0	36	0	0	9	\$35,860	24	23	54	On the W side of Lake Minatare
1/5/2018	\$622,000	1,280	\$486	0	0	1,273	0	0	7	\$9,277	17	23	53	1 mile N of Lake Minatare
12/28/2017	\$565,000	155	\$3,655	147	0	0	0	0	8	\$0	17	21	54	Pivot irrigated 3 miles SE of Gering
12/8/2017	\$275,000	157	\$1,748	92	25	3	0	0	38	\$0	24	22	58	4 miles SE of Lyman
12/5/2017	\$625,000	113	\$5,516	94	0	8	0	0	11	\$105,740	18	22	53	7 miles NE of Scottsbluff
12/1/2017	\$196,300	229	\$857	177	0	29	0	0	24	\$40,253	25	22	53	6 miles NE of Minatare
11/13/2017	\$340,000	98	\$3,466	51	0	46	0	0	1	\$72,687	15	23	56	North side of Mitchell
11/3/2017	\$900,000	2,181	\$413	0	0	2,166	0	0	15	\$52,860	11	23	54	4 miles NW of Lake Minatare
10/6/2017	\$114,597	128	\$895	0	0	126	0	0	2	\$0	26	22	54	5 miles SE of Scottsbluff

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10/2/2017	\$625,000	414	\$1,510	0	7	335	0	0	72	\$143,329	2	21	56	5 miles SW of Gering
10/2/2017	\$777,420	180	\$4,319	122	0	44	0	0	14	\$28,812	21	21	53	Rec value along North Platte River E of Melbeta
9/25/2017	\$800,000	225	\$3,557	219	0	6	0	0	0	\$0	30	23	57	Pivot irrigated 5 miles SW of Morrill
9/19/2017	\$136,000	160	\$850	79	0	73	0	0	8	\$4,924	13	21	56	4 miles W of Gering
9/1/2017	\$150,000	130	\$1,150	50	0	77	0	0	3	\$22,761	25	23	54	1 mile W of Lake Minatare