

Jerry Sloan
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www.SloanAgLand.com

AgLand Market Report

Deuel 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
4/1/2025	\$567,000	391	\$1,450	0	370	14	0	0	7	\$450	30	13	42	West of Big Springs
3/25/2025	\$225,000	161	\$1,394	0	157	0	0	0	4	\$0	11	14	44	Dryland NE of Chappell
3/17/2025	\$1,925,000	315	\$6,112	226	79	0	0	0	10	\$0	7	12	42	SW of Big Springs
3/7/2025	\$220,794	158	\$1,400	0	156	0	0	0	2	\$290	17	14	44	Dryland NE of Chappell
2/20/2025	\$150,000	154	\$973	0	0	153	0	0	1	\$0	13	13	42	Grass N of Big Springs
2/4/2025	\$310,000	246	\$1,258	0	227	15	0	0	4	\$0	10	12	46	SW of Chappell
2/4/2025	\$327,904	320	\$1,026	0	313	0	0	0	7	\$0	12	12	46	SW of Chappell
12/31/2024	\$515,000	303	\$1,701	0	298	0	0	0	5	\$0	29	14	42	Dryland NW of Big Springs
12/27/2024	\$1,050,000	1,564	\$671	0	102	1,372	78	0	12	\$18,000	7	12	45	SW of Chappell
11/25/2024	\$485,000	310	\$1,565	0	304	0	0	0	6	\$0	7	13	43	Dryland NE of Chappell
10/31/2024	\$440,000	321	\$1,372	0	313	0	0	0	8	\$0	15	14	45	Dryland N of Chappell
9/3/2024	\$194,000	304	\$637	0	0	301	0	0	3	\$0	28	14	44	NE of Chappell
8/15/2024	\$305,000	316	\$965	0	0	196	118	0	2	\$0	1	13	44	NE of Chappell
6/24/2024	\$54,124	80	\$675	0	79	0	0	0	1	\$0	31	14	45	Dryland NW of Chappell

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6/20/2024	\$1,400,000	323	\$4,336	235	0	79	0	0	9	\$2,125	12	12	42	Pivot irrigated S of Big Springs
3/15/2024	\$220,000	156	\$1,411	0	154	0	0	0	2	\$0	7	14	45	NW of Chappell
3/15/2024	\$425,000	318	\$1,339	0	314	0	0	0	4	\$0	33	14	45	N of Chappell
3/1/2024	\$1,360,000	318	\$4,270	226	78	0	0	0	14	\$21,130	7	12	42	Pivot irrigated SW of Big Springs
1/31/2024	\$912,060	152	\$6,000	131	18	0	0	0	3	\$0	10	12	42	Pivot irrigated SW of Big Springs
12/20/2023	\$200,000	161	\$1,243	0	161	0	0	0	0	\$0	33	14	44	Dryland NE of Chappell
12/15/2023	\$641,420	641	\$1,000	0	629	0	0	0	12	\$0	11	13	43	Dryland E of Chappell
11/16/2023	\$204,948	228	\$900	0	0	224	0	0	4	\$0	34	13	43	E of Chappell
10/27/2023	\$253,000	162	\$1,564	0	151	7	0	0	4	\$175	6	14	44	NE of Chappell
10/20/2023	\$276,000	160	\$1,728	0	156	0	0	0	4	\$0	15	14	44	NE of Chappell
8/1/2023	\$800,000	107	\$7,500	0	0	96	0	0	10	\$83,120	3	12	42	South Platte River land west of Big Springs
6/16/2023	\$160,000	160	\$1,002	0	156	0	0	0	4	\$0	22	14	42	Dryland NW of Big Springs
5/26/2023	\$400,000	318	\$1,256	0	0	314	0	0	4	\$27,345	35	13	45	Grass SE of Chappell
5/5/2023	\$2,700,000	1,762	\$1,532	179	615	944	0	0	24	\$177,600	27	13	45	Pivot, Grass and Home south of Chappell

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4/25/2023	\$521,690	80	\$6,500	79	0	0	0	0	1	\$0	3	12	42	Pivot irrigated SW of Big Springs
4/25/2023	\$1,007,500	156	\$6,458	149	0	0	0	0	7	\$6,115	10	12	42	Pivot irrigated SW of Big Springs
4/25/2023	\$544,000	80	\$6,773	77	0	0	0	0	3	\$0	10	12	42	Pivot irrigated SW of Big Springs
4/25/2023	\$128,952	161	\$800	0	125	35	0	0	2	\$0	13	12	42	Dryland south of Big Springs
3/1/2023	\$247,200	161	\$1,539	0	157	0	0	0	4	\$0	3	14	43	11 miles E & 8.5 miles N of Chappell
1/4/2023	\$366,489	275	\$1,331	0	268	0	0	0	7	\$0	32	14	45	3.5 miles N & 1.5 miles W of Chappell
12/19/2022	\$188,400	159	\$1,183	0	157	0	0	0	2	\$0	32	14	45	3.5 miles N & 1mile W of Chappell
12/19/2022	\$400,000	318	\$1,258	0	310	0	0	0	8	\$0	30	14	45	4.5 miles N & 2 miles W of Chappell
11/21/2022	\$355,000	386	\$921	0	381	0	0	0	5	\$17,135	24	14	43	13 miles E & 5.5 miles N of Chappell
9/30/2022	\$475,000	401	\$1,184	123	37	241	0	0	0	\$0	35	13	42	On the W side of Big Springs
9/16/2022	\$265,000	117	\$2,273	57	40	15	0	0	5	\$1,365	16	13	45	On the W side of Chappell
9/2/2022	\$355,000	291	\$1,221	0	258	30	0	0	3	\$0	15	13	42	2 miles N & 2 miles W of Big Springs
7/22/2022	\$152,076	158	\$962	0	132	21	0	0	5	\$0	11	12	46	4 miles S & 2.5 miles W of Chappell
7/21/2022	\$367,592	459	\$800	0	431	21	0	0	7	\$0	15	12	46	5 miles S & 3.5 miles W of Chappell

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7/20/2022	\$298,344	321	\$930	0	321	0	0	0	0	\$0	1	13	45	2 miles E & 2.5 miles N of Chappell
7/18/2022	\$284,542	320	\$890	0	313	0	0	0	7	\$0	12	12	46	4 miles S & 1.5 miles W of Chappell
7/15/2022	\$1,880,000	335	\$5,614	226	70	34	0	0	6	\$0	2	12	45	Pivot irrigated 3 miles S & 1 mile E of Chappell
5/24/2022	\$670,000	406	\$1,651	0	265	132	0	0	9	\$45,090	22	13	42	2 miles W & 1 mile north of Big Springs
4/29/2022	\$127,872	142	\$900	0	135	7	0	0	0	\$0	2	12	45	3 miles S & 1.5 miles E of Chappell
4/19/2022	\$500,000	320	\$1,561	0	314	0	0	0	7	\$0	13	13	44	7.5 miles E of Chappell
4/6/2022	\$349,272	318	\$1,100	0	310	0	0	0	8	\$0	21	14	43	11 miles E & 5 miles N of Chappell
4/6/2022	\$352,000	321	\$1,095	0	319	0	0	0	2	\$0	22	14	43	11 miles E & 5.5 miles N of Chappell
4/6/2022	\$176,000	160	\$1,100	0	160	0	0	0	0	\$0	22	14	43	12 miles E & 5 miles N of Chappell
4/6/2022	\$167,915	152	\$1,102	0	151	0	0	0	2	\$0	22	14	43	11 miles E & 5 miles N of Chappell
3/29/2022	\$127,725	157	\$813	0	153	0	0	0	4	\$1,195	11	14	43	13 miles E & 7 miles N of Chappell
3/15/2022	\$95,000	142	\$667	0	0	141	0	0	1	\$0	13	13	46	3 miles W of Chappell
12/23/2021	\$110,000	239	\$461	0	0	239	0	0	0	\$0	16	12	46	5 miles W & 5 miles S of Chappell
12/8/2021	\$525,000	321	\$1,637	0	319	0	0	0	2	\$0	23	14	46	4.5 miles N & 4 miles W of Chappell

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12/8/2021	\$227,500	158	\$1,436	0	154	0	0	0	4	\$0	29	14	45	4.5 miles N & 1.5 miles W of Chappell
11/30/2021	\$160,300	157	\$1,021	0	103	0	52	0	2	\$0	18	14	41	8 miles N of Big Springs
11/30/2021	\$400,000	218	\$1,834	120	63	30	0	0	4	\$0	13	12	45	Pivot irrigated 5 miles S & 3 miles E of Chappell
11/24/2021	\$120,000	153	\$783	0	139	10	0	0	4	\$0	4	13	45	2 miles N of Chappell
10/28/2021	\$185,000	256	\$723	0	0	189	66	0	1	\$24,450	19	14	43	8 miles E & 5 miles N of Chappell
10/13/2021	\$165,000	159	\$1,040	0	155	0	0	0	4	\$0	5	14	43	9 miles E & 8 miles N of Chappell
9/24/2021	\$820,000	163	\$5,038	122	19	11	3	0	7	\$70,995	1	13	42	3.5 miles N of Big Springs
8/25/2021	\$50,000	128	\$389	0	0	126	0	0	2	\$0	19	14	44	3 miles E & 5 miles N of Chappell
8/4/2021	\$144,529	316	\$457	0	172	142	0	0	2	\$0	28	13	46	6 miles W & 1 mile S of Chappell
6/24/2021	\$115,000	158	\$726	0	0	4	155	0	0	\$0	28	13	46	1 mile S & 6.5 miles W of Chappell
6/16/2021	\$150,000	162	\$926	0	160	0	0	0	2	\$0	29	14	43	10 miles E & 4.5 miles N of Chappell
5/21/2021	\$197,430	241	\$819	0	106	132	0	0	3	\$0	13	13	45	1 mile E of Chappell
5/20/2021	\$1,695,000	375	\$4,518	367	0	0	0	0	8	\$1,320	18	12	43	9 miles E & 5.5 miles S of Chappell
5/14/2021	\$865,000	1,217	\$711	0	0	1,216	0	0	1	\$0	2	13	46	4 miles NW of Chappell

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4/26/2021	\$35,000	77	\$455	0	0	77	0	0	0	\$0	31	14	45	2.5 miles N & 2.5 miles W of Chappell
4/22/2021	\$193,800	160	\$1,211	0	158	0	0	0	2	\$0	15	14	42	8 miles N & 1 mile W of Big Springs
4/21/2021	\$159,222	137	\$1,165	0	134	0	0	0	2	\$0	25	14	42	6 miles N of Big Springs
4/21/2021	\$554,778	478	\$1,161	0	462	0	0	0	16	\$17,130	26	14	42	6 miles N of Big Springs
4/20/2021	\$124,825	158	\$788	0	154	0	0	0	4	\$0	31	13	43	9 miles E & 2.5 miles S of Chappell
4/20/2021	\$341,700	292	\$1,172	0	256	30	0	0	5	\$0	15	13	42	2 miles N & 1 mile W of Big Springs
4/20/2021	\$790,500	792	\$997	0	766	14	0	0	12	\$3,200	14	13	42	2 miles N & .5 mile W of Big Springs
3/30/2021	\$100,000	138	\$724	0	0	17	120	0	2	\$0	13	13	46	3.5 miles W of Chappell
3/19/2021	\$347,050	638	\$544	0	0	636	0	0	2	\$0	34	14	46	5.5 miles NW of Chappell
3/19/2021	\$1,554,000	1,841	\$844	0	379	1,452	0	0	11	\$63,945	0	13	46	5.5 miles NW of Chappell
3/1/2021	\$255,000	110	\$2,321	95	4	5	0	0	5	\$0	18	12	44	6 miles SE of Chappell
2/1/2021	\$350,000	316	\$1,108	0	311	0	0	0	5	\$11,295	15	13	44	4 miles E of Chappell
1/27/2021	\$1,084,500	2,005	\$541	0	0	1,994	0	0	12	\$0	9	13	46	6 miles W of Chappell
1/26/2021	\$415,500	777	\$535	0	0	767	0	0	10	\$0	24	13	46	3 miles W of Chappell

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12/15/2020	\$170,000	431	\$395	0	0	425	0	0	6	\$0	0	13	45	Just NE of Chappell
12/8/2020	\$99,155	198	\$500	0	0	198	0	0	0	\$0	19	12	46	6 miles S & 6 miles W of Chappell
10/1/2020	\$180,000	190	\$949	0	185	0	0	0	4	\$0	25	13	46	1 mile S & 3 miles W of Chappell
7/31/2020	\$43,000	93	\$463	0	1	90	0	0	2	\$0	13	13	45	On the E side of Chappell
7/1/2020	\$57,000	78	\$727	0	78	0	0	0	0	\$0	11	14	43	12 miles E & 7.5 miles N of Chappell
6/25/2020	\$165,000	151	\$1,094	0	151	0	0	0	0	\$0	6	13	43	8 miles E & 2 miles N of Chappell
6/25/2020	\$731,000	800	\$913	0	757	0	28	0	15	\$2,885	5	14	43	9 miles E & 8.5 miles N of Chappell
6/19/2020	\$269,000	316	\$850	0	279	0	35	0	2	\$0	18	14	43	8 miles E & 6 miles N of Chappell
6/5/2020	\$60,000	88	\$683	0	84	0	0	0	4	\$0	20	12	45	6 miles S of Chappell
6/2/2020	\$118,000	160	\$737	0	160	0	0	0	0	\$0	20	14	45	6 miles N & 1 mile W of Chappell
5/26/2020	\$144,000	157	\$917	0	155	0	0	0	2	\$0	6	13	41	3.5 miles N of Big Springs
5/8/2020	\$145,000	325	\$447	0	186	107	28	0	4	\$0	19	13	45	3 miles W & .5 mile S of Chappell
4/23/2020	\$503,400	494	\$1,019	114	121	259	0	0	0	\$0	3	13	46	2 miles E of Lodgepole
4/23/2020	\$1,707,692	1,938	\$881	360	333	1,224	0	0	20	\$352,925	0	13	46	3 miles E of Lodgepole

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2/28/2020	\$222,000	164	\$1,355	0	153	0	0	0	11	\$77,860	7	14	43	9 miles E & 7 miles N of Chappell
12/20/2019	\$255,000	297	\$859	0	293	0	0	0	4	\$0	3	14	46	7.5 miles N & 5 miles W of Chappell
11/22/2019	\$189,042	270	\$701	0	3	263	0	0	3	\$0	18	13	45	2 miles W of Chappell
10/17/2019	\$159,580	182	\$877	0	178	0	0	0	4	\$0	29	13	44	4 miles E & 1.5 miles S of Chappell
8/29/2019	\$675,000	539	\$1,251	152	104	279	0	0	4	\$0	0	13	45	Pivot irrigated & grass 1 mile W of Chappell
7/3/2019	\$168,000	162	\$1,038	0	159	0	0	0	3	\$0	21	13	42	1 mile N & 2 miles W of Big Springs
6/7/2019	\$160,000	288	\$556	0	1	286	0	0	1	\$0	0	12	46	5 miles S & 4 miles W of Chappell
5/17/2019	\$400,000	605	\$662	0	597	0	0	0	7	\$0	4	14	45	7.5 miles N of Chappell
5/9/2019	\$120,000	160	\$748	0	158	0	0	0	2	\$0	18	13	42	15 miles E of Chappell
5/2/2019	\$900,000	1,434	\$628	0	279	1,151	0	0	4	\$7,455	3	12	44	3 miles S & 7 miles E of Chappell
4/17/2019	\$151,000	159	\$949	0	156	0	0	0	3	\$0	22	13	44	5.5 miles E of Chappell
4/15/2019	\$140,000	156	\$896	0	156	0	0	0	0	\$0	2	13	43	12 miles E & 2.5 miles N of Chappell
3/20/2019	\$365,000	558	\$655	0	523	22	0	0	12	\$0	5	12	46	3 miles S & 6 miles W of Chappell
2/8/2019	\$117,900	131	\$900	0	130	0	0	0	1	\$0	10	14	45	7 miles N of Chappell

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12/28/2018	\$552,900	634	\$872	0	626	0	0	0	8	\$0	27	14	43	11 miles E & 4 miles N of Chappell
12/5/2018	\$107,450	159	\$675	0	157	0	0	0	2	\$0	14	14	45	1 mile E & 6.5 miles N of Chappell
11/29/2018	\$312,125	164	\$1,906	0	148	0	0	0	15	\$157,990	18	13	44	3 miles E & 1/2 mile N of Chappell
11/20/2018	\$293,000	309	\$950	0	309	0	0	0	0	\$0	6	14	45	8.5 miles N & 2 miles W of Chappell
11/19/2018	\$400,000	313	\$1,278	125	188	0	0	0	0	\$7,265	30	13	45	2 miles W & 1.5 miles S of Chappell
11/16/2018	\$137,500	154	\$893	0	154	0	0	0	0	\$0	3	13	44	6 miles E & 2.5 miles N of Chappell
11/16/2018	\$535,000	627	\$853	0	619	8	0	0	1	\$2,980	4	13	44	4 miles E & 2 miles N of Chappell
11/16/2018	\$137,500	151	\$908	0	148	0	0	0	4	\$0	3	13	44	6 miles E & 2 miles N of Chappell
11/15/2018	\$104,000	152	\$684	0	152	0	0	0	5	\$6,215	34	14	44	5 miles E & 3 miles N of Chappell
11/15/2018	\$192,000	160	\$1,197	0	156	0	0	0	4	\$0	15	14	45	6 miles N of Chappell
11/1/2018	\$64,192	80	\$800	0	79	0	0	0	1	\$0	31	14	45	3 miles N, 2 miles W, .5 mile N of Chappell
10/12/2018	\$132,000	160	\$825	0	156	0	0	0	4	\$0	22	14	45	5 miles N of Chappell
9/21/2018	\$125,000	156	\$800	0	153	0	0	0	4	\$0	12	14	46	6 miles N & 3 miles W of Chappell
9/20/2018	\$126,000	157	\$800	0	155	0	0	0	2	\$0	7	14	43	6 miles E, 6 miles N, 2 miles E of Chappell

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9/14/2018	\$285,000	396	\$719	0	390	0	0	0	6	\$2,755	11	14	43	6 miles E, 8 miles N, 6 miles E of Chappell
7/20/2018	\$56,000	77	\$728	0	75	0	0	0	2	\$0	26	14	43	16 miles NE of Chappell
7/16/2018	\$56,000	79	\$705	0	76	0	0	0	3	\$0	26	14	43	16 miles NE of Chappell
7/3/2018	\$353,000	469	\$752	0	411	0	50	0	8	\$41,800	26	14	43	16 miles NE of Chappell
5/25/2018	\$227,500	318	\$715	0	232	80	0	0	6	\$0	28	14	43	14 miles NE of Chappell
5/25/2018	\$280,000	474	\$590	0	470	0	0	0	4	\$0	23	14	43	18 miles NE of Chappell
5/18/2018	\$2,100,000	1,520	\$1,382	338	121	1,049	0	0	12	\$65,115	7	13	45	2 miles NW of Chappell
3/15/2018	\$150,000	160	\$939	0	156	0	0	0	4	\$0	32	14	44	6 miles NE of Chappell
3/6/2018	\$315,000	88	\$3,562	0	80	0	0	0	9	\$69,435	2	13	43	11 miles NW of Big Springs
2/16/2018	\$259,000	321	\$806	0	315	0	0	0	6	\$0	1	14	45	10 miles NE of Chappell
1/16/2018	\$110,000	118	\$931	0	0	113	0	0	5	\$29,905	2	12	44	12 miles SE of Chappell
1/3/2018	\$109,000	162	\$675	0	158	0	0	0	4	\$0	12	12	44	10 miles SE of Chappell
12/5/2017	\$74,000	132	\$559	0	0	132	0	0	1	\$0	6	12	44	4 miles SE of Chappell
12/1/2017	\$111,000	174	\$637	0	109	62	0	0	3	\$0	11	12	44	10 miles SE of Chappell

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AgLand Market Report

Deuel 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
12/1/2017	\$160,000	202	\$792	0	200	1	0	0	2	\$0	2	12	44	10 miles SE of Chappell
12/1/2017	\$165,000	286	\$577	0	191	88	0	0	6	\$0	1	12	44	10 miles SE of Chappell