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AgLand Market Report

Sheridan County

Updated 10-29-26

Sale Date	Sale Price	Total Acres	$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improve-ments	Sec	Town-ship	Range	Comments
9/10/2026	$520,000	325	$1,600	0	211	104	0	0	10	$143,138	7	31	46	W of Hay Springs
8/31/2026	$30,000,000	6,613	$4,537	4,276	399	1,898	0	0	39	$202,572	33	30	43	Multiple parcels
8/10/2026	$630,000	224	$2,818	179	0	45	0	0	0	$0	20	29	44	SW of Rushville
6/10/2026	$716,196	597	$1,200	0	72	521	0	0	4	$0	12	31	46	East of Hay Springs
5/29/2026	$762,611	865	$881	0	0	834	0	0	31	$0	19	25	46	Northeast of Alliance
4/6/2026	$715,000	158	$4,512	0	85	68	0	0	6	$120,808	1	34	45	North of Rushville
2/18/2026	$450,000	358	$1,256	0	25	328	0	0	5	$21,560	16	34	44	North of Rushville
2/16/2026	$207,808	238	$871	0	71	159	0	0	8	$57,703	20	31	43	Southeast of Rushville
2/16/2026	$432,192	504	$857	0	0	504	0	0	0	$0	20	31	43	Southeast of Rushville
1/15/2026	$2,889,000	640	$4,514	481	133	7	0	0	20	$3,442	17	30	45	Pivot irrigated SE of Hay Springs
11/6/2025	$220,000	161	$1,365	0	157	0	0	0	4	$0	15	33	43	North of Clinton
10/31/2025	$183,780	153	$1,200	0	0	153	0	0	0	$0	19	31	45	SE of Hay Springs
10/31/2025	$190,824	159	$1,200	0	0	156	0	0	3	$0	25	31	46	SE of Hay Springs
10/31/2025	$187,968	157	$1,200	0	39	116	0	0	2	$0	19	31	45	SE of Hay Springs

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10/31/2025	$482,340	402	$1,200	0	0	402	0	0	0	$0	19	30	44	SE of Hay Springs
10/31/2025	$192,864	161	$1,200	0	26	134	0	0	0	$0	23	30	45	SE of Hay Springs
9/4/2025	$2,042,762	2,335	$875	0	0	2,335	0	0	0	$0	25	27	46	South of Hay Springs
6/24/2025	$192,000	160	$1,200	0	145	0	0	0	15	$0	20	32	42	SW of Gordon
5/23/2025	$296,260	296	$1,000	0	0	296	0	0	0	$0	15	31	46	Grass S of Hay Springs
5/16/2025	$365,750	190	$1,925	0	59	131	0	0	0	$0	26	32	46	N of Hay Springs
5/14/2025	$197,792	120	$1,643	0	0	120	0	0	0	$0	19	29	46	SW of Hay Springs
5/12/2025	$565,200	474	$1,192	0	462	12	0	0	0	$0	11	32	42	S of Gordon
4/9/2025	$223,048	159	$1,400	0	89	66	0	0	4	$0	30	32	41	South of Gordon
4/1/2025	$408,417	402	$1,017	0	17	337	0	0	47	$48,575	35	32	41	SE of Gordon
2/26/2025	$140,000	162	$866	0	0	162	0	0	0	$0	30	30	46	SW of Hay Springs
1/6/2025	$191,140	160	$1,195	0	0	155	0	0	5	$5,131	20	33	41	East of Gordon
1/6/2025	$350,000	154	$2,278	142	0	10	0	0	2	$0	0	0	0	Pivot irrigated S of Hay Springs
10/1/2024	$715,000	419	$1,708	0	82	328	0	0	9	$104,595	1	32	45	NW of Rushville

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6/7/2024	$560,000	329	$1,704	0	260	58	0	0	10	$10,530	26	32	44	On East side of Rushville
5/20/2024	$2,000,000	1,267	$1,579	236	345	662	0	0	23	$102,017	35	32	43	Pivot irrigated, dryland, grass E of Rushville
3/15/2024	$329,000	330	$998	0	0	327	0	0	2	$0	26	27	42	N of Ellsworth
3/13/2024	$740,000	364	$2,036	0	0	363	0	0	1	$56,190	33	34	45	N of Hay Springs
3/1/2024	$205,000	161	$1,272	0	157	0	0	0	4	$0	15	33	43	N of Clinton
2/29/2024	$418,400	360	$1,162	0	152	208	0	0	0	$0	3	30	46	S of Hay Springs
1/16/2024	$163,790	163	$1,002	0	90	65	0	0	8	$1,577	18	33	45	N of Hay Springs
1/11/2024	$164,943	162	$1,021	0	99	38	0	0	24	$0	30	33	42	W of Gordon
1/5/2024	$900,000	803	$1,120	0	52	737	0	0	10	$0	2	33	43	NW of Gordon
12/29/2023	$3,500,000	2,392	$1,463	206	0	2,184	0	0	2	$60,588	6	28	45	SE of Hay Springs
12/27/2023	$520,166	638	$815	0	0	638	0	0	0	$0	24	26	41	SE Sheridan County
12/18/2023	$130,000	157	$831	0	154	0	0	0	2	$0	30	32	45	Dryland NE of Hay Springs
11/13/2023	$1,411,140	1,882	$750	0	0	1,882	0	0	0	$0	1	28	45	SW of Rushville
10/31/2023	$571,959	636	$899	0	319	311	0	0	6	$28,270	26	32	42	S of Gordon

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10/31/2023	$144,450	160	$906	0	33	124	0	0	2	$0	27	32	42	S of Gordon
10/12/2023	$900,000	305	$2,948	101	21	172	0	0	12	$110,798	3	31	44	South of Rushville
8/29/2023	$635,000	307	$2,070	130	0	173	0	0	3	$86,321	30	32	42	E of Rushville
7/26/2023	$1,626,962	1,788	$910	0	0	1,788	0	0	0	$0	14	29	44	Grass south of Rushville
7/20/2023	$190,000	159	$1,195	0	0	144	0	0	15	$0	27	32	42	Grass south of Gordon
7/6/2023	$421,332	492	$857	0	4	485	0	0	3	$0	3	31	46	On W side of Hay Springs
6/20/2023	$530,760	708	$750	0	0	708	0	0	0	$0	17	26	41	Grass north of Bingham
6/15/2023	$457,500	641	$714	0	0	599	0	0	42	$0	10	25	42	Grass north of Ellsworth
6/15/2023	$457,500	637	$718	0	0	613	0	0	24	$0	15	25	42	Grass north of Ellsworth
6/15/2023	$1,155,000	1,637	$705	0	0	1,590	0	0	48	$0	22	26	42	Grass north of Ellsworth
6/14/2023	$525,000	860	$610	0	16	693	0	0	151	$0	19	26	42	Grass north of Ellsworth
3/24/2023	$200,000	199	$1,003	0	127	71	0	0	2	$0	27	32	46	2 miles N of Hay Springs
3/9/2023	$271,500	159	$1,706	0	21	135	0	0	3	$0	10	31	44	1.5 miles S of Rushville
2/24/2023	$1,924,194	1,919	$1,002	0	12	1,530	0	0	377	$0	17	33	45	Trees and grass north of Hay Springs

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1/17/2023	$925,000	504	$1,835	120	315	57	0	0	12	$9,063	6	31	42	6.5 miles S & 4 miles W of Gordon
1/11/2023	$1,236,000	206	$6,005	197	0	9	0	0	0	$0	6	24	46	Pivot irrigated 8 miles E of Alliance
12/9/2022	$4,900,000	1,267	$3,867	978	0	282	0	0	7	$139,693	31	28	45	Pivot irrigated 21 miles S of Hay Springs
12/1/2022	$726,000	640	$1,134	0	601	0	0	0	39	$0	19	32	42	4.5 miles S & 4 miles W of Gordon
12/1/2022	$363,000	320	$1,134	0	304	0	0	0	16	$0	21	32	42	4.5 miles S & 2 miles W of Gordon
12/1/2022	$1,000,000	892	$1,121	0	34	853	0	0	5	$89,580	1	28	46	16 miles S of Hay Springs
12/1/2022	$1,236,000	962	$1,285	0	463	493	0	0	6	$0	3	31	46	.5 mile W of Hay Springs
11/15/2022	$713,020	358	$1,991	0	0	358	0	0	0	$0	3	29	44	12 miles S of Rushville
11/4/2022	$144,000	160	$900	0	148	11	0	0	2	$0	24	32	45	1 mile N & 3 miles W of Rushville
11/1/2022	$1,000,000	475	$2,104	128	151	170	0	0	27	$108,767	30	32	42	7.5 miles E of Rushville
10/21/2022	$908,000	800	$1,135	0	749	17	0	0	34	$0	29	32	42	8.5 miles E of Rushville
10/21/2022	$3,600,000	1,146	$3,141	724	0	422	0	0	0	$0	20	31	41	9.5 miles S & 2 miles E of Gordon
10/20/2022	$525,000	160	$3,281	106	15	40	0	0	0	$0	33	33	41	1 mile S & 2.5 miles E of Gordon
10/11/2022	$150,000	147	$1,019	0	0	147	0	0	0	$0	7	31	43	1 mile S & 2 miles E of Rushville

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10/10/2022	$75,090	111	$678	0	107	3	0	0	1	$0	13	30	46	6.5 miles S & 1 mile E of Hay Springs
10/7/2022	$3,099,617	2,718	$1,140	215	0	2,222	0	0	281	$61,884	19	24	45	1.5 miles S of Antioch
10/4/2022	$51,230,112	9,763	$5,248	6,477	648	2,530	0	0	107	$1,229,565	3	28	45	Multiple parcels sold by Rolling Meodows
9/30/2022	$287,856	360	$800	0	0	360	0	0	0	$0	6	26	45	2 miles W & 15 miles N of Antioch
9/28/2022	$684,284	224	$3,060	179	0	45	0	0	0	$0	17	29	44	15 miles S & 2 miles W of Rushville
9/23/2022	$62,639	80	$783	0	0	29	0	0	51	$0	35	24	43	3.5 miles S of Ellsworth
9/23/2022	$322,967	412	$783	0	0	394	0	0	19	$0	35	24	43	3.5 miles S of Ellsworth
8/25/2022	$153,000	153	$999	0	5	149	0	0	0	$0	20	32	46	3 miles N & 2.5 miles W of Hay Springs
8/22/2022	$542,102	634	$855	0	302	324	0	0	8	$48,190	14	32	46	3.5 miles N of Hay Springs
6/23/2022	$925,000	884	$1,046	0	0	366	0	0	518	$293,059	12	34	46	17 miles N of Hay Springs
5/19/2022	$808,000	160	$5,050	120	33	4	0	0	3	$0	12	33	43	Pivot irrigated 2 miles N & 6 miles W of Gordon
5/19/2022	$624,000	480	$1,300	0	410	60	0	0	10	$0	14	33	43	2 miles N & 7 miles W of Gordon
5/19/2022	$570,874	546	$1,045	0	362	180	0	0	4	$0	4	33	42	3 miles N & 4 miles W of Gordon
4/8/2022	$405,780	406	$1,000	0	107	299	0	0	0	$0	17	32	46	3.5 miles N & 2 miles W of Hay Springs

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3/25/2022	$192,000	320	$600	0	183	135	0	0	2	$0	24	32	45	2 miles N & 3 miles W of Rushville
3/4/2022	$4,876,200	6,021	$810	0	0	5,759	0	0	262	$381,975	7	25	44	6.5 miles N & 3.5 miles W of Lakeside
3/4/2022	$2,260,920	2,890	$782	0	0	2,561	0	0	329	$0	21	25	44	4.5 miles N & 1 mile W of Lakeside
1/28/2022	$379,386	638	$595	0	144	482	0	0	12	$2,942	14	32	45	2 miles N & 4 miles W of Rushville
1/18/2022	$92,000	160	$575	0	146	15	0	0	0	$0	14	32	45	4 miles N & 5 miles E of Hay Springs
1/7/2022	$500,000	373	$1,339	0	76	293	0	0	5	$7,866	11	32	41	5 miles E & 2 miles S of Gordon
12/31/2021	$325,000	320	$1,015	0	0	314	0	0	6	$45,987	3	34	42	9 miles N & 2 miles W of Gordon
12/17/2021	$2,462,938	3,387	$727	0	0	3,376	0	0	11	$0	14	29	42	20 miles S of Gordon
12/17/2021	$10,421,290	14,249	$731	0	0	12,378	0	0	1,871	$253,609	3	28	41	24 miles S & 5 miles E of Gordon
11/30/2021	$650,000	640	$1,016	0	37	595	0	0	8	$0	21	32	46	2 miles W & 3 miles N of Hay Springs
11/30/2021	$240,000	160	$1,500	0	118	40	0	0	2	$0	7	32	46	3 miles W & 5 miles N of Hay Springs
11/30/2021	$230,000	172	$1,336	0	73	96	0	0	3	$0	28	32	46	2 miles W & 2.5 miles N of Hay Springs
11/1/2021	$110,950	134	$830	0	0	134	0	0	0	$0	6	31	45	1.5 miles E of Hay Springs
10/26/2021	$93,600	94	$996	0	94	0	0	0	0	$0	34	32	45	5 miles E of Hay Springs

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9/9/2021	$230,986	458	$504	0	324	129	0	0	6	$1,612	6	31	45	2 miles NE of Hay Springs
7/7/2021	$200,000	480	$417	0	0	476	0	0	4	$29,855	21	31	42	3 miles W & 10 miles S of Gordon
6/1/2021	$325,000	273	$1,192	79	0	187	0	0	7	$56,015	10	32	43	On the N side of Clinton
6/1/2021	$530,500	614	$865	0	575	23	0	0	15	$18,983	21	30	46	7.5 miles S & 1 mile W of Hay Springs
5/13/2021	$80,000	157	$511	0	157	0	0	0	0	$0	30	32	45	2 miles N & 1.5 miles E of Hay Springs
4/30/2021	$281,092	521	$540	0	0	521	0	0	0	$0	29	26	46	7.5 miles E & 7 miles N of Alliance
4/30/2021	$642,950	640	$1,005	0	0	640	0	0	0	$0	14	32	41	2.5 miles S & 5 miles E of Gordon
4/26/2021	$145,000	160	$906	0	158	0	0	0	2	$0	11	32	44	2.5 miles N of Rushville
4/26/2021	$800,000	636	$1,258	0	550	74	0	0	12	$180,760	15	32	44	2.5 miles N of Rushville
4/21/2021	$262,750	320	$821	0	94	224	0	0	2	$0	27	32	43	5 miles E of Rushville
4/9/2021	$220,000	141	$1,563	0	44	92	0	0	5	$8,087	30	33	41	On the E side of Gordon
4/9/2021	$659,000	959	$687	0	85	865	0	0	9	$0	23	33	44	6.5 miles N of Rushville
4/2/2021	$1,425,000	616	$2,313	312	270	7	0	0	26	$0	2	33	41	Pivot irrigated 3 miles N & 4 miles E of Gordon
3/17/2021	$300,000	133	$2,260	86	42	0	0	0	4	$0	29	33	41	Pivot irrigated on E side of Gordon

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2/25/2021	$980,850	1,509	$650	0	588	818	0	0	104	$0	5	33	46	12.5 miles N & 3 miles W of Hay Springs
2/22/2021	$128,200	160	$800	0	0	160	0	0	0	$0	14	29	44	15 miles S of Rushville
2/19/2021	$637,615	619	$1,030	0	309	308	0	0	2	$0	2	31	45	5.5 miles W of Rushville
9/23/2020	$340,000	160	$2,125	0	83	71	0	0	6	$50,865	13	33	43	1 mile N & 6 miles W of Gordon
8/3/2020	$813,325	1,549	$525	0	0	1,540	0	0	9	$0	21	28	43	23 miles S & 6 miles E of Rushville
7/15/2020	$47,000	80	$588	0	79	0	0	0	1	$0	29	32	45	1.5 miles N & 2.5 miles E of Hay Springs
7/14/2020	$377,736	662	$571	0	0	638	0	0	24	$0	11	27	41	21 miles N of Bingham
7/14/2020	$1,639,569	2,971	$552	0	0	2,775	0	0	196	$61,226	12	27	41	21 miles N of Bingham
6/23/2020	$266,551	320	$833	0	229	92	0	0	0	$0	15	30	46	7 miles S of Hay Springs
6/23/2020	$270,720	320	$846	0	286	18	0	0	16	$0	28	30	46	8.5 miles S & 1 mile W of Hay Springs
6/5/2020	$228,000	320	$713	0	0	314	0	0	6	$0	20	31	46	1.5 miles S & 2 miles W of Hay Springs
6/2/2020	$410,000	228	$1,797	162	0	66	0	0	0	$0	33	34	41	4 miles N & 2.5 miles E of Gordon
3/24/2020	$374,350	156	$2,393	0	0	154	0	0	2	$100,278	17	31	45	3.5 miles SE of Hay Springs
3/9/2020	$1,050,000	540	$1,944	119	267	137	0	0	18	$82,211	14	33	41	1 mile N & 4 miles E of Gordon

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2/27/2020	$476,039	616	$772	0	308	299	0	0	9	$0	5	33	46	11 miles N & 4 miles W of Hay Springs
2/4/2020	$600,000	320	$1,875	140	0	174	0	0	6	$64,953	20	30	46	Pivot/grass 8 miles S & 2 miles W of Hay Springs
1/30/2020	$95,000	156	$608	0	0	156	0	0	0	$0	2	32	42	1 mile S of Gordon
1/6/2020	$4,000,306	6,400	$625	0	0	6,219	0	0	181	$164,135	4	27	44	22 miles S & 10 miles E of Hay Springs
1/3/2020	$1,344,000	1,681	$799	0	203	1,476	0	0	3	$41,571	9	34	45	Rec trees 20 miles NW of Rushville
12/30/2019	$235,000	320	$734	0	151	163	0	0	6	$0	9	30	45	6 miles S & 4 miles E of Hay Springs
10/15/2019	$165,000	155	$1,062	0	74	80	0	0	2	$23,552	1	31	42	6.5 miles S of Gordon
10/14/2019	$170,500	157	$1,083	0	0	157	0	0	0	$0	14	31	42	9 miles S of Gordon
7/3/2019	$420,000	157	$2,667	140	0	1	0	0	17	$66,033	36	29	46	Pivot irrigated 10.5 miles S of Hay Springs
6/20/2019	$925,000	884	$1,046	0	0	366	0	0	518	$275,402	12	34	46	Recreational 16 miles N of Hay Springs
5/30/2019	$275,625	315	$875	0	0	307	0	0	8	$0	25	32	42	5 miles S of Rushville
4/19/2019	$237,600	432	$550	0	417	5	0	0	10	$0	7	32	45	5 miles N & 2.5 miles E of Hay Springs
4/2/2019	$910,000	315	$2,889	247	25	37	0	0	6	$2,124	19	33	41	2 pivot irrigated quarters on the N side of Gordon
3/15/2019	$603,545	446	$1,355	196	148	96	0	0	5	$80,703	18	30	45	6.5 miles S & 2 miles E of Hay Springs

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AgLand Market Report

Sheridan County

Updated 10-29-26

Sale Date	Sale Price	Total Acres	$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improve-ments	Sec	Town-ship	Range	Comments
3/5/2019	$100,800	160	$630	0	0	158	0	0	2	$0	32	31	45	3.5 miles S & 3 miles E of Hay Springs
2/15/2019	$860,000	962	$894	0	485	469	0	0	8	$67,256	5	33	41	3 miles N & 1 mile E of Gordon
2/1/2019	$244,000	103	$2,364	89	0	8	0	0	6	$49,094	36	29	46	13 miles S & 3 miles E of Hay Springs
2/1/2019	$964,500	322	$2,995	122	97	89	0	0	14	$298,118	3	33	41	3 miles N & 3.5 miles E of Gordon
1/25/2019	$93,000	160	$581	0	0	158	0	0	2	$0	28	33	41	1.5 miles E of Gordon
1/25/2019	$380,000	360	$1,056	0	0	359	0	0	1	$54,651	33	34	45	Recreational 17 miles NW of Rushville
12/31/2018	$875,000	840	$1,042	0	236	603	0	0	1	$283,919	22	33	45	Rec 9 miles N & 4.5 miles E of Hay Springs
12/28/2018	$472,600	640	$738	0	425	209	0	0	6	$0	5	30	46	5.5 miles S & 2 miles W of Hay Springs
12/28/2018	$565,870	797	$710	0	358	427	0	0	12	$30,980	6	29	46	10 miles S & 3 miles W of Hay Springs
12/20/2018	$85,800	132	$652	0	0	131	0	0	1	$0	13	30	46	7.5 miles S & 1 mile E of Hay Springs
12/20/2018	$348,000	480	$725	0	441	35	0	0	4	$0	10	32	42	2.5 miles S & 1 mile W of Gordon
11/5/2018	$350,000	378	$925	0	0	371	0	0	7	$0	33	33	41	1.5 miles E & .5 mile S of Gordon
10/31/2018	$780,000	601	$1,299	0	0	595	0	0	6	$170,966	27	32	46	1.5 miles N & .5 mile W of Hay Springs
10/4/2018	$5,646,060	8,962	$630	0	0	7,688	0	0	1,275	$79,133	1	26	45	20 miles N of Lakeside

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10/3/2018	$577,700	320	$1,805	134	22	156	0	0	8	$0	10	31	44	1.5 miles S of Rushville
10/3/2018	$922,300	474	$1,946	101	45	312	0	0	16	$192,479	3	31	44	.5 mile S of Rushville
10/1/2018	$250,000	158	$1,582	0	0	152	0	0	6	$182,519	13	32	42	4 miles S of Gordon
8/15/2018	$176,000	227	$774	0	0	223	0	0	4	$0	6	31	45	2 miles E of Hay Springs
6/18/2018	$489,000	815	$600	0	0	795	0	0	21	$0	26	24	43	2 miles SE of Ellsworth
6/18/2018	$59,500	70	$850	0	0	70	0	0	0	$0	34	32	45	5.5 miles E of Hay Springs
6/6/2018	$398,000	443	$898	0	0	401	0	0	42	$0	31	31	42	On the Niobrara River 14 miles SW of Gordon
5/31/2018	$618,000	619	$998	0	309	308	0	0	2	$0	2	31	45	6 miles E of Hay Springs
5/25/2018	$1,000,000	1,153	$868	0	0	1,142	0	0	11	$180,631	6	33	41	3 miles N of Gordon
5/7/2018	$464,000	160	$2,900	127	23	8	0	0	2	$0	21	31	44	3.5 miles S & 1 mile W of Rushville
5/4/2018	$200,804	304	$660	0	264	38	0	0	3	$0	26	33	41	3.5 miles E of Gordon
4/17/2018	$210,000	86	$2,444	73	0	5	0	0	8	$65,774	36	29	46	Drip irrigation, home 11 miles S of Hay Springs
4/16/2018	$625,000	576	$1,086	179	93	299	0	0	4	$0	12	33	41	6.5 miles NE of Gordon
1/17/2018	$390,000	480	$813	0	398	50	0	0	32	$0	15	32	42	3 miles SW of Gordon

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12/1/2017	$120,000	240	$500	0	237	0	0	0	3	$0	28	30	46	Expired CRP 11 mile S of Hay Springs
9/15/2017	$645,120	1,253	$515	0	0	733	0	0	520	$0	6	34	46	21 miles NW of Hay Springs