

Jerry Sloan
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www.SloanAgLand.com

AgLand Market Report

Sioux 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
4/30/2025	\$486,500	80	\$6,081	77	0	0	0	0	3	\$56,731	21	24	57	Pivot irrigated N of Morrill
4/30/2025	\$208,000	320	\$650	0	309	0	0	0	11	\$0	11	24	57	North of Morrill
4/25/2025	\$1,800,000	1,557	\$1,156	0	160	831	0	0	567	\$38,543	7	33	56	NW of Harrison
4/24/2025	\$1,020,000	240	\$4,250	189	0	50	0	0	1	\$0	13	24	58	Pivot irrigated N of Henry
3/31/2025	\$240,000	75	\$3,183	48	27	0	0	0	0	\$0	27	24	58	Pivot irrigated N of Henry
3/7/2025	\$5,696,800	6,719	\$848	0	687	5,919	0	0	113	\$277,955	26	35	55	NE of Harrison on state line
2/28/2025	\$880,000	210	\$4,199	178	0	26	0	0	6	\$0	15	24	56	Pivot irrigated N of Morrill
1/24/2025	\$480,000	640	\$750	0	0	640	0	0	0	\$0	13	26	53	SW of Hemingford
8/15/2024	\$1,495,000	110	\$13,591	26	0	72	0	0	12	\$688,712	24	24	56	Horse property NE of Mitchell
6/28/2024	\$575,000	186	\$3,100	0	0	166	0	0	20	\$155,532	10	31	56	On south side of Harrison
5/20/2024	\$462,210	135	\$3,435	29	0	101	0	0	5	\$0	31	24	57	NW of Morrill
4/29/2024	\$2,300,000	2,242	\$1,026	128	393	1,707	0	0	14	\$69,568	26	27	53	Mostly grass and 1 pivot west of Hemingford
4/29/2024	\$500,000	624	\$802	5	314	298	0	0	6	\$0	24	27	53	Dryland & grass W of Hemingford
4/5/2024	\$3,050,000	2,813	\$1,084	0	0	2,780	0	0	33	\$376,386	7	31	56	Ranch west of Harrison

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4/1/2024	\$352,800	480	\$735	0	0	480	0	0	0	\$0	22	26	57	Grass N of Henry
3/29/2024	\$4,250,000	1,668	\$2,548	1,090	0	471	0	0	107	\$118,626	10	24	56	Pivot irrigated 9 miles N of Mitchell
1/23/2024	\$325,000	520	\$625	0	0	397	0	115	8	\$0	14	32	54	East of Harrison
8/22/2023	\$958,450	1,322	\$725	0	0	1,322	0	0	0	\$0	8	24	54	Grass north of Scottsbluff
8/15/2023	\$2,315,000	3,077	\$752	0	0	2,654	0	0	423	\$0	10	24	55	Grass north of Scottsbluff
6/23/2023	\$80,000	160	\$500	0	0	160	0	0	0	\$0	27	24	54	Grass NE of Lake Alice
5/24/2023	\$1,400,000	1,436	\$975	347	0	1,090	0	0	0	\$0	0	0	0	Pivot irrigated and grass north of Scottsbluff
5/24/2023	\$1,400,000	843	\$1,661	677	0	166	0	0	0	\$0	30	25	53	Pivot irrigated and grass north of Scottsbluff
5/16/2023	\$285,000	71	\$4,025	68	0	0	0	0	2	\$0	30	24	57	1/2 circle pivot irrigated NE of Henry
4/11/2023	\$410,000	258	\$1,589	147	0	78	0	0	33	\$101,643	28	24	56	5 miles N of Morrill
3/3/2023	\$115,000	80	\$1,438	77	0	0	0	0	3	\$38,579	36	24	57	2 miles N & 1.5 miles E of Morrill
3/1/2023	\$136,000	320	\$425	0	0	320	0	0	0	\$0	14	26	53	Grass
3/1/2023	\$1,712,920	1,557	\$1,100	0	160	831	0	0	567	\$32,580	7	33	56	10 miles N & 4 miles W of Harrison
3/1/2023	\$1,545,115	1,405	\$1,100	0	0	921	0	0	483	\$0	6	33	56	11 miles N & 4 miles W of Harrison

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2/16/2023	\$80,000	121	\$662	1	0	101	0	0	20	\$0	12	24	56	8 miles N & 2 miles E of Mitchell
2/15/2023	\$645,000	400	\$1,613	0	0	168	0	232	0	\$0	13	30	53	7 miles S & 3.5 miles W of Crawford
1/31/2023	\$415,000	160	\$2,599	44	0	113	0	0	3	\$0	31	25	57	6.5 miles N of Henry
1/19/2023	\$415,480	639	\$650	0	0	639	0	0	0	\$0	1	27	56	23 miles SE of Harrison
12/21/2022	\$425,000	160	\$2,656	82	0	39	0	0	39	\$47,595	14	24	56	6.5 miles N & 1.5 miles E of Mitchell
12/20/2022	\$1,450,000	1,440	\$1,007	300	14	1,113	0	0	13	\$179,695	19	28	53	36 miles SE of Harrison
12/6/2022	\$320,000	639	\$501	0	0	573	0	0	66	\$0	16	25	57	9 miles N & 2 miles E of Henry
12/1/2022	\$88,773	127	\$702	0	121	1	0	0	5	\$0	13	31	56	2.5 miles E & 1 mile S of Harrison
11/30/2022	\$300,000	280	\$1,071	0	28	85	0	167	1	\$534	23	32	54	12 miles E & 3 miles N of Harrison
9/21/2022	\$280,000	80	\$3,500	80	0	0	0	0	0	\$0	33	24	57	Pivot irr. w/dual water 2.5 miles N of Morrill
8/24/2022	\$40,000	50	\$800	0	0	40	0	10	0	\$0	34	33	54	6.5 miles N & 10.5 miles E of Harrison
7/18/2022	\$299,160	588	\$509	0	0	582	0	0	6	\$0	30	27	56	21 miles N of Morrill
6/24/2022	\$2,100,000	487	\$4,312	265	0	184	0	0	38	\$139,334	36	25	58	6 miles N of Henry
6/13/2022	\$1,708,735	2,550	\$670	0	0	2,514	0	0	36	\$5,973	6	26	56	16 miles N & 6 miles E of Henry

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6/3/2022	\$337,854	291	\$1,161	0	0	167	0	118	6	\$0	6	32	53	15 miles E & 6 mile N of Harrison
6/3/2022	\$1,015,300	588	\$1,727	0	0	455	0	50	83	\$26,743	33	33	53	15 miles E & 7.5 miles N of Harrison
6/3/2022	\$246,846	160	\$1,539	0	0	134	0	18	8	\$0	5	32	53	15 miles E & 6 mile N of Harrison
6/3/2022	\$320,000	640	\$500	0	0	330	0	0	310	\$0	36	25	56	10 miles N of Mitchell
6/2/2022	\$175,000	80	\$2,188	77	0	0	0	0	3	\$11,866	20	24	57	4 miles E & 2.5 miles N of Henry
5/16/2022	\$3,350,000	4,775	\$702	0	112	4,536	0	0	127	\$18,075	14	31	56	1 mile SE of Harrison
5/16/2022	\$78,579	119	\$661	0	0	107	0	0	12	\$0	9	31	56	1 mile SW of Harrison
5/11/2022	\$615,000	886	\$694	0	0	886	0	0	0	\$0	1	25	58	11 miles N of Henry
5/3/2022	\$1,250,000	520	\$2,404	0	89	285	0	133	14	\$53,177	29	33	53	8.5 miles N 7 14 miles E of Harrison
4/5/2022	\$535,000	159	\$3,359	151	0	3	0	0	5	\$0	34	24	58	Pivot irrigated 1 mile NE of Henry
3/23/2022	\$160,000	320	\$500	0	0	318	0	0	2	\$0	17	29	55	3 miles E & 13 miles S of Harrison
3/21/2022	\$68,096	49	\$1,400	0	15	31	0	0	3	\$0	11	32	53	5 miles N & 18 miles E of Harrison
2/28/2022	\$240,000	80	\$3,000	77	0	0	0	0	3	\$0	31	24	56	4 miles N & 2 miles W of Mitchell
2/17/2022	\$300,000	104	\$2,887	97	0	6	0	0	1	\$0	35	24	58	2 miles E & .5 mile N of Henry

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1/24/2022	\$3,101,131	4,922	\$630	0	160	3,620	0	0	1,143	\$35,413	7	33	56	10 miles N & 3.5 miles W of Harrison
1/21/2022	\$48,000	160	\$300	0	0	160	0	0	0	\$0	27	34	53	13 miles N & 16 miles E of Harrison
12/31/2021	\$1,200,000	1,284	\$935	228	360	691	0	0	5	\$124,803	35	27	54	27 miles N of Scottsbluff
12/31/2021	\$1,878,450	1,790	\$1,050	0	0	332	0	1,455	2	\$1,296	17	32	53	15 miles E & 3.5 miles N of Harrison
12/29/2021	\$1,540,000	1,154	\$1,334	243	0	908	0	0	4	\$0	13	25	58	9 miles N of Henry
12/22/2021	\$2,728,486	4,198	\$650	0	0	4,198	0	0	0	\$0	18	25	53	12 miles N & 2 miles W of Lake Minatare
12/17/2021	\$313,120	608	\$515	0	0	597	0	0	11	\$0	12	29	54	14 miles E & 12 miles S of Harrison
12/15/2021	\$4,500,000	6,534	\$689	0	0	6,245	0	0	289	\$183,208	31	26	57	12 miles N of Henry
11/19/2021	\$730,000	239	\$3,054	161	0	69	0	0	9	\$753	32	24	57	Pivot irrigated 2.5 miles N & 1 mile W of Morrill
11/10/2021	\$1,350,000	1,912	\$706	0	641	1,218	0	0	53	\$0	18	26	57	15 miles N of Henry
11/4/2021	\$162,002	320	\$506	0	0	320	0	0	0	\$0	14	26	53	18 miles N of Lake Minatare
11/1/2021	\$396,947	160	\$2,481	0	89	64	0	0	8	\$0	12	32	53	20 miles E & 5 miles N of Harrison
10/1/2021	\$225,000	80	\$2,813	77	0	0	0	0	3	\$100	34	24	57	1/2 circle pivot irrigated 3 miles N of Morrill
7/30/2021	\$275,000	80	\$3,438	11	0	67	0	0	2	\$35,627	29	24	57	3.5 miles N & 1.5 miles W of Morrill

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7/23/2021	\$720,000	203	\$3,547	196	0	0	0	0	7	\$55,580	36	24	57	1 mile E & 2.5 miles N of Morrill
6/24/2021	\$318,600	531	\$600	0	0	515	0	12	4	\$0	3	31	55	5 miles E of Harrison
6/18/2021	\$1,100,000	160	\$6,875	0	0	51	0	108	1	\$649,948	32	33	53	6 miles N & 14 miles E of Harrison
6/18/2021	\$1,500,000	1,039	\$1,444	0	8	748	0	186	97	\$29,068	33	33	53	6 miles N & 15 miles E of Harrison
5/27/2021	\$457,968	963	\$475	0	78	327	0	118	440	\$0	21	34	57	14 miles N & 8 miles W of Harrison
4/30/2021	\$2,100,000	2,866	\$733	134	707	2,005	0	0	20	\$70,994	26	27	53	22 miles N of Lake Minatare
4/29/2021	\$225,000	119	\$1,891	60	0	52	0	0	7	\$30,277	26	24	56	5 miles N of Mitchell
4/27/2021	\$270,000	77	\$3,506	74	0	0	0	0	3	\$0	34	24	57	Pivot irrigated 2.5 miles N of Morrill
4/16/2021	\$270,000	119	\$2,269	107	0	5	0	0	7	\$44,187	27	24	58	1 mile N & 1 mile E of Henry
4/1/2021	\$280,000	301	\$930	86	0	189	0	0	27	\$53,934	28	24	56	4.5 miles N & 1 mile W of Mitchell
3/26/2021	\$318,160	636	\$500	0	0	636	0	0	0	\$0	2	27	56	28 miles S of Harrison
3/26/2021	\$467,000	210	\$2,229	166	0	40	0	0	4	\$0	15	24	56	6.5 miles N of Mitchell
3/17/2021	\$560,000	262	\$2,137	73	22	163	0	0	5	\$28,404	24	24	56	5.5 miles N & 2 miles E of Mitchell
3/16/2021	\$190,000	119	\$1,597	60	0	52	0	0	7	\$30,277	26	24	56	4.5 miles N & 1 mile E of Mitchell

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3/12/2021	\$710,000	240	\$2,958	189	0	50	0	0	1	\$0	13	24	58	3 miles N & 2 miles E of Henry
3/9/2021	\$110,000	169	\$651	0	0	163	0	0	6	\$0	5	24	57	5 miles N & 4 miles E of Henry
3/2/2021	\$275,000	640	\$430	0	0	310	0	0	330	\$0	36	33	56	6 miles N of Harrison
2/8/2021	\$875,000	520	\$1,683	0	89	285	0	133	14	\$57,801	29	33	53	8 miles N & 14 miles E of Harrison
2/3/2021	\$1,600,000	487	\$3,285	265	0	184	0	0	38	\$151,450	36	25	58	6 miles N of Henry
1/28/2021	\$1,450,000	1,143	\$1,269	293	0	806	0	0	44	\$183,867	22	24	58	Pivot & Grass 2 miles N of Henry
1/25/2021	\$728,304	750	\$971	0	76	243	0	427	4	\$0	15	32	53	17 miles E & 4 miles N of Harrison
1/4/2021	\$488,525	1,282	\$381	0	0	1,250	0	0	32	\$0	8	28	55	22 miles S of Harrison
1/4/2021	\$564,762	1,600	\$353	0	0	1,415	0	0	185	\$0	14	28	55	23 miles S & 3 miles E of Harrison
12/30/2020	\$330,000	160	\$2,067	44	0	113	0	0	3	\$836	31	25	57	6.5 miles N of Henry
12/15/2020	\$777,480	1,825	\$426	0	0	1,825	0	0	0	\$0	5	26	53	27 miles W of Hemingford
12/10/2020	\$75,000	160	\$469	0	0	160	0	0	0	\$0	32	27	57	18 miles N of Henry
9/18/2020	\$250,400	490	\$511	0	103	381	0	0	6	\$0	12	29	54	13 miles E & 10 miles S of Harrison
8/20/2020	\$1,039,736	2,311	\$450	0	0	976	0	1,335	0	\$0	9	31	54	11 miles E of Harrison

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8/20/2020	\$2,400,000	5,992	\$401	0	150	2,591	0	3,247	4	\$52,714	8	31	54	11 miles E of Harrison
8/3/2020	\$68,000	160	\$425	0	0	160	0	0	0	\$0	15	26	53	34 miles S & 15 miles E of Harrison
7/31/2020	\$1,200,000	800	\$1,500	0	46	128	0	624	2	\$154,745	7	32	54	9 miles E & 5.5 miles N of Harrison
5/21/2020	\$770,000	206	\$3,743	142	0	60	0	0	3	\$140,722	30	25	57	Pivot irrigated 7 miles N of Henry
4/1/2020	\$672,000	1,280	\$525	0	0	1,280	0	0	0	\$0	22	25	54	8 miles N of Lake Alice
3/6/2020	\$420,000	400	\$1,050	0	0	99	0	300	1	\$0	17	32	53	Rec (trees) 8 miles NW of Ft. Robinson
1/27/2020	\$71,220	120	\$594	0	0	107	0	0	13	\$0	8	33	55	2.5 miles E & 10 miles N of Harrison
1/27/2020	\$353,800	336	\$1,054	0	0	35	0	300	0	\$0	21	30	53	Rec property 8.5 miles SW of Ft. Robinson
1/2/2020	\$645,000	400	\$1,613	0	0	97	0	302	1	\$2,976	28	31	53	Rec property 5 miles SW of Ft. Robinson
12/30/2019	\$645,000	1,120	\$576	0	0	277	0	843	0	\$0	19	31	53	Rec property 6 miles SW of Ft. Robinson
12/20/2019	\$252,960	496	\$510	0	0	496	0	0	0	\$0	9	24	54	5 miles N of Lake Alice
10/18/2019	\$2,100,000	4,005	\$524	0	0	4,005	0	0	0	\$0	3	25	54	11 miles N of Lake Alice
7/17/2019	\$561,600	720	\$780	0	0	5	0	715	0	\$0	17	32	54	Rec property 9 miles E & 4 miles N of Harrison
7/15/2019	\$319,920	647	\$494	0	0	621	0	0	26	\$300	17	26	57	32 miles S & 10 miles W of Harrison

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7/15/2019	\$1,500,000	647	\$2,319	309	0	297	0	0	41	\$160,315	36	25	58	9 miles N & 5.5 miles W of Henry
4/22/2019	\$62,000	160	\$388	0	0	158	0	0	2	\$0	22	28	54	3 miles S & 8 miles E of Agate
3/20/2019	\$415,000	160	\$2,594	0	0	83	0	75	2	\$121,329	32	33	53	7 miles N & 13 miles E of Harrison
3/6/2019	\$119,850	160	\$750	0	60	88	0	0	12	\$0	8	32	53	15 miles E & 5.5 miles N of Harrison
3/4/2019	\$260,000	159	\$1,637	147	0	6	0	0	6	\$0	17	24	57	6 miles N & 1 mile W of Morrill
3/1/2019	\$350,000	160	\$2,188	0	136	10	0	0	13	\$87,111	35	32	55	7 miles E & 1 mile N of Harrison
2/21/2019	\$272,000	640	\$425	0	0	640	0	0	0	\$0	33	24	54	Just NE of Lake Alice
12/10/2018	\$64,442	160	\$403	0	0	160	0	0	0	\$0	23	28	54	10 miles E & 2.5 miles S of Agate
12/10/2018	\$64,442	160	\$403	0	0	160	0	0	0	\$0	22	28	54	10 miles E & 2.5 miles S of Agate
11/19/2018	\$771,060	1,285	\$600	0	0	1,285	0	0	0	\$0	7	27	55	6 miles S of Agate
7/20/2018	\$122,500	75	\$1,633	0	58	14	0	0	3	\$0	23	24	56	CREP acres 8 miles N of Mitchell
7/10/2018	\$960,000	1,628	\$590	0	0	331	0	1,297	0	\$0	19	32	54	8 miles E & 3 miles N of Harrison
7/10/2018	\$450,000	760	\$592	0	44	683	0	0	33	\$86,631	33	33	55	3 miles E & 7 miles N of Harrison
6/13/2018	\$1,501,380	3,111	\$483	0	0	2,945	0	0	166	\$0	5	26	57	18 mi. N of Henry

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3/27/2018	\$318,000	240	\$1,325	3	0	92	0	144	1	\$32,246	3	30	54	11 mi. SW of Ft. Robinson
3/27/2018	\$355,000	320	\$1,109	18	0	97	0	206	0	\$0	2	30	54	10 mi. SW of Ft. Robinson
3/15/2018	\$530,000	160	\$3,313	98	0	59	0	0	3	\$79,746	25	25	58	7 mi. N of Henry
3/5/2018	\$610,000	160	\$3,813	153	0	1	0	0	6	\$41,621	30	25	57	Pivot irrigated 8 mi. N of Henry
3/1/2018	\$512,522	641	\$800	0	0	353	0	288	0	\$0	30	31	53	7 mi. W of Ft. Robinson
2/26/2018	\$205,421	316	\$650	0	0	310	0	0	6	\$0	1	31	56	1 mi. E of Harrison
1/30/2018	\$350,000	160	\$2,188	0	27	88	0	44	1	\$73,536	25	32	55	7 mi. E of Harrison
1/23/2018	\$130,000	80	\$1,623	0	71	3	0	0	6	\$0	14	24	56	8 mi. NE of Mitchell
11/29/2017	\$300,000	240	\$1,250	71	0	156	0	0	13	\$95,261	24	25	58	7 mi. N of Henry