

Jerry Sloan
(308) 631-5520
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www.SloanAgLand.com

AgLand Market Report

Box Butte County

Updated 8-18-20

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

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

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

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| 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 |
| 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 |