

Jerry Sloan
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www.SloanAgLand.com

AgLand Market Report

Dawes County

Updated 2-21-23

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
1/6/2023	\$400,000	274	\$1,463	0	0	272	0	0	1	\$0	7	30	52	6.5 miles S & 3 miles W of Crawford
12/27/2022	\$930,000	1,027	\$905	0	169	829	0	0	29	\$69,275	6	32	49	6.5 miles E & .5 mile S of Whitney
12/1/2022	\$820,000	710	\$1,154	0	350	357	0	0	3	\$0	10	32	49	2 miles W & 4 miles S of Chadron
11/15/2022	\$419,256	524	\$800	0	0	516	0	0	9	\$0	19	35	48	11 miles N of Chadron
11/11/2022	\$330,000	108	\$3,060	0	9	95	0	0	4	\$101,760	5	30	50	5.5 miles S & 9.5 miles E of Crawford
10/4/2022	\$3,989,884	584	\$6,833	502	5	72	0	0	5	\$0	7	29	47	Pivot irr. 21 miles S & 4.5 miles E of Chadron
9/20/2022	\$1,000,000	1,077	\$929	0	292	761	0	0	24	\$82,000	4	32	52	5.5 miles N of Crawford
6/22/2022	\$82,000	105	\$781	0	100	0	0	0	5	\$0	12	30	48	16 miles S & 4 miles E of Chadron
5/17/2022	\$385,000	346	\$1,113	0	0	343	0	0	3	\$50,400	33	30	52	9.5 miles S & 1 mile W of Crawford
5/17/2022	\$1,400,000	389	\$3,598	0	153	221	0	0	16	\$205,670	3	33	49	3.5 miles W & 2.5 miles N of Chadron
5/6/2022	\$342,384	674	\$508	0	0	668	0	0	6	\$0	30	34	49	5 miles W & 4 miles N of Chadron
5/5/2022	\$770,000	625	\$1,232	0	0	621	0	0	4	\$0	18	32	48	5 miles S of Chadron
4/26/2022	\$1,025,000	1,298	\$790	0	0	1,288	0	0	11	\$0	1	32	52	5.5 miles N & 1 mile E of Crawford
4/6/2022	\$245,000	158	\$1,553	0	125	33	0	0	0	\$0	7	31	51	2.5 miles E of Crawford

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3/23/2022	\$161,000	85	\$1,899	0	68	12	0	0	4	\$0	36	32	52	1.5 miles NE of Crawford
3/11/2022	\$180,000	155	\$1,158	0	0	155	0	0	0	\$0	0	31	51	4.5 miles S & 7.5 miles E of Crawford
2/18/2022	\$423,000	158	\$2,684	0	19	150	0	0	3	\$445	18	30	52	7.5 miles S & 4.5 miles W of Crawford
2/16/2022	\$144,000	81	\$1,786	67	0	8	0	0	6	\$0	24	33	51	1 mile W & 2.5 miles N of Whitney
2/15/2022	\$462,000	699	\$661	0	139	558	0	0	1	\$0	3	31	49	10 miles S & 2.5 miles W of Chadron
12/28/2021	\$2,175,000	4,323	\$503	0	0	4,307	0	0	17	\$1,840	1	34	50	8 miles N & 6 miles W of Chadron
12/20/2021	\$1,250,000	852	\$1,467	0	47	797	0	0	8	\$205,715	19	30	52	7.5 miles S & 3 miles W of Crawford
12/17/2021	\$238,050	95	\$2,500	0	31	64	0	0	0	\$0	6	31	48	9 miles S of Chadron
12/15/2021	\$1,284,150	2,531	\$507	0	0	2,523	0	0	8	\$18,405	32	35	49	9 miles N & 4 miles W of Chadron
12/7/2021	\$4,250,000	8,299	\$512	0	204	8,036	0	0	59	\$1,180	4	33	49	4 miles W & 2 miles N of Chadron
11/15/2021	\$300,000	122	\$2,456	0	0	115	0	0	7	\$163,240	28	30	51	8.5 miles S & 4 miles E of Crawford
11/5/2021	\$98,500	136	\$723	0	0	134	0	0	2	\$0	10	34	49	2 miles W & 7 miles N of Chadron
11/2/2021	\$203,050	324	\$627	130	29	154	0	0	11	\$84,145	8	32	52	5 miles NW of Crawford
11/1/2021	\$919,050	1,114	\$825	0	95	1,016	0	0	2	\$0	5	31	47	8.5 miles S & 7 miles E of Chadron

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10/26/2021	\$1,200,000	570	\$2,106	0	181	372	0	0	17	\$326,360	32	32	49	8.5 miles S & 4.5 miles W of Chadron
8/20/2021	\$550,000	495	\$1,111	0	13	477	0	0	5	\$0	29	30	52	8.5 miles S & 3 miles W of Crawford
8/19/2021	\$255,000	337	\$756	0	111	222	0	0	4	\$0	9	30	48	16 miles S of Chadron
7/16/2021	\$430,000	192	\$2,236	0	0	187	0	0	5	\$91,130	1	30	51	5.5 miles S & 7 miles E of Crawford
7/1/2021	\$2,500,000	2,932	\$853	411	106	2,403	0	0	12	\$88,000	6	29	47	20 miles S & 4 miles E of Chadron
6/28/2021	\$340,000	198	\$1,715	0	0	186	0	0	13	\$174,945	11	31	51	6 miles E of Crawford
6/15/2021	\$1,032,808	1,559	\$662	0	0	1,521	0	0	39	\$0	15	33	52	9.5 miles N & 1 mile W of Crawford
5/24/2021	\$134,500	114	\$1,178	0	109	4	0	0	1	\$0	24	32	51	2.5 miles S of Whitney
5/14/2021	\$389,200	528	\$737	0	456	66	0	0	6	\$0	28	32	52	2 miles NW of Crawford
5/14/2021	\$1,400,000	927	\$1,510	0	0	922	0	0	5	\$117,050	32	31	52	3.5 miles S & 2 miles W of Crawford
4/15/2021	\$230,000	164	\$1,404	0	0	164	0	0	0	\$0	7	30	51	6.5 miles S & 2 miles E of Crawford
3/31/2021	\$1,775,000	914	\$1,942	435	190	242	0	0	46	\$5,160	27	33	51	1/2 mile N of Whitney Lake
3/30/2021	\$480,000	397	\$1,210	0	0	392	0	0	5	\$0	25	33	49	1 miles SW of Chadron
2/24/2021	\$576,000	641	\$898	0	184	457	0	0	0	\$0	16	30	52	6.5 miles S & 1 mile W of Crawford

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1/28/2021	\$700,000	949	\$738	0	347	596	0	0	6	\$0	2	31	50	12 miles E of Crawford
1/6/2021	\$161,330	161	\$1,000	0	140	21	0	0	0	\$0	17	33	47	5 miles E & .5 mile N of Chadron
12/30/2020	\$409,567	362	\$1,131	0	5	356	0	0	1	\$2,340	9	34	48	6 miles N of Chadron
12/30/2020	\$1,400,000	1,371	\$1,021	0	0	1,344	0	0	27	\$335,655	11	31	47	10 miles S & 9 miles E of Chadron
12/18/2020	\$115,275	159	\$725	0	0	159	0	0	0	\$0	24	29	52	15 miles S & 1.5 miles W of Crawford
12/18/2020	\$210,000	144	\$1,460	0	77	66	0	0	1	\$0	34	33	50	2.5 miles E of Whitney
12/18/2020	\$330,000	230	\$1,434	0	0	226	0	0	4	\$0	3	30	51	7 miles SE of Crawford
12/11/2020	\$210,000	143	\$1,472	0	0	142	0	0	1	\$24,250	11	30	52	6 miles S of Crawford
12/1/2020	\$1,254,000	1,518	\$826	0	587	901	0	0	29	\$58,700	35	31	49	14 miles S & 3 miles W of Chadron
11/10/2020	\$500,000	478	\$1,047	0	89	384	0	0	5	\$2,895	26	29	52	4 miles NW of Marsland
10/30/2020	\$335,000	311	\$1,077	0	212	90	0	0	9	\$63,720	29	32	49	7.5 miles S & 4 miles W of Chadron
10/27/2020	\$1,600,000	1,183	\$1,352	0	150	1,031	0	0	2	\$340,925	14	29	52	5 miles NW of Marsland
10/19/2020	\$800,000	711	\$1,125	0	175	520	0	0	16	\$77,790	21	30	50	7.5 miles S & 10 miles E of Crawford
10/15/2020	\$900,000	1,024	\$879	0	250	766	0	0	8	\$0	2	30	52	4.5 miles S of Crawford

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9/25/2020	\$240,210	364	\$660	0	0	364	0	0	0	\$0	32	29	49	On the S side of Box Butte Reservoir
9/25/2020	\$714,275	891	\$802	0	0	887	0	0	4	\$0	29	29	49	On the S side of Box Butte Reservoir
8/6/2020	\$585,000	721	\$811	0	335	371	0	0	15	\$93,530	3	32	50	1 mile S & 4 miles E of Whitney
7/31/2020	\$84,424	106	\$800	0	104	0	0	0	2	\$0	22	32	52	2.5 miles N of Crawford
7/31/2020	\$128,306	154	\$835	0	136	14	0	0	4	\$0	24	32	52	4.5 miles NE of Crawford
7/30/2020	\$215,000	319	\$675	0	301	12	0	0	6	\$0	35	31	48	15 miles S & 2 miles E of Chadron
7/29/2020	\$373,500	752	\$497	0	563	176	0	0	13	\$0	4	32	50	1 mile S & 3.5 miles E of Whitney
6/4/2020	\$455,000	281	\$1,619	0	181	93	0	0	6	\$0	10	31	50	11 miles E of Crawford
5/1/2020	\$871,300	1,743	\$500	0	153	1,572	0	0	18	\$0	3	34	50	8 miles W & 8 miles N of Chadron
4/10/2020	\$140,000	101	\$1,386	0	0	101	0	0	0	\$0	3	31	52	On the north side of Crawford
3/24/2020	\$565,000	360	\$1,568	0	34	323	0	0	3	\$0	16	31	48	Rec (trees) 11 miles S of Chadron
2/27/2020	\$2,523,961	2,985	\$846	0	1,544	1,404	0	0	37	\$280,400	2	33	47	8 miles E & 2 miles N of Chadron
2/14/2020	\$1,550,000	1,457	\$1,064	0	0	1,448	0	0	9	\$78,915	8	30	51	Rec 5.5 miles S & 3 miles E of Crawford
1/15/2020	\$300,000	418	\$717	0	0	414	0	0	4	\$0	1	30	52	5.5 miles S & 1 mile E of Crawford

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12/30/2019	\$272,677	364	\$750	0	0	362	0	0	1	\$0	22	31	47	12.5 miles S & 7 miles E of Chadron
12/26/2019	\$224,233	397	\$564	0	0	397	0	0	0	\$0	14	31	47	12.5 miles S & 8.5 miles E of Chadron
12/13/2019	\$472,000	323	\$1,463	91	92	132	0	0	8	\$47,255	25	31	47	13.5 miles S & 9 miles E of Chadron
11/7/2019	\$717,700	982	\$731	0	50	924	0	0	7	\$0	3	29	52	12 miles S & 2.5 miles W of Crawford
11/4/2019	\$1,260,000	2,401	\$525	0	0	2,383	0	0	18	\$0	26	35	49	3 miles W & 10 miles N of Chadron
11/1/2019	\$232,000	325	\$713	0	293	27	0	0	5	\$0	23	32	50	7 miles W & 4 miles S of Chadron
10/29/2019	\$350,000	144	\$2,424	97	0	43	0	0	4	\$21,035	15	33	48	2 miles E of Chadron
10/24/2019	\$540,000	365	\$1,479	174	57	121	0	0	14	\$71,790	25	33	51	Just NE of Whitney Lake
8/13/2019	\$50,000	84	\$592	0	0	83	0	0	1	\$0	25	30	51	10 miles S & 5.5 miles E of Crawford
7/1/2019	\$260,000	315	\$825	0	292	18	0	0	4	\$0	21	31	48	12 miles S of Chadron
7/1/2019	\$460,000	809	\$569	0	0	809	0	0	0	\$0	6	30	48	16 miles S & 1.5 miles W of Chadron
6/24/2019	\$129,798	144	\$900	0	0	142	0	0	2	\$0	33	31	52	4 miles S & 1.5 miles W of Crawford
6/7/2019	\$1,998,239	5,302	\$377	0	361	4,841	0	0	100	\$3,970	15	34	51	8.5 miles N of Whitney Lake
6/6/2019	\$399,762	727	\$550	0	0	637	0	0	89	\$0	4	32	49	4 miles W & 3 miles S of Chadron

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5/30/2019	\$667,660	818	\$816	0	0	815	0	0	3	\$44,680	3	29	52	12 miles S & 2.5 miles W of Crawford
4/26/2019	\$107,294	172	\$625	0	41	127	0	0	3	\$0	6	31	51	2 miles E of Crawford
4/26/2019	\$470,000	391	\$1,201	0	0	390	0	0	1	\$43,590	17	30	50	Rec 6.5 miles S & 9 miles E of Crawford
4/19/2019	\$346,767	308	\$1,126	0	0	303	0	0	5	\$27,745	13	30	51	Rec 6.5 miles S & 6.5 miles E of Crawford
4/10/2019	\$745,000	611	\$1,219	0	0	607	0	0	4	\$0	6	30	52	Rec 4.5 miles S & 4 miles W of Crawford
3/22/2019	\$350,000	286	\$1,224	0	1	280	0	0	6	\$0	2	30	51	6 miles E & 5 miles S of Crawford
3/18/2019	\$111,405	159	\$700	0	157	0	0	0	3	\$0	17	33	47	6 miles E & .5 mile N of Chadron
1/15/2019	\$425,000	159	\$2,671	105	13	37	0	0	5	\$71,650	12	29	49	3 miles E & 2 miles N of Box Butte Reservoir
12/28/2018	\$88,000	192	\$459	0	98	93	0	0	1	\$35,100	1	29	47	21.5 miles S & 9.5 miles E of Chadron
12/28/2018	\$280,500	512	\$548	0	133	379	0	0	0	\$0	34	30	47	20.5 miles S & 7 miles E of Chadron
12/28/2018	\$310,750	563	\$552	0	70	492	0	0	0	\$0	1	29	47	21.5 miles S & 9 miles E of Chadron
12/27/2018	\$841,000	1,436	\$586	0	263	1,078	0	0	95	\$39,885	10	32	49	1.5 miles W & 4 miles S of Chadron
12/17/2018	\$100,000	87	\$1,154	0	0	85	0	0	1	\$0	14	30	51	Recreation, 7 mi E & 7 mi S of Crawford
12/11/2018	\$600,000	485	\$1,236	0	295	186	0	0	4	\$166,300	24	31	47	12.5 miles S & 9.5 miles E of Chadron

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11/15/2018	\$474,875	659	\$721	0	259	383	0	0	17	\$0	1	32	51	.5 mile S of Whitney
10/19/2018	\$184,450	154	\$1,200	0	0	154	0	0	0	\$0	7	32	47	2 miles S & 6 miles E of Chadron
10/15/2018	\$600,000	846	\$709	0	0	846	0	0	0	\$0	2	32	47	9.5 miles SE of Chadron
9/24/2018	\$118,647	164	\$725	0	107	55	0	0	2	\$0	23	32	51	3.5 miles S of Whitney
8/30/2018	\$425,000	722	\$588	0	143	566	0	0	14	\$0	35	33	49	4 miles SW of Chadron
8/24/2018	\$120,000	164	\$730	0	160	3	0	0	2	\$0	23	32	50	7 miles SE of Whitney
8/9/2018	\$111,790	84	\$1,335	0	77	6	0	0	1	\$0	34	33	50	2 miles E of Whitney
8/8/2018	\$243,000	119	\$2,040	0	0	112	0	0	7	\$82,220	28	30	48	19 miles S of Chadron
6/25/2018	\$759,000	1,456	\$521	0	0	1,438	0	0	18	\$0	6	34	48	7 miles N of Chadron
6/5/2018	\$633,000	919	\$689	0	361	549	0	0	10	\$3,020	17	31	47	17 miles SE of Chadron
5/31/2018	\$307,500	373	\$824	0	2	365	0	0	6	\$0	18	30	51	9 miles SE of Crawford
5/31/2018	\$407,500	471	\$866	0	0	460	0	0	11	\$63,905	25	30	52	10 miles SE of Crawford
5/29/2018	\$145,614	154	\$944	0	0	151	0	0	3	\$0	8	33	48	On the N side of Chadron
5/3/2018	\$530,475	643	\$825	0	588	46	0	0	9	\$0	17	33	47	5 mi. E of Chadron

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4/6/2018	\$983,340	1,533	\$642	0	112	1,382	0	0	38	\$0	4	34	48	6 mi. N of Chadron
4/5/2018	\$440,000	202	\$2,178	0	0	195	0	0	7	\$165,750	24	30	52	9 mi. SE of Crawford
4/4/2018	\$595,000	294	\$2,025	0	0	292	0	0	2	\$272,275	28	30	48	19 mi. S of Chadron
4/3/2018	\$1,166,100	316	\$3,694	298	1	17	0	0	0	\$0	29	47	10	Pivot irrigated 30 mi. SE of Chadron
3/15/2018	\$255,000	240	\$1,061	0	113	122	0	0	6	\$61,975	36	32	51	8 mi. E of Crawford
3/6/2018	\$1,000,000	1,260	\$794	0	284	924	0	0	52	\$71,640	32	33	49	5 mi. SW of Chadron
3/1/2018	\$704,860	158	\$4,448	0	0	154	0	0	5	\$346,570	6	30	50	Log house in Pine Ridge 13 mi. SE of Crawford
2/28/2018	\$350,000	155	\$2,257	119	10	24	0	0	3	\$0	20	29	49	Pivot irrigated on N side of Box Butte Reservoir
2/14/2018	\$754,714	1,145	\$659	0	0	1,141	0	0	4	\$0	7	29	49	On the N side of Box Butte Reservoir
12/29/2017	\$254,108	402	\$632	0	182	217	0	0	3	\$32,890	21	33	47	6 mi. E of Chadron
12/29/2017	\$534,841	846	\$632	0	0	846	0	0	0	\$0	2	32	47	9.5 mi SE of Chadron
12/29/2017	\$601,118	951	\$632	0	0	951	0	0	0	\$0	3	32	47	8 mi. SE of Chadron
12/29/2017	\$1,109,947	1,756	\$632	0	247	1,503	0	0	6	\$0	10	33	47	8 mi. E of Chadron
12/20/2017	\$850,000	890	\$955	0	322	565	0	0	4	\$79,755	21	32	50	5 mi. SE of Whitney

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12/15/2017	\$70,000	80	\$877	0	0	75	0	0	4	\$1,440	20	31	51	5 mi. SE of Crawford
11/21/2017	\$212,000	119	\$1,780	0	0	112	0	0	7	\$82,220	28	30	48	20 mi. S of Chadron
11/15/2017	\$1,550,000	2,856	\$543	157	0	2,664	0	0	34	\$9,385	18	33	50	3 miles N of Whitney
10/30/2017	\$277,500	155	\$1,785	0	71	81	0	0	3	\$83,900	12	32	48	7 mi. SE of Chadron
9/21/2017	\$433,000	442	\$980	0	211	215	0	0	16	\$90,610	25	33	50	7 mi. W of Chadron
9/15/2017	\$164,707	320	\$515	0	0	320	0	0	0	\$0	36	35	47	16 mi. NE of Chadron
9/1/2017	\$120,000	79	\$1,513	0	27	49	0	0	3	\$65,540	27	33	49	5 mi. SW of Chadron