

Jerry Sloan
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AgLand Market Report

Morrill County

Updated 2-22-24

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
12/18/2023	\$809,393	623	\$1,300	243	251	126	0	0	3	\$0	8	19	48	NW of Broadwater
8/18/2023	\$400,000	115	\$3,474	94	0	1	20	0	1	\$0	25	19	49	Pivot irrigated W of Broadwater
8/4/2023	\$2,035,800	368	\$5,533	0	0	274	0	0	94	\$0	5	19	52	S of Bayard
7/21/2023	\$400,000	471	\$849	0	0	464	0	0	8	\$0	17	19	48	Grass NW of Broadwater
6/28/2023	\$250,000	84	\$2,978	74	0	0	0	8	1	\$0	23	19	48	Irrigated E of Broadwater
6/14/2023	\$126,415	131	\$963	0	0	128	0	0	4	\$0	32	22	49	Grass N of Bridgeport
5/31/2023	\$1,241,128	292	\$4,250	278	0	7	0	0	7	\$30,430	14	21	52	Pivot irrigated NE of Bayard, ditch water
4/28/2023	\$130,000	68	\$1,920	36	0	31	0	0	1	\$0	3	19	50	SE of Bridgeport
3/31/2023	\$369,950	481	\$769	60	0	419	0	0	2	\$0	6	18	48	2 miles S & 2 miles W of Broadwater
3/20/2023	\$530,000	78	\$6,795	68	0	4	0	5	1	\$0	33	21	51	4 miles E of Bayard
3/16/2023	\$435,380	80	\$5,459	76	0	0	0	0	4	\$0	33	21	51	Pivot irrigated 3.5 miles E of Bayard
3/16/2023	\$438,625	79	\$5,541	78	0	0	0	0	1	\$0	33	21	51	Pivot irrigated 4.5 miles E of Bayard
2/17/2023	\$425,575	573	\$743	0	0	571	0	0	1	\$0	13	23	48	8.5 miles SE of Alliance
1/31/2023	\$90,000	87	\$1,032	0	0	83	0	0	4	\$50,665	6	18	52	4 miles W & 1 mile S of Reddington

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1/25/2023	\$1,315,000	442	\$2,975	267	0	169	0	0	6	\$0	36	19	48	Pivot irrigated 2 miles E of Broadwater
1/19/2023	\$487,000	81	\$6,050	30	0	33	0	0	17	\$15,285	28	21	52	1 miles NW of Bayard
12/23/2022	\$1,900,000	394	\$4,826	385	0	6	0	0	3	\$0	26	21	52	Pivot irrigated on the east side of Bayard
12/23/2022	\$1,200,000	321	\$3,742	266	0	47	0	0	8	\$0	20	21	51	Pivot irrigated 3 miles E & 1.5 miles N of Bayard
12/2/2022	\$975,029	277	\$3,516	134	0	144	0	0	0	\$0	1	23	49	Pivot irrigated 7 miles S of Alliance
11/15/2022	\$1,155,200	1,445	\$800	0	0	1,291	0	0	154	\$525	8	18	52	4 miles W & 2 miles S of Reddington
9/14/2022	\$335,000	61	\$5,468	45	0	14	0	0	3	\$35,450	26	22	52	5 miles N & .5 mile E of Bayard
8/5/2022	\$1,698,934	2,721	\$624	0	0	2,715	0	0	6	\$159,685	3	20	49	6 miles E & 3 miles North of Bridgeport
8/4/2022	\$3,770,000	7,040	\$536	0	0	5,932	1,066	0	41	\$162,610	3	20	49	6 miles E & 3 miles North of Bridgeport
6/30/2022	\$662,000	1,500	\$441	0	0	1,500	0	0	0	\$0	3	23	49	8.5 miles SW of Alliance
6/17/2022	\$142,580	162	\$879	0	153	7	0	0	3	\$0	3	19	47	7 miles E & 3 miles N of Broadwater
6/7/2022	\$260,000	229	\$1,137	113	0	109	0	0	7	\$9,450	36	21	52	1.5 miles E & 2.5 miles S of Bayard
6/1/2022	\$382,200	78	\$4,900	68	0	4	0	5	1	\$0	33	21	51	4 miles E of Bayard
5/31/2022	\$3,200,000	4,364	\$733	167	0	4,196	0	0	1	\$2,500	20	23	49	10 miles SW of Alliance

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5/19/2022	\$440,000	490	\$897	0	343	137	0	0	10	\$51,300	32	18	48	6.5 miles S & .5 mile W of Broadwater
5/6/2022	\$290,000	240	\$1,211	72	0	163	0	0	5	\$0	7	20	50	3.5 miles NW of Bridgeport
4/26/2022	\$700,000	947	\$739	0	720	208	0	0	19	\$0	32	23	51	11 miles N & 3.5 miles E of Bayard
4/22/2022	\$710,000	144	\$4,943	139	0	1	0	0	4	\$0	33	21	51	Pivot irrigated 4 miles E & .5 mile S of Bayard
3/31/2022	\$125,000	40	\$3,103	37	0	0	0	0	3	\$32,595	23	20	50	Pivot irrigated 2.5 miles NE of Bridgeport
3/31/2022	\$125,000	40	\$3,109	37	0	0	0	0	3	\$95	23	20	50	Pivot irrigated 2.5 miles NE of Bridgeport
3/30/2022	\$526,500	150	\$3,500	142	0	6	0	0	3	\$0	25	21	51	7 miles E of Bayard
3/29/2022	\$730,000	618	\$1,181	201	0	410	0	0	6	\$0	17	19	46	10 miles E & 1 mile N of Broadwater
3/16/2022	\$109,600	40	\$2,749	38	0	0	0	0	1	\$0	36	21	51	6.5 miles E of Bayard
3/16/2022	\$318,800	80	\$3,999	78	0	0	0	0	2	\$0	36	21	51	7.5 miles E of Bayard
3/15/2022	\$625,000	473	\$1,320	127	188	151	0	0	7	\$0	30	19	46	9 miles E of Broadwater
3/14/2022	\$700,000	167	\$4,201	89	0	67	0	0	11	\$169,415	25	21	51	7 miles E of Bayard
3/14/2022	\$280,000	80	\$3,485	78	0	0	0	0	3	\$0	36	21	52	.75 mile E of Bayard
3/14/2022	\$435,000	146	\$2,975	138	0	3	0	0	5	\$48,200	4	21	52	Pivot irrigated 3 miles N & 1 miles W of Bayard

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3/4/2022	\$480,000	170	\$2,830	130	15	23	0	0	2	\$0	12	19	47	Pivot irr 8 miles E & 2 miles N of Broadwater
2/16/2022	\$800,000	160	\$4,990	144	0	11	0	0	6	\$45,850	15	21	52	1.25 miles N & .5 mile W of Bayard
2/15/2022	\$1,846,000	563	\$3,281	428	0	124	0	0	10	\$108,905	12	20	51	3 miles NW of Bridgeport
2/1/2022	\$415,750	164	\$2,539	126	0	38	0	0	0	\$0	10	23	49	Pivot irrigated 9 miles SW of Alliance
1/27/2022	\$690,000	210	\$3,288	168	0	40	0	0	1	\$0	32	20	50	On the West side of Bridgeport
1/11/2022	\$3,400,000	333	\$10,219	69	0	38	0	0	226	\$216,920	8	19	49	On the NP River 6 miles E of Bridgeport
12/31/2021	\$200,000	79	\$2,541	55	0	20	0	0	3	\$0	29	20	49	5 miles E of Bridgeport
11/15/2021	\$715,900	623	\$1,149	226	0	389	0	0	8	\$0	21	20	49	5.5 miles E of Bridgeport
11/15/2021	\$918,000	1,076	\$853	0	412	626	0	0	38	\$80,225	19	18	51	9 miles S & 7 miles W of Bridgeport
11/4/2021	\$510,500	335	\$1,525	140	0	191	0	0	4	\$79,320	5	19	50	On the SW edge of Bridgeport
10/19/2021	\$1,200,000	482	\$2,488	340	0	128	0	0	14	\$3,030	24	22	52	6 miles N & 1 mile E of Bayard
9/23/2021	\$1,614,400	475	\$3,402	150	0	286	0	0	39	\$556,025	4	18	50	6.5 miles S of Bridgeport
9/23/2021	\$1,331,876	2,378	\$560	0	0	2,369	0	0	9	\$0	6	19	50	1 mile S & 1 mile W of Bridgeport
9/2/2021	\$400,000	266	\$1,504	88	0	169	0	0	9	\$0	2	21	52	4 miles N & .5 mile E of Bayard

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8/26/2021	\$432,000	154	\$2,798	124	0	28	0	0	3	\$0	33	19	50	Pivot irrigated 6 miles S & .5 mi. E of Bridgeport
8/25/2021	\$650,000	205	\$3,172	193	0	4	0	0	8	\$0	28	22	52	Pivot irrigated 5 miles N & 2 mi. W of Bridgeport
6/10/2021	\$132,825	161	\$825	0	159	0	0	0	2	\$0	5	18	51	6 miles S & 7 miles W of Bridgeport
6/10/2021	\$385,200	322	\$1,198	0	58	260	0	0	4	\$0	1	18	52	6 miles S & 8 miles W of Bridgeport
6/9/2021	\$182,424	304	\$600	0	126	178	0	0	0	\$0	7	17	51	13 miles S & 7 miles W of Bridgeport
6/9/2021	\$666,291	1,500	\$444	0	0	1,500	0	0	0	\$0	3	23	49	7 miles S & 2 miles W of Alliance
6/4/2021	\$344,706	343	\$1,005	0	296	42	0	0	5	\$2,215	8	17	51	13 miles S & 7 miles W of Bridgeport
5/27/2021	\$1,650,000	3,680	\$448	0	0	3,680	0	0	0	\$0	6	23	49	7 miles S & 5 miles W of Alliance
5/27/2021	\$261,660	533	\$491	0	24	509	0	0	1	\$0	10	17	51	13 miles S & 4 miles W of Bridgeport
5/26/2021	\$3,200,000	699	\$4,577	280	22	63	0	0	335	\$0	30	18	46	River ground 11 miles SE of Broadwater
4/6/2021	\$615,000	288	\$2,136	237	0	33	0	2	16	\$39,270	1	21	52	Pivot & gravity irrigated 1 mile E Moomaw's corner
4/2/2021	\$68,800	160	\$429	0	158	0	0	0	2	\$0	11	20	48	8 miles N & 1 mile E of Broadwater
4/2/2021	\$123,280	268	\$460	0	97	170	0	0	1	\$2,035	25	21	49	11 miles N & 5 miles W of Broadwater
4/2/2021	\$174,000	80	\$2,185	54	0	22	0	0	3	\$0	2	20	50	2.5 miles E & 4 miles N of Bridgeport

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4/2/2021	\$478,170	966	\$495	0	20	928	0	0	19	\$28,110	27	21	49	5 miles E & 6 miles N of Bridgeport
4/2/2021	\$657,500	1,317	\$499	0	0	1,316	0	0	1	\$0	6	20	49	4 miles E & 4.5 miles North of Bridgeport
4/1/2021	\$345,030	650	\$531	0	43	600	0	0	8	\$0	24	20	48	6 miles N & 2 miles E of Broadwater
3/19/2021	\$900,000	402	\$2,238	0	0	194	0	0	208	\$0	10	20	52	Rec value with NP River 3 mi. SE Bayard
3/3/2021	\$144,000	160	\$898	0	0	1	157	0	2	\$0	21	18	49	13 miles SE of Bridgeport
12/22/2020	\$711,379	1,299	\$547	0	0	1,299	0	0	0	\$0	34	21	47	10 miles N & 5 miles E of Broadwater
12/1/2020	\$970,000	1,309	\$741	155	42	971	123	0	18	\$8,370	33	20	47	4 miles N & 5 miles E of Broadwater
10/1/2020	\$1,850,000	696	\$2,657	241	0	377	0	0	78	\$996,245	10	19	50	Feedlot 3 miles SE of Bridgeport
7/9/2020	\$135,000	99	\$1,364	44	0	46	0	0	9	\$0	22	22	52	7 miles N & .5 mile W of Bayard
7/9/2020	\$1,034,000	1,815	\$570	0	0	1,772	0	0	44	\$31,395	24	21	47	13 miles N & 6 miles E of Broadwater
6/19/2020	\$312,215	740	\$422	0	0	731	0	0	9	\$0	6	22	50	2 miles W & 3.5 miles N of Angora
6/17/2020	\$350,000	158	\$2,215	131	0	26	0	0	1	\$180	31	20	49	Pivot irrigated 4 miles E of Bridgeport
6/16/2020	\$121,500	146	\$833	49	0	94	0	0	4	\$0	4	21	51	3 miles N & 4 miles E of Bayard
6/8/2020	\$310,000	243	\$1,274	83	0	152	0	0	8	\$4,410	26	20	50	2 miles E of Bridgeport

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5/29/2020	\$221,213	104	\$2,128	96	0	7	0	0	1	\$0	31	21	50	6 miles NW of Bridgeport
5/19/2020	\$1,124,865	612	\$1,838	377	0	216	0	0	19	\$200,135	8	21	51	3 miles N & 3.5 miles E of Bayard
5/8/2020	\$463,500	163	\$2,849	147	0	13	0	0	3	\$0	30	21	50	Pivot irrigated 7 miles NW of Bridgeport
4/30/2020	\$237,300	79	\$2,998	69	0	8	0	3	0	\$0	11	21	52	Pivot irrigated 3 miles N & .5 mile E of Bayard
4/30/2020	\$283,125	79	\$3,582	74	0	2	0	0	4	\$0	26	21	52	Pivot irrigated on E side of Bayard
4/30/2020	\$257,070	78	\$3,311	75	0	0	0	0	2	\$0	17	21	51	Pivot irrigated 2 miles N & 3.5 miles E
4/30/2020	\$501,650	155	\$3,233	142	0	10	0	0	3	\$0	9	21	51	Pivot irrigated 3 miles N & 4 miles E of Bayard
4/30/2020	\$1,335,403	470	\$2,842	343	0	118	0	0	9	\$72,015	9	21	51	Pivot irrigated 2 miles N & 5 miles E of Bayard
4/27/2020	\$492,160	155	\$3,176	146	0	6	0	0	2	\$0	24	21	52	Pivot irrigated 1.5 miles E of Bayard
4/24/2020	\$116,123	122	\$953	59	0	36	0	0	27	\$0	6	21	51	4 miles N & 2 miles E of Bayard
4/15/2020	\$405,000	212	\$1,910	133	0	76	0	0	3	\$17,905	14	20	48	Pivot irrigated 8 miles N of Broadwater
4/15/2020	\$475,000	158	\$3,006	129	0	27	0	0	3	\$53,955	12	20	48	Pivot irrigated 10 miles N of Broadwater
4/15/2020	\$475,000	165	\$2,884	126	0	23	0	0	16	\$141,990	12	20	48	Pivot irrigated 9 miles N of Broadwater
3/16/2020	\$1,724,480	619	\$2,788	602	0	1	0	0	15	\$72,130	4	21	52	Multiple parcels W & N of Bayard

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3/3/2020	\$600,000	265	\$2,260	144	6	96	0	0	20	\$32,730	18	19	49	5.5 miles SE of Bridgeport
2/27/2020	\$425,790	158	\$2,690	141	0	0	14	0	3	\$0	28	22	52	5 miles N & 1 mile W of Bayard
2/5/2020	\$400,000	160	\$2,499	151	0	0	0	0	9	\$0	5	19	49	Pivot irrigated 5 miles SE of Bridgeport
1/31/2020	\$92,000	160	\$575	0	0	160	0	0	0	\$0	32	18	50	11.5 miles S of Bridgeport
1/31/2020	\$204,000	362	\$563	0	201	155	0	0	6	\$0	8	18	50	7 miles S of Bridgeport
1/24/2020	\$96,350	160	\$602	0	40	118	0	0	2	\$0	33	18	49	14 miles SE of Bridgeport
10/7/2019	\$670,000	240	\$2,792	169	0	64	0	0	7	\$30,820	16	20	50	3 miles N of Bridgeport
7/8/2019	\$100,000	80	\$1,244	45	0	30	0	0	5	\$27,830	29	20	49	5 miles E of Bridgeport
7/2/2019	\$600,000	112	\$5,357	0	0	75	0	0	37	\$4,955	18	20	51	North Platte River rec 5 miles SE of Bayard
4/19/2019	\$145,000	242	\$600	0	0	97	142	0	3	\$0	8	20	48	9.5 miles N of Broadwater
4/19/2019	\$2,800,000	265	\$10,562	76	0	0	0	0	190	\$0	19	18	46	2 miles W of Lisco
4/11/2019	\$375,000	164	\$2,290	0	0	2	0	0	162	\$0	30	18	46	North Platte River rec 2 miles W of Lisco
3/29/2019	\$165,000	80	\$2,063	37	0	36	0	0	8	\$20,160	28	21	52	1 mile W & .75 mile N of Bayard
3/22/2019	\$410,001	146	\$2,807	141	0	0	0	0	5	\$0	31	21	50	7 miles NW of Bridgeport

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1/31/2019	\$940,000	524	\$1,794	242	0	270	0	0	13	\$27,810	10	20	50	3 miles N & 1 miles E of Bridgeport
1/18/2019	\$245,000	495	\$495	0	0	494	0	0	0	\$0	28	22	49	5.5 miles E of Angora
12/3/2018	\$392,000	160	\$2,450	155	0	0	0	0	5	\$0	16	21	52	1 mile N & 1.5 miles W of Bayard
11/13/2018	\$90,000	161	\$558	0	0	7	150	0	5	\$0	21	20	49	6.5 miles E & .5 miles N of Northport
11/7/2018	\$110,600	158	\$699	0	155	0	0	0	3	\$0	6	18	51	1 mile S & 2 miles E of Reddington
11/7/2018	\$166,440	228	\$729	0	210	14	0	0	4	\$0	17	18	51	4 miles S & 3 miles E of Reddington
11/7/2018	\$211,810	359	\$590	0	349	6	0	0	4	\$330	7	18	51	3 miles S & 1 mile E of Reddington
10/29/2018	\$172,800	320	\$539	0	0	224	92	0	5	\$0	9	18	51	3 miles E & 2.5 miles S of Reddington
10/1/2018	\$925,000	1,040	\$889	128	0	888	0	0	24	\$43,315	23	20	50	3 miles NE of Bridgeport
8/16/2018	\$87,000	160	\$544	0	159	0	0	0	1	\$0	34	23	51	10 miles NW of Angora
8/8/2018	\$65,000	101	\$645	0	0	100	0	0	1	\$0	27	21	51	5 miles E & 1 mile N of Bayard
7/6/2018	\$339,100	151	\$2,253	142	0	3	0	0	6	\$0	17	20	52	3 miles S of Bayard
6/20/2018	\$3,531,423	2,919	\$1,210	1,746	24	1,123	0	0	26	\$0	1	21	49	Pivot irrigated 7 miles E of Angora
6/13/2018	\$131,145	242	\$543	0	0	232	0	0	9	\$0	8	22	46	26 miles E of Angora - part of Mule Shoe Bar Ranch

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5/25/2018	\$380,000	80	\$4,750	68	0	6	0	0	6	\$130,260	22	21	52	1 mile NW of Bayard
5/19/2018	\$325,000	383	\$848	49	6	204	125	0	0	\$0	2	18	52	2 miles S of Reddington
5/16/2018	\$527,500	163	\$3,228	136	0	26	0	0	1	\$0	32	20	50	Pivot irrigated on SW side of Bridgeport
5/4/2018	\$2,473,650	556	\$4,449	529	16	7	0	0	3	\$18,420	11	19	50	Pivot irrigated 3 miles SE of Bridgeport
4/12/2018	\$456,500	870	\$525	0	0	867	0	0	2	\$13,425	31	19	47	3 miles SE of Broadwater
4/9/2018	\$1,074,950	319	\$3,368	217	0	79	0	0	23	\$268,700	13	19	50	Pivot irrigated & feedlot 3 miles SE of Bridgeport
4/9/2018	\$1,170,000	322	\$3,635	255	18	48	0	0	1	\$0	10	18	49	Pivot irrigated 12 miles SE of Bridgeport
3/29/2018	\$245,000	295	\$831	0	293	0	0	0	1	\$0	15	17	51	18 miles SW of Bridgeport
3/9/2018	\$180,000	80	\$2,250	69	0	3	0	0	8	\$0	29	20	49	6 miles E of Bridgeport
2/2/2018	\$40,000	81	\$493	0	0	81	0	0	0	\$0	31	19	50	6 miles SW of Bridgeport
1/31/2018	\$1,800,000	3,199	\$563	0	0	3,192	0	0	7	\$25,680	17	22	47	24 miles NE of Broadwater
1/26/2018	\$420,000	380	\$1,105	117	0	260	0	0	3	\$0	17	19	49	6 miles SE of Bridgeport
1/24/2018	\$2,025,000	792	\$2,558	498	0	286	0	0	8	\$16,935	25	19	52	Pivot irrigated NE of Reddington
1/9/2018	\$245,000	103	\$2,379	93	0	0	0	0	11	\$0	11	21	51	9 miles NE of Bayard

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AgLand Market Report

Morrill County

Updated 2-22-24

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
12/8/2017	\$202,800	78	\$2,593	71	0	6	0	0	0	\$0	25	21	52	2 miles NE of Bayard
10/13/2017	\$5,763,969	2,920	\$1,974	1,720	24	1,150	0	0	26	\$0	1	21	49	Pivot irrigated 7 miles E of Angora
10/2/2017	\$1,425,000	214	\$6,650	78	0	50	0	0	87	\$220,075	20	19	48	Rec value with North Platte River
9/6/2017	\$248,500	74	\$3,359	72	0	0	0	0	2	\$0	14	19	49	Pivot irrigated 4 miles NW of Broadwater