

Jerry Sloan
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www.SloanAgLand.com

AgLand Market Report

Scotts Bluff County

Updated 12-18-20

Sale Date	Sale Price	Total Acres	\$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improvements	Sec	Township	Range	Comments
11/25/2020	\$600,000	155	\$3,864	146	0	3	0	0	6	\$82,460	3	22	58	Pivot irrigated on the SE edge of Lyman
10/20/2020	\$1,350,000	166	\$8,157	0	0	38	0	0	128	\$215,580	27	23	57	Hunting property 1.5 miles S of Morrill
10/2/2020	\$37,160	91	\$408	0	0	87	0	0	4	\$0	12	22	57	2.5 miles S & 3.5 W of Mitchell
9/15/2020	\$2,000,000	383	\$5,222	25	0	225	0	0	133	\$167,100	19	21	53	Hunting property on N side of Melbeta
9/4/2020	\$150,000	98	\$1,528	24	0	36	0	0	38	\$292,040	13	23	58	3 miles W of Morrill
7/23/2020	\$625,000	208	\$3,004	145	5	43	0	0	15	\$55,300	33	23	58	Pivot irrigated on NW corner of Lyman
6/25/2020	\$245,000	154	\$1,590	79	37	29	0	0	9	\$62,190	6	22	57	1 mile S & 2.5 miles E of Lyman
6/21/2020	\$635,000	220	\$2,892	114	17	10	0	0	4	\$0	24	21	54	.5 mile W of Melbeta
5/15/2020	\$75,000	148	\$506	0	91	33	0	0	24	\$0	13	20	54	6 miles S of Melbeta
5/6/2020	\$375,000	630	\$595	54	0	570	0	0	6	\$330	2	23	58	4 miles W & 1 mile N of Morrill
4/30/2020	\$496,000	160	\$3,104	149	0	5	0	0	5	\$41,360	11	22	56	gravity irrigated 4 miles W & 2 miles N of Scottsbluff
4/17/2020	\$277,500	75	\$3,680	71	0	2	0	0	2	\$0	35	21	53	1 mile W of McGrew
4/3/2020	\$280,000	156	\$1,794	123	0	16	0	0	16	\$0	17	22	52	Pivot irrigated 13 miles E & 1 mile N of Scottsbluff
4/3/2020	\$550,000	164	\$3,355	148	5	4	0	0	7	\$0	34	22	53	Pivot irrigated 3 miles E & 1.5 miles N of Minatare

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4/1/2020	\$226,200	77	\$2,950	71	0	4	0	0	2	\$0	30	22	55	gravity irrigated 2 miles W & .5 mile S of Scottsbluff
3/25/2020	\$335,000	139	\$2,402	0	0	130	0	0	9	\$135,790	2	22	54	1 mile S & 2 miles W of Lake Minatare
3/24/2020	\$296,000	82	\$3,616	46	0	35	0	0	1	\$0	28	22	53	9 mile Creek rec 2 miles N & 1.75 miles E of Minatare
3/16/2020	\$653,560	228	\$2,871	207	0	8	0	0	13	\$0	8	21	52	6 miles E of Minatare
1/31/2020	\$400,000	142	\$2,827	73	0	63	0	0	6	\$71,285	9	22	58	1 mile S of Lyman
1/24/2020	\$475,000	120	\$3,958	84	0	31	0	0	5	\$81,311	3	22	53	1 mile S & 3 miles E of Lake Minatare
1/17/2020	\$423,000	235	\$1,800	207	0	0	0	0	28	\$34,171	7	22	56	3.5 miles S & 2 miles W of Mitchell
1/15/2020	\$595,000	196	\$3,040	179	0	0	0	0	17	\$6,871	11	21	53	Pivot irrigated 3 miles E & 1/2 mile S of Minatare
1/8/2020	\$500,474	192	\$2,600	189	0	0	0	0	3	\$0	16	22	54	NE of Scottsbluff airport
1/4/2020	\$187,500	71	\$2,632	66	0	6	0	0	0	\$0	27	21	55	2.5 miles S of Gering
12/30/2019	\$545,500	153	\$3,563	133	0	17	0	0	3	\$0	20	21	52	Pivot irrigated 7 miles E & 2 miles S of Minatare
12/13/2019	\$175,000	115	\$1,520	67	0	45	0	0	3	\$0	3	23	56	2.5 miles N of Mitchell
12/12/2019	\$208,025	77	\$2,702	74	0	0	0	0	3	\$0	21	23	54	Pivot irrigated 4 miles N & 2 miles E of Scottsbluff
12/12/2019	\$208,025	80	\$2,600	77	0	0	0	0	3	\$0	21	23	54	Pivot irrigated 4 miles N & 2 miles E of Scottsbluff

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12/10/2019	\$168,000	76	\$2,200	56	0	18	0	0	2	\$0	11	22	53	2 miles E & 1 mile S of Lake Minatare
11/1/2019	\$540,000	153	\$3,523	146	0	0	0	0	7	\$52,626	18	23	55	3 miles E & 2 miles N of Mitchell
9/9/2019	\$157,500	139	\$1,129	68	0	70	0	0	2	\$0	27	23	54	2 miles W of Lake Minatare
9/3/2019	\$398,000	80	\$4,983	54	0	13	0	0	12	\$102,132	20	21	55	1.5 miles S & 3 miles W of Gering
8/8/2019	\$475,000	160	\$2,969	124	0	25	0	0	11	\$0	20	22	57	Pivot irrigated 14 miles W & .5 mile S of Scottsbluff
8/1/2019	\$415,000	157	\$2,639	77	0	77	0	0	4	\$0	4	22	57	Pivot irrigated 13 miles W & 2 miles N of Scottsbluff
7/29/2019	\$267,322	108	\$2,465	92	0	0	0	0	16	\$7,008	23	22	56	5 miles W of Scottsbluff
7/12/2019	\$130,000	74	\$1,751	64	0	0	0	0	10	\$0	17	23	55	4.5 miles E & 1.75 miles N of Mitchell
7/1/2019	\$350,000	156	\$2,247	113	0	0	0	0	43	\$0	17	22	57	Pivot irrigated 14 miles W of Scottsbluff
6/7/2019	\$420,000	160	\$2,631	142	0	7	0	0	11	\$0	11	22	53	Pivot irrigated 3.5 miles SE of Lake Minatare
5/31/2019	\$440,000	1,113	\$395	0	744	310	0	0	60	\$20	13	22	57	11 miles W of Scottsbluff
5/22/2019	\$180,000	77	\$2,331	42	0	34	0	0	2	\$0	1	22	58	Pivot & grass 1 mile E of Lyman
5/22/2019	\$500,000	246	\$2,037	193	0	48	0	0	5	\$6,844	17	22	52	Pivot irrigated 7 miles E & 4 miles N of Minatare
5/8/2019	\$48,000	166	\$289	0	161	5	0	0	0	\$0	13	21	58	1 mile E & 8.5 miles S of Lyman

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5/1/2019	\$765,000	120	\$6,355	75	0	0	0	0	45	\$282,995	13	22	56	Feedlot at Haig
4/30/2019	\$230,000	75	\$3,079	73	0	0	0	0	1	\$0	3	23	57	Pivot irrigated 1 mile N of Morrill
4/30/2019	\$670,000	236	\$2,838	225	0	0	0	0	11	\$0	17	23	55	Pivot irrigated 4 miles E & 1 mile N of Mitchell
4/19/2019	\$2,100,000	390	\$5,385	42	0	325	0	0	23	\$132,716	19	21	53	NP River hunting property Just north of Melbeta
4/15/2019	\$350,000	138	\$2,534	127	0	0	0	0	11	\$0	12	22	58	2.5 miles E & 1 mile S of Lyman
4/15/2019	\$445,000	160	\$2,781	87	0	60	0	0	13	\$99,234	12	23	55	6 miles N of Scottsbluff
4/15/2019	\$620,920	155	\$4,000	146	0	9	0	0	1	\$0	33	21	55	Pivot irrigated 3.5 miles S & 1.5 miles W of Gering
4/5/2019	\$420,000	160	\$2,625	140	0	15	0	0	5	\$0	20	22	57	Pivot irrigated .5 mile S of Hwy 92 on Stegall Road
3/28/2019	\$192,575	77	\$2,500	73	0	3	0	0	1	\$0	19	21	55	2.5 miles S & 3.5 miles W of Gering
3/18/2019	\$189,000	80	\$2,374	74	0	0	0	0	6	\$21,731	23	21	54	1.5 miles W of Melbeta
3/8/2019	\$66,000	160	\$413	0	150	0	0	0	10	\$0	10	22	57	5 miles S & .5 E of Morrill
2/22/2019	\$120,000	80	\$1,505	54	0	23	0	0	3	\$0	6	22	57	3.5 miles E & .5 mile S of Lyman
2/21/2019	\$210,000	484	\$434	0	0	464	0	0	20	\$0	12	23	58	3 miles W & 1 mile N of Morrill
2/21/2019	\$848,000	2,004	\$423	0	0	2,004	0	0	0	\$0	10	23	54	2 miles W & 3 miles N of Lake Minatare

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2/20/2019	\$554,166	226	\$2,450	212	0	0	0	0	14	\$0	17	21	52	7 miles E & 2 miles S of Minatare
2/12/2019	\$175,000	78	\$2,245	75	0	0	0	0	3	\$0	2	22	57	4 miles S & 1 mile E of Morrill
1/25/2019	\$167,000	85	\$1,956	75	0	8	0	0	2	\$0	31	23	57	2 miles S & 2 miles W of Morrill
1/10/2019	\$225,000	85	\$2,660	78	0	3	0	0	4	\$6,942	30	22	53	6 miles E of Scottsbluff on Highland Road
12/27/2018	\$250,000	372	\$673	0	0	369	0	0	3	\$0	20	23	53	Just on north side of Lake Minatare
12/11/2018	\$225,000	77	\$2,907	76	0	0	0	0	1	\$0	20	23	55	4 miles E of Mitchell on Experiment Farm Road
11/30/2018	\$395,000	179	\$2,203	136	0	34	0	0	9	\$18,236	24	22	58	4 miles S & 1 mile E of Lyman
11/7/2018	\$290,000	189	\$1,532	0	0	187	0	0	2	\$0	28	23	53	1/2 mile E of Lake Minatare
11/5/2018	\$450,000	141	\$3,184	135	0	0	0	0	6	\$8,053	15	22	56	5 miles W of Scottsbluff
11/1/2018	\$410,000	140	\$2,923	58	0	77	0	0	5	\$142,064	14	23	54	2 miles NW of Lake Minatare
10/5/2018	\$810,000	940	\$862	158	0	760	0	0	22	\$0	14	20	53	1 mile E & 2 miles S of McGrew
9/28/2018	\$1,300,000	626	\$2,078	373	4	180	0	0	68	\$531,455	9	22	57	Feedlot 4 miles S of Morrill
9/6/2018	\$1,300,000	355	\$3,664	180	0	155	0	0	19	\$0	20	23	57	2 miles SW of Morrill, has NP River recreation
8/23/2018	\$360,000	92	\$3,933	3	0	87	0	0	2	\$0	18	23	57	2.5 miles SW of Morrill, has NP River recreation

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8/1/2018	\$447,500	396	\$1,130	145	0	229	0	0	22	\$32,696	10	22	57	4 miles S of Morrill
7/2/2018	\$435,000	163	\$2,668	135	0	17	0	0	11	\$77,660	27	22	58	4 miles S of Lyman
6/14/2018	\$550,000	156	\$3,518	146	0	4	0	0	7	\$0	20	23	54	Pivot irrigated 4 miles W of Lake Minatare
5/22/2018	\$750,000	317	\$2,366	232	0	82	0	0	3	\$0	7	23	57	Pivot irrigated 3 miles W of Morrill
5/1/2018	\$475,000	154	\$3,084	152	0	0	0	0	2	\$0	6	23	56	3 miles NE of Morrill
4/30/2018	\$280,000	147	\$1,910	0	0	139	0	0	8	\$41,831	12	22	54	3 miles SW of Lake Minatare
4/27/2018	\$142,400	356	\$400	0	39	303	0	0	15	\$0	27	22	57	12 miles W of Scottsbluff
4/27/2018	\$260,000	130	\$1,997	101	0	23	0	0	7	\$0	15	22	53	Pivot irrigated 8 miles NE of Minatare
4/27/2018	\$600,000	175	\$3,420	151	0	20	0	0	5	\$0	18	23	54	Pivot irrigated 6 miles N of Scottsbluff
4/26/2018	\$525,000	160	\$3,281	107	0	32	0	0	22	\$61,065	15	23	55	1/2 circle pivot & gravity 6 miles N of Scottsbluff
4/11/2018	\$398,500	80	\$4,981	71	0	0	0	0	9	\$46,458	8	21	52	55 acre pivot, surface & well water 7 miles E of Minatare
4/10/2018	\$360,000	149	\$2,411	124	0	15	0	0	10	\$0	18	21	54	1 mile SE of Gering
4/9/2018	\$675,000	157	\$4,299	151	0	4			2	\$39,688	3	22	55	Pivot, surface & well water 1/2 mile N of Scottsbluff
3/30/2018	\$49,920	83	\$600	4	0	79	0	0	0	\$0	13	23	55	6 miles N of Scottsbluff

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3/30/2018	\$250,000	251	\$996	62	0	150	0	0	39	\$41,492	35	22	56	5 miles W of Gering
3/20/2018	\$600,000	160	\$3,750	145	0	10	0	0	5	\$51,341	3	23	57	Pivot irrigated, surface & well water 1 mile N of Morrill
3/6/2018	\$111,000	80	\$1,388	55	0	22	0	0	3	\$0	16	22	53	5.5 miles NE of Minatare
3/1/2018	\$225,000	80	\$2,813	63	0	13	0	0	5	\$40,092	15	23	56	2 miles N of Mitchell
2/28/2018	\$215,000	80	\$2,688	0	0	75	0	0	5	\$10,706	11	22	53	9 miles NE of Minatare
2/26/2018	\$240,000	508	\$472	0	228	263	0	0	17	\$0	2	20	54	3 miles S of Melbeta
2/16/2018	\$295,000	217	\$1,359	51	26	134	0	0	6	\$28,993	31	23	57	2 miles E of Lyman
2/8/2018	\$315,000	77	\$4,067	71	0	0	0	0	6	\$0	24	22	54	Pivot, surface & well water 4.5 miles E of Scottsbluff
1/5/2018	\$250,000	89	\$2,815	44	0	36	0	0	9	\$35,860	24	23	54	On the W side of Lake Minatare
1/5/2018	\$622,000	1,280	\$486	0	0	1,273	0	0	7	\$9,277	17	23	53	1 mile N of Lake Minatare
12/28/2017	\$565,000	155	\$3,655	147	0	0	0	0	8	\$0	17	21	54	Pivot irrigated 3 miles SE of Gering
12/8/2017	\$275,000	157	\$1,748	92	25	3	0	0	38	\$0	24	22	58	4 miles SE of Lyman
12/5/2017	\$625,000	113	\$5,516	94	0	8	0	0	11	\$105,740	18	22	53	7 miles NE of Scottsbluff
12/1/2017	\$196,300	229	\$857	177	0	29	0	0	24	\$40,253	25	22	53	6 miles NE of Minatare

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11/13/2017	\$340,000	98	\$3,466	51	0	46	0	0	1	\$72,687	15	23	56	North side of Mitchell
11/3/2017	\$900,000	2,181	\$413	0	0	2,166	0	0	15	\$52,860	11	23	54	4 miles NW of Lake Minatare
10/6/2017	\$114,597	128	\$895	0	0	126	0	0	2	\$0	26	22	54	5 miles SE of Scottsbluff
10/2/2017	\$625,000	414	\$1,510	0	7	335	0	0	72	\$143,329	2	21	56	5 miles SW of Gering
10/2/2017	\$777,420	180	\$4,319	122	0	44	0	0	14	\$28,812	21	21	53	Rec value along North Platte River E of Melbeta
9/25/2017	\$800,000	225	\$3,557	219	0	6	0	0	0	\$0	30	23	57	Pivot irrigated 5 miles SW of Morrill
9/19/2017	\$136,000	160	\$850	79	0	73	0	0	8	\$4,924	13	21	56	4 miles W of Gering
9/1/2017	\$150,000	130	\$1,150	50	0	77	0	0	3	\$22,761	25	23	54	1 mile W of Lake Minatare