

Jerry Sloan
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 Email: Jerry@SloanAgLand.com

www.SloanAgLand.com

AgLand Market Report

Sheridan County

Updated 2-24-21

| Sale Date | Sale Price | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments |
|-----------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 9/23/2020 | \$340,000 | 160 | \$2,125 | 0 | 83 | 71 | 0 | 0 | 6 | \$50,865 | 13 | 33 | 43 | 1 mile N & 6 miles W of Gordon |
| 8/3/2020 | \$813,325 | 1,549 | \$525 | 0 | 0 | 1,540 | 0 | 0 | 9 | \$0 | 21 | 28 | 43 | 23 miles S & 6 miles E of Rushville |
| 7/15/2020 | \$47,000 | 80 | \$588 | 0 | 79 | 0 | 0 | 0 | 1 | \$0 | 29 | 32 | 45 | 1.5 miles N & 2.5 miles E of Hay Springs |
| 7/14/2020 | \$377,736 | 662 | \$571 | 0 | 0 | 638 | 0 | 0 | 24 | \$0 | 11 | 27 | 41 | 21 miles N of Bingham |
| 7/14/2020 | \$1,639,569 | 2,971 | \$552 | 0 | 0 | 2,775 | 0 | 0 | 196 | \$61,226 | 12 | 27 | 41 | 21 miles N of Bingham |
| 6/23/2020 | \$266,551 | 320 | \$833 | 0 | 229 | 92 | 0 | 0 | 0 | \$0 | 15 | 30 | 46 | 7 miles S of Hay Springs |
| 6/23/2020 | \$270,720 | 320 | \$846 | 0 | 286 | 18 | 0 | 0 | 16 | \$0 | 28 | 30 | 46 | 8.5 miles S & 1 mile W of Hay Springs |
| 6/5/2020 | \$228,000 | 320 | \$713 | 0 | 0 | 314 | 0 | 0 | 6 | \$0 | 20 | 31 | 46 | 1.5 miles S & 2 miles W of Hay Springs |
| 6/2/2020 | \$410,000 | 228 | \$1,797 | 162 | 0 | 66 | 0 | 0 | 0 | \$0 | 33 | 34 | 41 | 4 miles N & 2.5 miles E of Gordon |
| 3/24/2020 | \$374,350 | 156 | \$2,393 | 0 | 0 | 154 | 0 | 0 | 2 | \$100,278 | 17 | 31 | 45 | 3.5 miles SE of Hay Springs |
| 3/9/2020 | \$1,050,000 | 540 | \$1,944 | 119 | 267 | 137 | 0 | 0 | 18 | \$82,211 | 14 | 33 | 41 | 1 mile N & 4 miles E of Gordon |
| 2/27/2020 | \$476,039 | 616 | \$772 | 0 | 308 | 299 | 0 | 0 | 9 | \$0 | 5 | 33 | 46 | 11 miles N & 4 miles W of Hay Springs |
| 2/4/2020 | \$600,000 | 320 | \$1,875 | 140 | 0 | 174 | 0 | 0 | 6 | \$64,953 | 20 | 30 | 46 | Pivot/grass 8 miles S & 2 miles W of Hay Springs |
| 1/30/2020 | \$95,000 | 156 | \$608 | 0 | 0 | 156 | 0 | 0 | 0 | \$0 | 2 | 32 | 42 | 1 mile S of Gordon |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 1/6/2020 | \$4,000,306 | 6,400 | \$625 | 0 | 0 | 6,219 | 0 | 0 | 181 | \$164,135 | 4 | 27 | 44 | 22 miles S & 10 miles E of Hay Springs |
| 1/3/2020 | \$1,344,000 | 1,681 | \$799 | 0 | 203 | 1,476 | 0 | 0 | 3 | \$41,571 | 9 | 34 | 45 | Rec trees 20 miles NW of Rushville |
| 12/30/2019 | \$235,000 | 320 | \$734 | 0 | 151 | 163 | 0 | 0 | 6 | \$0 | 9 | 30 | 45 | 6 miles S & 4 miles E of Hay Springs |
| 10/15/2019 | \$165,000 | 155 | \$1,062 | 0 | 74 | 80 | 0 | 0 | 2 | \$23,552 | 1 | 31 | 42 | 6.5 miles S of Gordon |
| 10/14/2019 | \$170,500 | 157 | \$1,083 | 0 | 0 | 157 | 0 | 0 | 0 | \$0 | 14 | 31 | 42 | 9 miles S of Gordon |
| 7/3/2019 | \$420,000 | 157 | \$2,667 | 140 | 0 | 1 | 0 | 0 | 17 | \$66,033 | 36 | 29 | 46 | Pivot irrigated 10.5 miles S of Hay Springs |
| 6/20/2019 | \$925,000 | 884 | \$1,046 | 0 | 0 | 366 | 0 | 0 | 518 | \$275,402 | 12 | 34 | 46 | Recreational 16 miles N of Hay Springs |
| 5/30/2019 | \$275,625 | 315 | \$875 | 0 | 0 | 307 | 0 | 0 | 8 | \$0 | 25 | 32 | 42 | 5 miles S of Rushville |
| 4/19/2019 | \$237,600 | 432 | \$550 | 0 | 417 | 5 | 0 | 0 | 10 | \$0 | 7 | 32 | 45 | 5 miles N & 2.5 miles E of Hay Springs |
| 4/2/2019 | \$910,000 | 315 | \$2,889 | 247 | 25 | 37 | 0 | 0 | 6 | \$2,124 | 19 | 33 | 41 | 2 pivot irrigated quarters on the N side of Gordon |
| 3/15/2019 | \$603,545 | 446 | \$1,355 | 196 | 148 | 96 | 0 | 0 | 5 | \$80,703 | 18 | 30 | 45 | 6.5 miles S & 2 miles E of Hay Springs |
| 3/5/2019 | \$100,800 | 160 | \$630 | 0 | 0 | 158 | 0 | 0 | 2 | \$0 | 32 | 31 | 45 | 3.5 miles S & 3 miles E of Hay Springs |
| 2/15/2019 | \$860,000 | 962 | \$894 | 0 | 485 | 469 | 0 | 0 | 8 | \$67,256 | 5 | 33 | 41 | 3 miles N & 1 mile E of Gordon |
| 2/1/2019 | \$244,000 | 103 | \$2,364 | 89 | 0 | 8 | 0 | 0 | 6 | \$49,094 | 36 | 29 | 46 | 13 miles S & 3 miles E of Hay Springs |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 2/1/2019 | \$964,500 | 322 | \$2,995 | 122 | 97 | 89 | 0 | 0 | 14 | \$298,118 | 3 | 33 | 41 | 3 miles N & 3.5 miles E of Gordon |
| 1/25/2019 | \$93,000 | 160 | \$581 | 0 | 0 | 158 | 0 | 0 | 2 | \$0 | 28 | 33 | 41 | 1.5 miles E of Gordon |
| 1/25/2019 | \$380,000 | 360 | \$1,056 | 0 | 0 | 359 | 0 | 0 | 1 | \$54,651 | 33 | 34 | 45 | Recreational 17 miles NW of Rushville |
| 12/31/2018 | \$875,000 | 840 | \$1,042 | 0 | 236 | 603 | 0 | 0 | 1 | \$283,919 | 22 | 33 | 45 | Rec 9 miles N & 4.5 miles E of Hay Springs |
| 12/28/2018 | \$472,600 | 640 | \$738 | 0 | 425 | 209 | 0 | 0 | 6 | \$0 | 5 | 30 | 46 | 5.5 miles S & 2 miles W of Hay Springs |
| 12/28/2018 | \$565,870 | 797 | \$710 | 0 | 358 | 427 | 0 | 0 | 12 | \$30,980 | 6 | 29 | 46 | 10 miles S & 3 miles W of Hay Springs |
| 12/20/2018 | \$85,800 | 132 | \$652 | 0 | 0 | 131 | 0 | 0 | 1 | \$0 | 13 | 30 | 46 | 7.5 miles S & 1 mile E of Hay Springs |
| 12/20/2018 | \$348,000 | 480 | \$725 | 0 | 441 | 35 | 0 | 0 | 4 | \$0 | 10 | 32 | 42 | 2.5 miles S & 1 mile W of Gordon |
| 11/5/2018 | \$350,000 | 378 | \$925 | 0 | 0 | 371 | 0 | 0 | 7 | \$0 | 33 | 33 | 41 | 1.5 miles E & .5 mile S of Gordon |
| 10/31/2018 | \$780,000 | 601 | \$1,299 | 0 | 0 | 595 | 0 | 0 | 6 | \$170,966 | 27 | 32 | 46 | 1.5 miles N & .5 mile W of Hay Springs |
| 10/4/2018 | \$5,646,060 | 8,962 | \$630 | 0 | 0 | 7,688 | 0 | 0 | 1,275 | \$79,133 | 1 | 26 | 45 | 20 miles N of Lakeside |
| 10/3/2018 | \$577,700 | 320 | \$1,805 | 134 | 22 | 156 | 0 | 0 | 8 | \$0 | 10 | 31 | 44 | 1.5 miles S of Rushville |
| 10/3/2018 | \$922,300 | 474 | \$1,946 | 101 | 45 | 312 | 0 | 0 | 16 | \$192,479 | 3 | 31 | 44 | .5 mile S of Rushville |
| 10/1/2018 | \$250,000 | 158 | \$1,582 | 0 | 0 | 152 | 0 | 0 | 6 | \$182,519 | 13 | 32 | 42 | 4 miles S of Gordon |

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| 8/15/2018 | \$176,000 | 227 | \$774 | 0 | 0 | 223 | 0 | 0 | 4 | \$0 | 6 | 31 | 45 | 2 miles E of Hay Springs |
| 6/18/2018 | \$489,000 | 815 | \$600 | 0 | 0 | 795 | 0 | 0 | 21 | \$0 | 26 | 24 | 43 | 2 miles SE of Ellsworth |
| 6/18/2018 | \$59,500 | 70 | \$850 | 0 | 0 | 70 | 0 | 0 | 0 | \$0 | 34 | 32 | 45 | 5.5 miles E of Hay Springs |
| 6/6/2018 | \$398,000 | 443 | \$898 | 0 | 0 | 401 | 0 | 0 | 42 | \$0 | 31 | 31 | 42 | On the Niobrara River 14 miles SW of Gordon |
| 5/31/2018 | \$618,000 | 619 | \$998 | 0 | 309 | 308 | 0 | 0 | 2 | \$0 | 2 | 31 | 45 | 6 miles E of Hay Springs |
| 5/25/2018 | \$1,000,000 | 1,153 | \$868 | 0 | 0 | 1,142 | 0 | 0 | 11 | \$180,631 | 6 | 33 | 41 | 3 miles N of Gordon |
| 5/7/2018 | \$464,000 | 160 | \$2,900 | 127 | 23 | 8 | 0 | 0 | 2 | \$0 | 21 | 31 | 44 | 3.5 miles S & 1 mile W of Rushville |
| 5/4/2018 | \$200,804 | 304 | \$660 | 0 | 264 | 38 | 0 | 0 | 3 | \$0 | 26 | 33 | 41 | 3.5 miles E of Gordon |
| 4/17/2018 | \$210,000 | 86 | \$2,444 | 73 | 0 | 5 | 0 | 0 | 8 | \$65,774 | 36 | 29 | 46 | Drip irrigation, home 11 miles S of Hay Springs |
| 4/16/2018 | \$625,000 | 576 | \$1,086 | 179 | 93 | 299 | 0 | 0 | 4 | \$0 | 12 | 33 | 41 | 6.5 miles NE of Gordon |
| 1/17/2018 | \$390,000 | 480 | \$813 | 0 | 398 | 50 | 0 | 0 | 32 | \$0 | 15 | 32 | 42 | 3 miles SW of Gordon |
| 12/1/2017 | \$120,000 | 240 | \$500 | 0 | 237 | 0 | 0 | 0 | 3 | \$0 | 28 | 30 | 46 | Expired CRP 11 mile S of Hay Springs |
| 9/15/2017 | \$645,120 | 1,253 | \$515 | 0 | 0 | 733 | 0 | 0 | 520 | \$0 | 6 | 34 | 46 | 21 miles NW of Hay Springs |