

Jerry Sloan
 (308) 631-5520
 Email: Jerry@SloanAgLand.com

www.SloanAgLand.com

AgLand Market Report

Sioux County

Updated 5-21-21

| Sale Date | Sale Price | Total Acres | \$/acre | Irrigated Acres | Dryland Acres | Grass Acres | CRP Acres | Tree Acres | Other Acres | Improvements | Sec | Township | Range | Comments |
|-----------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 4/29/2021 | \$225,000 | 119 | \$1,891 | 60 | 0 | 52 | 0 | 0 | 7 | \$30,277 | 26 | 24 | 56 | 5 miles N of Mitchell |
| 4/27/2021 | \$270,000 | 77 | \$3,506 | 74 | 0 | 0 | 0 | 0 | 3 | \$0 | 34 | 24 | 57 | Pivot irrigated 2.5 miles N of Morrill |
| 4/16/2021 | \$270,000 | 119 | \$2,269 | 107 | 0 | 5 | 0 | 0 | 7 | \$44,187 | 27 | 24 | 58 | 1 mile N & 1 mile E of Henry |
| 4/1/2021 | \$280,000 | 301 | \$930 | 86 | 0 | 189 | 0 | 0 | 27 | \$53,934 | 28 | 24 | 56 | 4.5 miles N & 1 mile W of Mitchell |
| 3/26/2021 | \$318,160 | 636 | \$500 | 0 | 0 | 636 | 0 | 0 | 0 | \$0 | 2 | 27 | 56 | 28 miles S of Harrison |
| 3/26/2021 | \$467,000 | 210 | \$2,229 | 166 | 0 | 40 | 0 | 0 | 4 | \$0 | 15 | 24 | 56 | 6.5 miles N of Mitchell |
| 3/17/2021 | \$560,000 | 262 | \$2,137 | 73 | 22 | 163 | 0 | 0 | 5 | \$28,404 | 24 | 24 | 56 | 5.5 miles N & 2 miles E of Mitchell |
| 3/16/2021 | \$190,000 | 119 | \$1,597 | 60 | 0 | 52 | 0 | 0 | 7 | \$30,277 | 26 | 24 | 56 | 4.5 miles N & 1 mile E of Mitchell |
| 3/12/2021 | \$710,000 | 240 | \$2,958 | 189 | 0 | 50 | 0 | 0 | 1 | \$0 | 13 | 24 | 58 | 3 miles N & 2 miles E of Henry |
| 3/9/2021 | \$110,000 | 169 | \$651 | 0 | 0 | 163 | 0 | 0 | 6 | \$0 | 5 | 24 | 57 | 5 miles N & 4 miles E of Henry |
| 3/2/2021 | \$275,000 | 640 | \$430 | 0 | 0 | 310 | 0 | 0 | 330 | \$0 | 36 | 33 | 56 | 6 miles N of Harrison |
| 2/8/2021 | \$875,000 | 520 | \$1,683 | 0 | 89 | 285 | 0 | 133 | 14 | \$57,801 | 29 | 33 | 53 | 8 miles N & 14 miles E of Harrison |
| 2/3/2021 | \$1,600,000 | 487 | \$3,285 | 265 | 0 | 184 | 0 | 0 | 38 | \$151,450 | 36 | 25 | 58 | 6 miles N of Henry |
| 1/28/2021 | \$1,450,000 | 1,143 | \$1,269 | 293 | 0 | 806 | 0 | 0 | 44 | \$183,867 | 22 | 24 | 58 | Pivot & Grass 2 miles N of Henry |

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|------------|-------------|-------------|---------|-----------------|---------------|-------------|-----------|------------|-------------|--------------|-----|----------|-------|--|
| 1/25/2021 | \$728,304 | 750 | \$971 | 0 | 76 | 243 | 0 | 427 | 4 | \$0 | 15 | 32 | 53 | 17 miles E & 4 miles N of Harrison |
| 1/4/2021 | \$488,525 | 1,282 | \$381 | 0 | 0 | 1,250 | 0 | 0 | 32 | \$0 | 8 | 28 | 55 | 22 miles S of Harrison |
| 1/4/2021 | \$564,762 | 1,600 | \$353 | 0 | 0 | 1,415 | 0 | 0 | 185 | \$0 | 14 | 28 | 55 | 23 miles S & 3 miles E of Harrison |
| 12/30/2020 | \$330,000 | 160 | \$2,067 | 44 | 0 | 113 | 0 | 0 | 3 | \$836 | 31 | 25 | 57 | 6.5 miles N of Henry |
| 12/15/2020 | \$777,480 | 1,825 | \$426 | 0 | 0 | 1,825 | 0 | 0 | 0 | \$0 | 5 | 26 | 53 | 27 miles W of Hemingford |
| 12/10/2020 | \$75,000 | 160 | \$469 | 0 | 0 | 160 | 0 | 0 | 0 | \$0 | 32 | 27 | 57 | 18 miles N of Henry |
| 9/18/2020 | \$250,400 | 490 | \$511 | 0 | 103 | 381 | 0 | 0 | 6 | \$0 | 12 | 29 | 54 | 13 miles E & 10 miles S of Harrison |
| 8/20/2020 | \$1,039,736 | 2,311 | \$450 | 0 | 0 | 976 | 0 | 1,335 | 0 | \$0 | 9 | 31 | 54 | 11 miles E of Harrison |
| 8/20/2020 | \$2,400,000 | 5,992 | \$401 | 0 | 150 | 2,591 | 0 | 3,247 | 4 | \$52,714 | 8 | 31 | 54 | 11 miles E of Harrison |
| 8/3/2020 | \$68,000 | 160 | \$425 | 0 | 0 | 160 | 0 | 0 | 0 | \$0 | 15 | 26 | 53 | 34 miles S & 15 miles E of Harrison |
| 7/31/2020 | \$1,200,000 | 800 | \$1,500 | 0 | 46 | 128 | 0 | 624 | 2 | \$154,745 | 7 | 32 | 54 | 9 miles E & 5.5 miles N of Harrison |
| 5/21/2020 | \$770,000 | 206 | \$3,743 | 142 | 0 | 60 | 0 | 0 | 3 | \$140,722 | 30 | 25 | 57 | Pivot irrigated 7 miles N of Henry |
| 4/1/2020 | \$672,000 | 1,280 | \$525 | 0 | 0 | 1,280 | 0 | 0 | 0 | \$0 | 22 | 25 | 54 | 8 miles N of Lake Alice |
| 3/6/2020 | \$420,000 | 400 | \$1,050 | 0 | 0 | 99 | 0 | 300 | 1 | \$0 | 17 | 32 | 53 | Rec (trees) 8 miles NW of Ft. Robinson |

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| 1/27/2020 | \$71,220 | 120 | \$594 | 0 | 0 | 107 | 0 | 0 | 13 | \$0 | 8 | 33 | 55 | 2.5 miles E & 10 miles N of Harrison |
| 1/27/2020 | \$353,800 | 336 | \$1,054 | 0 | 0 | 35 | 0 | 300 | 0 | \$0 | 21 | 30 | 53 | Rec property 8.5 miles SW of Ft. Robinson |
| 1/2/2020 | \$645,000 | 400 | \$1,613 | 0 | 0 | 97 | 0 | 302 | 1 | \$2,976 | 28 | 31 | 53 | Rec property 5 miles SW of Ft. Robinson |
| 12/30/2019 | \$645,000 | 1,120 | \$576 | 0 | 0 | 277 | 0 | 843 | 0 | \$0 | 19 | 31 | 53 | Rec property 6 miles SW of Ft. Robinson |
| 12/20/2019 | \$252,960 | 496 | \$510 | 0 | 0 | 496 | 0 | 0 | 0 | \$0 | 9 | 24 | 54 | 5 miles N of Lake Alice |
| 10/18/2019 | \$2,100,000 | 4,005 | \$524 | 0 | 0 | 4,005 | 0 | 0 | 0 | \$0 | 3 | 25 | 54 | 11 miles N of Lake Alice |
| 7/17/2019 | \$561,600 | 720 | \$780 | 0 | 0 | 5 | 0 | 715 | 0 | \$0 | 17 | 32 | 54 | Rec property 9 miles E & 4 miles N of Harrison |
| 7/15/2019 | \$319,920 | 647 | \$494 | 0 | 0 | 621 | 0 | 0 | 26 | \$300 | 17 | 26 | 57 | 32 miles S & 10 miles W of Harrison |
| 7/15/2019 | \$1,500,000 | 647 | \$2,319 | 309 | 0 | 297 | 0 | 0 | 41 | \$160,315 | 36 | 25 | 58 | 9 miles N & 5.5 miles W of Henry |
| 4/22/2019 | \$62,000 | 160 | \$388 | 0 | 0 | 158 | 0 | 0 | 2 | \$0 | 22 | 28 | 54 | 3 miles S & 8 miles E of Agate |
| 3/20/2019 | \$415,000 | 160 | \$2,594 | 0 | 0 | 83 | 0 | 75 | 2 | \$121,329 | 32 | 33 | 53 | 7 miles N & 13 miles E of Harrison |
| 3/6/2019 | \$119,850 | 160 | \$750 | 0 | 60 | 88 | 0 | 0 | 12 | \$0 | 8 | 32 | 53 | 15 miles E & 5.5 miles N of Harrison |
| 3/4/2019 | \$260,000 | 159 | \$1,637 | 147 | 0 | 6 | 0 | 0 | 6 | \$0 | 17 | 24 | 57 | 6 miles N & 1 mile W of Morrill |
| 3/1/2019 | \$350,000 | 160 | \$2,188 | 0 | 136 | 10 | 0 | 0 | 13 | \$87,111 | 35 | 32 | 55 | 7 miles E & 1 mile N of Harrison |

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| 2/21/2019 | \$272,000 | 640 | \$425 | 0 | 0 | 640 | 0 | 0 | 0 | \$0 | 33 | 24 | 54 | Just NE of Lake Alice |
| 12/10/2018 | \$64,442 | 160 | \$403 | 0 | 0 | 160 | 0 | 0 | 0 | \$0 | 23 | 28 | 54 | 10 miles E & 2.5 miles S of Agate |
| 12/10/2018 | \$64,442 | 160 | \$403 | 0 | 0 | 160 | 0 | 0 | 0 | \$0 | 22 | 28 | 54 | 10 miles E & 2.5 miles S of Agate |
| 11/19/2018 | \$771,060 | 1,285 | \$600 | 0 | 0 | 1,285 | 0 | 0 | 0 | \$0 | 7 | 27 | 55 | 6 miles S of Agate |
| 7/20/2018 | \$122,500 | 75 | \$1,633 | 0 | 58 | 14 | 0 | 0 | 3 | \$0 | 23 | 24 | 56 | CREP acres 8 miles N of Mitchell |
| 7/10/2018 | \$960,000 | 1,628 | \$590 | 0 | 0 | 331 | 0 | 1,297 | 0 | \$0 | 19 | 32 | 54 | 8 miles E & 3 miles N of Harrison |
| 7/10/2018 | \$450,000 | 760 | \$592 | 0 | 44 | 683 | 0 | 0 | 33 | \$86,631 | 33 | 33 | 55 | 3 miles E & 7 miles N of Harrison |
| 6/13/2018 | \$1,501,380 | 3,111 | \$483 | 0 | 0 | 2,945 | 0 | 0 | 166 | \$0 | 5 | 26 | 57 | 18 mi. N of Henry |
| 3/27/2018 | \$318,000 | 240 | \$1,325 | 3 | 0 | 92 | 0 | 144 | 1 | \$32,246 | 3 | 30 | 54 | 11 mi. SW of Ft. Robinson |
| 3/27/2018 | \$355,000 | 320 | \$1,109 | 18 | 0 | 97 | 0 | 206 | 0 | \$0 | 2 | 30 | 54 | 10 mi. SW of Ft. Robinson |
| 3/15/2018 | \$530,000 | 160 | \$3,313 | 98 | 0 | 59 | 0 | 0 | 3 | \$79,746 | 25 | 25 | 58 | 7 mi. N of Henry |
| 3/5/2018 | \$610,000 | 160 | \$3,813 | 153 | 0 | 1 | 0 | 0 | 6 | \$41,621 | 30 | 25 | 57 | Pivot irrigated 8 mi. N of Henry |
| 3/1/2018 | \$512,522 | 641 | \$800 | 0 | 0 | 353 | 0 | 288 | 0 | \$0 | 30 | 31 | 53 | 7 mi. W of Ft. Robinson |
| 2/26/2018 | \$205,421 | 316 | \$650 | 0 | 0 | 310 | 0 | 0 | 6 | \$0 | 1 | 31 | 56 | 1 mi. E of Harrison |

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| 1/30/2018 | \$350,000 | 160 | \$2,188 | 0 | 27 | 88 | 0 | 44 | 1 | \$73,536 | 25 | 32 | 55 | 7 mi. E of Harrison |
| 1/23/2018 | \$130,000 | 80 | \$1,623 | 0 | 71 | 3 | 0 | 0 | 6 | \$0 | 14 | 24 | 56 | 8 mi. NE of Mitchell |
| 11/29/2017 | \$300,000 | 240 | \$1,250 | 71 | 0 | 156 | 0 | 0 | 13 | \$95,261 | 24 | 25 | 58 | 7 mi. N of Henry |