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AgLand Market Report

Deuel County

Updated 10-29-26

Sale Date	Sale Price	Total Acres	$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improve-ments	Sec	Town-ship	Range	Comments
9/10/2026	$130,000	160	$810	0	0	159	0	0	2	$0	0	13	42	West of Brule
6/2/2026	$299,500	310	$967	0	32	276	0	0	2	$0	6	12	46	Southwest of Chappell
1/27/2026	$425,250	320	$1,330	0	309	0	0	0	11	$11,445	15	14	46	NE of Lodgepole
9/29/2025	$200,000	160	$1,247	0	105	19	34	0	2	$0	9	13	43	East of Chappell
8/15/2025	$440,000	316	$1,393	0	308	0	0	0	8	$0	19	14	41	Dryland N of Big Springs
7/11/2025	$321,500	89	$3,615	83	0	3	0	0	3	$0	31	13	41	South of Big Springs
7/1/2025	$1,500,000	323	$4,645	235	0	79	0	0	9	$2,125	12	12	42	Pivot irrigated S of Big Springs
6/2/2025	$328,250	246	$1,332	0	227	15	0	0	4	$0	10	12	46	SW of Chappell
5/23/2025	$330,500	256	$1,292	0	0	189	66	0	1	$33,865	19	14	43	NE of Chappell
5/9/2025	$440,000	481	$914	0	449	30	0	0	3	$1,665	27	13	46	SW of Chappell
4/1/2025	$567,000	391	$1,450	0	370	14	0	0	7	$450	30	13	42	West of Big Springs
3/25/2025	$225,000	161	$1,394	0	157	0	0	0	4	$0	11	14	44	Dryland NE of Chappell
3/17/2025	$1,925,000	315	$6,112	226	79	0	0	0	10	$0	7	12	42	SW of Big Springs
3/7/2025	$220,794	158	$1,400	0	156	0	0	0	2	$290	17	14	44	Dryland NE of Chappell

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2/20/2025	$150,000	154	$973	0	0	153	0	0	1	$0	13	13	42	Grass N of Big Springs
2/4/2025	$310,000	246	$1,258	0	227	15	0	0	4	$0	10	12	46	SW of Chappell
2/4/2025	$327,904	320	$1,026	0	313	0	0	0	7	$0	12	12	46	SW of Chappell
12/31/2024	$515,000	303	$1,701	0	298	0	0	0	5	$0	29	14	42	Dryland NW of Big Springs
12/27/2024	$1,050,000	1,564	$671	0	102	1,372	78	0	12	$18,000	7	12	45	SW of Chappell
11/25/2024	$485,000	310	$1,565	0	304	0	0	0	6	$0	7	13	43	Dryland NE of Chappell
10/31/2024	$440,000	321	$1,372	0	313	0	0	0	8	$0	15	14	45	Dryland N of Chappell
9/3/2024	$194,000	304	$637	0	0	301	0	0	3	$0	28	14	44	NE of Chappell
8/15/2024	$305,000	316	$965	0	0	196	118	0	2	$0	1	13	44	NE of Chappell
6/24/2024	$54,124	80	$675	0	79	0	0	0	1	$0	31	14	45	Dryland NW of Chappell
6/20/2024	$1,400,000	323	$4,336	235	0	79	0	0	9	$2,125	12	12	42	Pivot irrigated S of Big Springs
3/15/2024	$220,000	156	$1,411	0	154	0	0	0	2	$0	7	14	45	NW of Chappell
3/15/2024	$425,000	318	$1,339	0	314	0	0	0	4	$0	33	14	45	N of Chappell
3/1/2024	$1,360,000	318	$4,270	226	78	0	0	0	14	$21,130	7	12	42	Pivot irrigated SW of Big Springs

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1/31/2024	$912,060	152	$6,000	131	18	0	0	0	3	$0	10	12	42	Pivot irrigated SW of Big Springs
12/20/2023	$200,000	161	$1,243	0	161	0	0	0	0	$0	33	14	44	Dryland NE of Chappell
12/15/2023	$641,420	641	$1,000	0	629	0	0	0	12	$0	11	13	43	Dryland E of Chappell
11/16/2023	$204,948	228	$900	0	0	224	0	0	4	$0	34	13	43	E of Chappell
10/27/2023	$253,000	162	$1,564	0	151	7	0	0	4	$175	6	14	44	NE of Chappell
10/20/2023	$276,000	160	$1,728	0	156	0	0	0	4	$0	15	14	44	NE of Chappell
8/1/2023	$800,000	107	$7,500	0	0	96	0	0	10	$83,120	3	12	42	South Platte River land west of Big Springs
6/16/2023	$160,000	160	$1,002	0	156	0	0	0	4	$0	22	14	42	Dryland NW of Big Springs
5/26/2023	$400,000	318	$1,256	0	0	314	0	0	4	$27,345	35	13	45	Grass SE of Chappell
5/5/2023	$2,700,000	1,762	$1,532	179	615	944	0	0	24	$177,600	27	13	45	Pivot, Grass and Home south of Chappell
4/25/2023	$521,690	80	$6,500	79	0	0	0	0	1	$0	3	12	42	Pivot irrigated SW of Big Springs
4/25/2023	$1,007,500	156	$6,458	149	0	0	0	0	7	$6,115	10	12	42	Pivot irrigated SW of Big Springs
4/25/2023	$544,000	80	$6,773	77	0	0	0	0	3	$0	10	12	42	Pivot irrigated SW of Big Springs
4/25/2023	$128,952	161	$800	0	125	35	0	0	2	$0	13	12	42	Dryland south of Big Springs

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3/1/2023	$247,200	161	$1,539	0	157	0	0	0	4	$0	3	14	43	11 miles E & 8.5 miles N of Chappell
1/4/2023	$366,489	275	$1,331	0	268	0	0	0	7	$0	32	14	45	3.5 miles N & 1.5 miles W of Chappell
12/19/2022	$188,400	159	$1,183	0	157	0	0	0	2	$0	32	14	45	3.5 miles N & 1mile W of Chappell
12/19/2022	$400,000	318	$1,258	0	310	0	0	0	8	$0	30	14	45	4.5 miles N & 2 miles W of Chappell
11/21/2022	$355,000	386	$921	0	381	0	0	0	5	$17,135	24	14	43	13 miles E & 5.5 miles N of Chappell
9/30/2022	$475,000	401	$1,184	123	37	241	0	0	0	$0	35	13	42	On the W side of Big Springs
9/16/2022	$265,000	117	$2,273	57	40	15	0	0	5	$1,365	16	13	45	On the W side of Chappell
9/2/2022	$355,000	291	$1,221	0	258	30	0	0	3	$0	15	13	42	2 miles N & 2 miles W of Big Springs
7/22/2022	$152,076	158	$962	0	132	21	0	0	5	$0	11	12	46	4 miles S & 2.5 miles W of Chappell
7/21/2022	$367,592	459	$800	0	431	21	0	0	7	$0	15	12	46	5 miles S & 3.5 miles W of Chappell
7/20/2022	$298,344	321	$930	0	321	0	0	0	0	$0	1	13	45	2 miles E & 2.5 miles N of Chappell
7/18/2022	$284,542	320	$890	0	313	0	0	0	7	$0	12	12	46	4 miles S & 1.5 miles W of Chappell
7/15/2022	$1,880,000	335	$5,614	226	70	34	0	0	6	$0	2	12	45	Pivot irrigated 3 miles S & 1 mile E of Chappell
5/24/2022	$670,000	406	$1,651	0	265	132	0	0	9	$45,090	22	13	42	2 miles W & 1 mile north of Big Springs

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4/29/2022	$127,872	142	$900	0	135	7	0	0	0	$0	2	12	45	3 miles S & 1.5 miles E of Chappell
4/19/2022	$500,000	320	$1,561	0	314	0	0	0	7	$0	13	13	44	7.5 miles E of Chappell
4/6/2022	$349,272	318	$1,100	0	310	0	0	0	8	$0	21	14	43	11 miles E & 5 miles N of Chappell
4/6/2022	$352,000	321	$1,095	0	319	0	0	0	2	$0	22	14	43	11 miles E & 5.5 miles N of Chappell
4/6/2022	$176,000	160	$1,100	0	160	0	0	0	0	$0	22	14	43	12 miles E & 5 miles N of Chappell
4/6/2022	$167,915	152	$1,102	0	151	0	0	0	2	$0	22	14	43	11 miles E & 5 miles N of Chappell
3/29/2022	$127,725	157	$813	0	153	0	0	0	4	$1,195	11	14	43	13 miles E & 7 miles N of Chappell
3/15/2022	$95,000	142	$667	0	0	141	0	0	1	$0	13	13	46	3 miles W of Chappell
12/23/2021	$110,000	239	$461	0	0	239	0	0	0	$0	16	12	46	5 miles W & 5 miles S of Chappell
12/8/2021	$525,000	321	$1,637	0	319	0	0	0	2	$0	23	14	46	4.5 miles N & 4 miles W of Chappell
12/8/2021	$227,500	158	$1,436	0	154	0	0	0	4	$0	29	14	45	4.5 miles N & 1.5 miles W of Chappell
11/30/2021	$160,300	157	$1,021	0	103	0	52	0	2	$0	18	14	41	8 miles N of Big Springs
11/30/2021	$400,000	218	$1,834	120	63	30	0	0	4	$0	13	12	45	Pivot irrigated 5 miles S & 3 miles E of Chappell
11/24/2021	$120,000	153	$783	0	139	10	0	0	4	$0	4	13	45	2 miles N of Chappell

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10/28/2021	$185,000	256	$723	0	0	189	66	0	1	$24,450	19	14	43	8 miles E & 5 miles N of Chappell
10/13/2021	$165,000	159	$1,040	0	155	0	0	0	4	$0	5	14	43	9 miles E & 8 miles N of Chappell
9/24/2021	$820,000	163	$5,038	122	19	11	3	0	7	$70,995	1	13	42	3.5 miles N of Big Springs
8/25/2021	$50,000	128	$389	0	0	126	0	0	2	$0	19	14	44	3 miles E & 5 miles N of Chappell
8/4/2021	$144,529	316	$457	0	172	142	0	0	2	$0	28	13	46	6 miles W & 1 mile S of Chappell
6/24/2021	$115,000	158	$726	0	0	4	155	0	0	$0	28	13	46	1 mile S & 6.5 miles W of Chappell
6/16/2021	$150,000	162	$926	0	160	0	0	0	2	$0	29	14	43	10 miles E & 4.5 miles N of Chappell
5/21/2021	$197,430	241	$819	0	106	132	0	0	3	$0	13	13	45	1 mile E of Chappell
5/20/2021	$1,695,000	375	$4,518	367	0	0	0	0	8	$1,320	18	12	43	9 miles E & 5.5 miles S of Chappell
5/14/2021	$865,000	1,217	$711	0	0	1,216	0	0	1	$0	2	13	46	4 miles NW of Chappell
4/26/2021	$35,000	77	$455	0	0	77	0	0	0	$0	31	14	45	2.5 miles N & 2.5 miles W of Chappell
4/22/2021	$193,800	160	$1,211	0	158	0	0	0	2	$0	15	14	42	8 miles N & 1 mile W of Big Springs
4/21/2021	$159,222	137	$1,165	0	134	0	0	0	2	$0	25	14	42	6 miles N of Big Springs
4/21/2021	$554,778	478	$1,161	0	462	0	0	0	16	$17,130	26	14	42	6 miles N of Big Springs

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4/20/2021	$124,825	158	$788	0	154	0	0	0	4	$0	31	13	43	9 miles E & 2.5 miles S of Chappell
4/20/2021	$341,700	292	$1,172	0	256	30	0	0	5	$0	15	13	42	2 miles N & 1 mile W of Big Springs
4/20/2021	$790,500	792	$997	0	766	14	0	0	12	$3,200	14	13	42	2 miles N & .5 mile W of Big Springs
3/30/2021	$100,000	138	$724	0	0	17	120	0	2	$0	13	13	46	3.5 miles W of Chappell
3/19/2021	$347,050	638	$544	0	0	636	0	0	2	$0	34	14	46	5.5 miles NW of Chappell
3/19/2021	$1,554,000	1,841	$844	0	379	1,452	0	0	11	$63,945	0	13	46	5.5 miles NW of Chappell
3/1/2021	$255,000	110	$2,321	95	4	5	0	0	5	$0	18	12	44	6 miles SE of Chappell
2/1/2021	$350,000	316	$1,108	0	311	0	0	0	5	$11,295	15	13	44	4 miles E of Chappell
1/27/2021	$1,084,500	2,005	$541	0	0	1,994	0	0	12	$0	9	13	46	6 miles W of Chappell
1/26/2021	$415,500	777	$535	0	0	767	0	0	10	$0	24	13	46	3 miles W of Chappell
12/15/2020	$170,000	431	$395	0	0	425	0	0	6	$0	0	13	45	Just NE of Chappell
12/8/2020	$99,155	198	$500	0	0	198	0	0	0	$0	19	12	46	6 miles S & 6 miles W of Chappell
10/1/2020	$180,000	190	$949	0	185	0	0	0	4	$0	25	13	46	1 mile S & 3 miles W of Chappell
7/31/2020	$43,000	93	$463	0	1	90	0	0	2	$0	13	13	45	On the E side of Chappell

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7/1/2020	$57,000	78	$727	0	78	0	0	0	0	$0	11	14	43	12 miles E & 7.5 miles N of Chappell
6/25/2020	$165,000	151	$1,094	0	151	0	0	0	0	$0	6	13	43	8 miles E & 2 miles N of Chappell
6/25/2020	$731,000	800	$913	0	757	0	28	0	15	$2,885	5	14	43	9 miles E & 8.5 miles N of Chappell
6/19/2020	$269,000	316	$850	0	279	0	35	0	2	$0	18	14	43	8 miles E & 6 miles N of Chappell
6/5/2020	$60,000	88	$683	0	84	0	0	0	4	$0	20	12	45	6 miles S of Chappell
6/2/2020	$118,000	160	$737	0	160	0	0	0	0	$0	20	14	45	6 miles N & 1 mile W of Chappell
5/26/2020	$144,000	157	$917	0	155	0	0	0	2	$0	6	13	41	3.5 miles N of Big Springs
5/8/2020	$145,000	325	$447	0	186	107	28	0	4	$0	19	13	45	3 miles W & .5 mile S of Chappell
4/23/2020	$503,400	494	$1,019	114	121	259	0	0	0	$0	3	13	46	2 miles E of Lodgepole
4/23/2020	$1,707,692	1,938	$881	360	333	1,224	0	0	20	$352,925	0	13	46	3 miles E of Lodgepole
2/28/2020	$222,000	164	$1,355	0	153	0	0	0	11	$77,860	7	14	43	9 miles E & 7 miles N of Chappell
12/20/2019	$255,000	297	$859	0	293	0	0	0	4	$0	3	14	46	7.5 miles N & 5 miles W of Chappell
11/22/2019	$189,042	270	$701	0	3	263	0	0	3	$0	18	13	45	2 miles W of Chappell
10/17/2019	$159,580	182	$877	0	178	0	0	0	4	$0	29	13	44	4 miles E & 1.5 miles S of Chappell

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8/29/2019	$675,000	539	$1,251	152	104	279	0	0	4	$0	0	13	45	Pivot irrigated & grass 1 mile W of Chappell
7/3/2019	$168,000	162	$1,038	0	159	0	0	0	3	$0	21	13	42	1 mile N & 2 miles W of Big Springs
6/7/2019	$160,000	288	$556	0	1	286	0	0	1	$0	0	12	46	5 miles S & 4 miles W of Chappell
5/17/2019	$400,000	605	$662	0	597	0	0	0	7	$0	4	14	45	7.5 miles N of Chappell
5/9/2019	$120,000	160	$748	0	158	0	0	0	2	$0	18	13	42	15 miles E of Chappell
5/2/2019	$900,000	1,434	$628	0	279	1,151	0	0	4	$7,455	3	12	44	3 miles S & 7 miles E of Chappell
4/17/2019	$151,000	159	$949	0	156	0	0	0	3	$0	22	13	44	5.5 miles E of Chappell
4/15/2019	$140,000	156	$896	0	156	0	0	0	0	$0	2	13	43	12 miles E & 2.5 miles N of Chappell
3/20/2019	$365,000	558	$655	0	523	22	0	0	12	$0	5	12	46	3 miles S & 6 miles W of Chappell
2/8/2019	$117,900	131	$900	0	130	0	0	0	1	$0	10	14	45	7 miles N of Chappell
12/28/2018	$552,900	634	$872	0	626	0	0	0	8	$0	27	14	43	11 miles E & 4 miles N of Chappell
12/5/2018	$107,450	159	$675	0	157	0	0	0	2	$0	14	14	45	1 mile E & 6.5 miles N of Chappell
11/29/2018	$312,125	164	$1,906	0	148	0	0	0	15	$157,990	18	13	44	3 miles E & 1/2 mile N of Chappell
11/20/2018	$293,000	309	$950	0	309	0	0	0	0	$0	6	14	45	8.5 miles N & 2 miles W of Chappell

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11/19/2018	$400,000	313	$1,278	125	188	0	0	0	0	$7,265	30	13	45	2 miles W & 1.5 miles S of Chappell
11/16/2018	$137,500	154	$893	0	154	0	0	0	0	$0	3	13	44	6 miles E & 2.5 miles N of Chappell
11/16/2018	$535,000	627	$853	0	619	8	0	0	1	$2,980	4	13	44	4 miles E & 2 miles N of Chappell
11/16/2018	$137,500	151	$908	0	148	0	0	0	4	$0	3	13	44	6 miles E & 2 miles N of Chappell
11/15/2018	$104,000	152	$684	0	152	0	0	0	5	$6,215	34	14	44	5 miles E & 3 miles N of Chappell
11/15/2018	$192,000	160	$1,197	0	156	0	0	0	4	$0	15	14	45	6 miles N of Chappell
11/1/2018	$64,192	80	$800	0	79	0	0	0	1	$0	31	14	45	3 miles N, 2 miles W, .5 mile N of Chappell
10/12/2018	$132,000	160	$825	0	156	0	0	0	4	$0	22	14	45	5 miles N of Chappell
9/21/2018	$125,000	156	$800	0	153	0	0	0	4	$0	12	14	46	6 miles N & 3 miles W of Chappell
9/20/2018	$126,000	157	$800	0	155	0	0	0	2	$0	7	14	43	6 miles E, 6 miles N, 2 miles E of Chappell
9/14/2018	$285,000	396	$719	0	390	0	0	0	6	$2,755	11	14	43	6 miles E, 8 miles N, 6 miles E of Chappell
7/20/2018	$56,000	77	$728	0	75	0	0	0	2	$0	26	14	43	16 miles NE of Chappell
7/16/2018	$56,000	79	$705	0	76	0	0	0	3	$0	26	14	43	16 miles NE of Chappell
7/3/2018	$353,000	469	$752	0	411	0	50	0	8	$41,800	26	14	43	16 miles NE of Chappell

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AgLand Market Report

Deuel County

Updated 10-29-26

Sale Date	Sale Price	Total Acres	$/acre	Irrigated Acres	Dryland Acres	Grass Acres	CRP Acres	Tree Acres	Other Acres	Improve-ments	Sec	Town-ship	Range	Comments
5/25/2018	$227,500	318	$715	0	232	80	0	0	6	$0	28	14	43	14 miles NE of Chappell
5/25/2018	$280,000	474	$590	0	470	0	0	0	4	$0	23	14	43	18 miles NE of Chappell
5/18/2018	$2,100,000	1,520	$1,382	338	121	1,049	0	0	12	$65,115	7	13	45	2 miles NW of Chappell
3/15/2018	$150,000	160	$939	0	156	0	0	0	4	$0	32	14	44	6 miles NE of Chappell
3/6/2018	$315,000	88	$3,562	0	80	0	0	0	9	$69,435	2	13	43	11 miles NW of Big Springs
2/16/2018	$259,000	321	$806	0	315	0	0	0	6	$0	1	14	45	10 miles NE of Chappell
1/16/2018	$110,000	118	$931	0	0	113	0	0	5	$29,905	2	12	44	12 miles SE of Chappell
1/3/2018	$109,000	162	$675	0	158	0	0	0	4	$0	12	12	44	10 miles SE of Chappell
12/5/2017	$74,000	132	$559	0	0	132	0	0	1	$0	6	12	44	4 miles SE of Chappell
12/1/2017	$111,000	174	$637	0	109	62	0	0	3	$0	11	12	44	10 miles SE of Chappell
12/1/2017	$160,000	202	$792	0	200	1	0	0	2	$0	2	12	44	10 miles SE of Chappell
12/1/2017	$165,000	286	$577	0	191	88	0	0	6	$0	1	12	44	10 miles SE of Chappell