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

www.SloanAgLand.com

AgLand Market Report

Sioux 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
9/25/2026	$675,000	151	$4,470	148	0	0	0	0	3	$0	32	24	56	Pivot irrigated N of Mitchell
9/21/2026	$270,000	319	$845	0	0	311	0	0	8	$0	2	31	56	On east side of Harrison
5/29/2026	$355,000	80	$4,438	77	0	0	0	0	3	$1,745	17	24	57	NE of Henry
5/15/2026	$450,000	160	$2,818	44	0	113	0	0	3	$0	31	25	57	North of Henry
5/15/2026	$499,248	137	$3,644	96	0	39	0	0	2	$0	29	24	57	NE of Henry
3/23/2026	$1,640,000	800	$2,050	0	0	420	0	373	7	$34,498	26	30	53	South of Ft. Robinson
1/26/2026	$1,500,000	1,008	$1,489	0	533	449	0	0	25	$144,239	27	31	53	West of Ft. Robinson
12/8/2025	$558,352	698	$800	0	0	692	0	0	6	$0	3	30	56	South of Harrison
9/2/2025	$330,000	357	$923	0	0	356	0	0	1	$0	23	24	58	Northeast of Henry
6/30/2025	$1,200,000	646	$1,857	0	329	217	0	0	23	$25,108	25	30	54	SW of Crawford
5/28/2025	$1,025,000	720	$1,424	0	0	5	0	715	0	$0	17	32	54	NE of Harrison
4/30/2025	$486,500	80	$6,081	77	0	0	0	0	3	$56,731	21	24	57	Pivot irrigated N of Morrill
4/30/2025	$208,000	320	$650	0	309	0	0	0	11	$0	11	24	57	North of Morrill
4/25/2025	$1,800,000	1,557	$1,156	0	160	831	0	0	567	$38,543	7	33	56	NW of Harrison

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4/24/2025	$1,020,000	240	$4,250	189	0	50	0	0	1	$0	13	24	58	Pivot irrigated N of Henry
4/17/2025	$395,000	119	$3,320	60	0	52	0	0	7	$34,906	26	24	56	N of Mitchell
3/31/2025	$240,000	75	$3,183	48	27	0	0	0	0	$0	27	24	58	Pivot irrigated N of Henry
3/7/2025	$5,696,800	6,719	$848	0	687	5,919	0	0	113	$277,955	26	35	55	NE of Harrison on state line
2/28/2025	$880,000	210	$4,199	178	0	26	0	0	6	$0	15	24	56	Pivot irrigated N of Morrill
1/24/2025	$480,000	640	$750	0	0	640	0	0	0	$0	13	26	53	SW of Hemingford
8/15/2024	$1,495,000	110	$13,591	26	0	72	0	0	12	$688,712	24	24	56	Horse property NE of Mitchell
6/28/2024	$575,000	186	$3,100	0	0	166	0	0	20	$155,532	10	31	56	On south side of Harrison
5/20/2024	$462,210	135	$3,435	29	0	101	0	0	5	$0	31	24	57	NW of Morrill
4/29/2024	$2,300,000	2,242	$1,026	128	393	1,707	0	0	14	$69,568	26	27	53	Mostly grass and 1 pivot west of Hemingford
4/29/2024	$500,000	624	$802	5	314	298	0	0	6	$0	24	27	53	Dryland & grass W of Hemingford
4/5/2024	$3,050,000	2,813	$1,084	0	0	2,780	0	0	33	$376,386	7	31	56	Ranch west of Harrison
4/1/2024	$352,800	480	$735	0	0	480	0	0	0	$0	22	26	57	Grass N of Henry
3/29/2024	$4,250,000	1,668	$2,548	1,090	0	471	0	0	107	$118,626	10	24	56	Pivot irrigated 9 miles N of Mitchell

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1/23/2024	$325,000	520	$625	0	0	397	0	115	8	$0	14	32	54	East of Harrison
8/22/2023	$958,450	1,322	$725	0	0	1,322	0	0	0	$0	8	24	54	Grass north of Scottsbluff
8/15/2023	$2,315,000	3,077	$752	0	0	2,654	0	0	423	$0	10	24	55	Grass north of Scottsbluff
6/23/2023	$80,000	160	$500	0	0	160	0	0	0	$0	27	24	54	Grass NE of Lake Alice
5/24/2023	$1,400,000	1,436	$975	347	0	1,090	0	0	0	$0	0	0	0	Pivot irrigated and grass north of Scottsbluff
5/24/2023	$1,400,000	843	$1,661	677	0	166	0	0	0	$0	30	25	53	Pivot irrigated and grass north of Scottsbluff
5/16/2023	$285,000	71	$4,025	68	0	0	0	0	2	$0	30	24	57	1/2 circle pivot irrigated NE of Henry
4/11/2023	$410,000	258	$1,589	147	0	78	0	0	33	$101,643	28	24	56	5 miles N of Morrill
3/3/2023	$115,000	80	$1,438	77	0	0	0	0	3	$38,579	36	24	57	2 miles N & 1.5 miles E of Morrill
3/1/2023	$136,000	320	$425	0	0	320	0	0	0	$0	14	26	53	Grass
3/1/2023	$1,712,920	1,557	$1,100	0	160	831	0	0	567	$32,580	7	33	56	10 miles N & 4 miles W of Harrison
3/1/2023	$1,545,115	1,405	$1,100	0	0	921	0	0	483	$0	6	33	56	11 miles N & 4 miles W of Harrison
2/16/2023	$80,000	121	$662	1	0	101	0	0	20	$0	12	24	56	8 miles N & 2 miles E of Mitchell
2/15/2023	$645,000	400	$1,613	0	0	168	0	232	0	$0	13	30	53	7 miles S & 3.5 miles W of Crawford

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1/31/2023	$415,000	160	$2,599	44	0	113	0	0	3	$0	31	25	57	6.5 miles N of Henry
1/19/2023	$415,480	639	$650	0	0	639	0	0	0	$0	1	27	56	23 miles SE of Harrison
12/21/2022	$425,000	160	$2,656	82	0	39	0	0	39	$47,595	14	24	56	6.5 miles N & 1.5 miles E of Mitchell
12/20/2022	$1,450,000	1,440	$1,007	300	14	1,113	0	0	13	$179,695	19	28	53	36 miles SE of Harrison
12/6/2022	$320,000	639	$501	0	0	573	0	0	66	$0	16	25	57	9 miles N & 2 miles E of Henry
12/1/2022	$88,773	127	$702	0	121	1	0	0	5	$0	13	31	56	2.5 miles E & 1 mile S of Harrison
11/30/2022	$300,000	280	$1,071	0	28	85	0	167	1	$534	23	32	54	12 miles E & 3 miles N of Harrison
9/21/2022	$280,000	80	$3,500	80	0	0	0	0	0	$0	33	24	57	Pivot irr. w/dual water 2.5 miles N of Morrill
8/24/2022	$40,000	50	$800	0	0	40	0	10	0	$0	34	33	54	6.5 miles N & 10.5 miles E of Harrison
7/18/2022	$299,160	588	$509	0	0	582	0	0	6	$0	30	27	56	21 miles N of Morrill
6/24/2022	$2,100,000	487	$4,312	265	0	184	0	0	38	$139,334	36	25	58	6 miles N of Henry
6/13/2022	$1,708,735	2,550	$670	0	0	2,514	0	0	36	$5,973	6	26	56	16 miles N & 6 miles E of Henry
6/3/2022	$337,854	291	$1,161	0	0	167	0	118	6	$0	6	32	53	15 miles E & 6 mile N of Harrison
6/3/2022	$1,015,300	588	$1,727	0	0	455	0	50	83	$26,743	33	33	53	15 miles E & 7.5 miles N of Harrison

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6/3/2022	$246,846	160	$1,539	0	0	134	0	18	8	$0	5	32	53	15 miles E & 6 mile N of Harrison
6/3/2022	$320,000	640	$500	0	0	330	0	0	310	$0	36	25	56	10 miles N of Mitchell
6/2/2022	$175,000	80	$2,188	77	0	0	0	0	3	$11,866	20	24	57	4 miles E & 2.5 miles N of Henry
5/16/2022	$3,350,000	4,775	$702	0	112	4,536	0	0	127	$18,075	14	31	56	1 mile SE of Harrison
5/16/2022	$78,579	119	$661	0	0	107	0	0	12	$0	9	31	56	1 mile SW of Harrison
5/11/2022	$615,000	886	$694	0	0	886	0	0	0	$0	1	25	58	11 miles N of Henry
5/3/2022	$1,250,000	520	$2,404	0	89	285	0	133	14	$53,177	29	33	53	8.5 miles N 7 14 miles E of Harrison
4/5/2022	$535,000	159	$3,359	151	0	3	0	0	5	$0	34	24	58	Pivot irrigated 1 mile NE of Henry
3/23/2022	$160,000	320	$500	0	0	318	0	0	2	$0	17	29	55	3 miles E & 13 miles S of Harrison
3/21/2022	$68,096	49	$1,400	0	15	31	0	0	3	$0	11	32	53	5 miles N & 18 miles E of Harrison
2/28/2022	$240,000	80	$3,000	77	0	0	0	0	3	$0	31	24	56	4 miles N & 2 miles W of Mitchell
2/17/2022	$300,000	104	$2,887	97	0	6	0	0	1	$0	35	24	58	2 miles E & .5 mile N of Henry
1/24/2022	$3,101,131	4,922	$630	0	160	3,620	0	0	1,143	$35,413	7	33	56	10 miles N & 3.5 miles W of Harrison
1/21/2022	$48,000	160	$300	0	0	160	0	0	0	$0	27	34	53	13 miles N & 16 miles E of Harrison

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12/31/2021	$1,200,000	1,284	$935	228	360	691	0	0	5	$124,803	35	27	54	27 miles N of Scottsbluff
12/31/2021	$1,878,450	1,790	$1,050	0	0	332	0	1,455	2	$1,296	17	32	53	15 miles E & 3.5 miles N of Harrison
12/29/2021	$1,540,000	1,154	$1,334	243	0	908	0	0	4	$0	13	25	58	9 miles N of Henry
12/22/2021	$2,728,486	4,198	$650	0	0	4,198	0	0	0	$0	18	25	53	12 miles N & 2 miles W of Lake Minatare
12/17/2021	$313,120	608	$515	0	0	597	0	0	11	$0	12	29	54	14 miles E & 12 miles S of Harrison
12/15/2021	$4,500,000	6,534	$689	0	0	6,245	0	0	289	$183,208	31	26	57	12 miles N of Henry
11/19/2021	$730,000	239	$3,054	161	0	69	0	0	9	$753	32	24	57	Pivot irrigated 2.5 miles N & 1 mile W of Morrill
11/10/2021	$1,350,000	1,912	$706	0	641	1,218	0	0	53	$0	18	26	57	15 miles N of Henry
11/4/2021	$162,002	320	$506	0	0	320	0	0	0	$0	14	26	53	18 miles N of Lake Minatare
11/1/2021	$396,947	160	$2,481	0	89	64	0	0	8	$0	12	32	53	20 miles E & 5 miles N of Harrison
10/1/2021	$225,000	80	$2,813	77	0	0	0	0	3	$100	34	24	57	1/2 circle pivot irrigated 3 miles N of Morrill
7/30/2021	$275,000	80	$3,438	11	0	67	0	0	2	$35,627	29	24	57	3.5 miles N & 1.5 miles W of Morrill
7/23/2021	$720,000	203	$3,547	196	0	0	0	0	7	$55,580	36	24	57	1 mile E & 2.5 miles N of Morrill
6/24/2021	$318,600	531	$600	0	0	515	0	12	4	$0	3	31	55	5 miles E of Harrison

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6/18/2021	$1,100,000	160	$6,875	0	0	51	0	108	1	$649,948	32	33	53	6 miles N & 14 miles E of Harrison
6/18/2021	$1,500,000	1,039	$1,444	0	8	748	0	186	97	$29,068	33	33	53	6 miles N & 15 miles E of Harrison
5/27/2021	$457,968	963	$475	0	78	327	0	118	440	$0	21	34	57	14 miles N & 8 miles W of Harrison
4/30/2021	$2,100,000	2,866	$733	134	707	2,005	0	0	20	$70,994	26	27	53	22 miles N of Lake Minatare
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

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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
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

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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
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

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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
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

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

www.SloanAgLand.com

AgLand Market Report

Sioux 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
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
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