

AG SALES USED TO SET Deuel County AG VALUES - 2026

(48 sales)

10/1/2022 - 9/30/2025

Sales Year	DEED BOOK & PAGE	DATE OF SALE	SELLER	BUYER	LEGAL DESCRIPTION	NUMBER OF ACRES	PRICE PAID	LAND USE (other if not 100%)	PERCENT PRIMARY USE	PRICE PER ACRE	TYPE OF IRRIG
1	65-245	11/21/2022	Krems, Margaret Estate	Nelson, Nathan	N/2 & W/2SE/4 EX FRAC, SEC 24-14-43, 385.62A	305.60	\$355,000	Dry	100%	\$1,162	
1	65-277	12/19/2022	Wight, Stanley	Lemke, Roger & Evelyn	NE/4 SEC 32-14-45 159.23A	157.23	\$188,400	Dry	100%	\$1,198	
1	65-280	12/19/2022	Wright, Scott	Lemke, Roger & Evelyn	NE/4 SEC 32-14-45 159.23A	310.16	\$400,000	Dry	100%	\$1,290	
1	65-296	12/28/2022	Krems, Margaret Estate	Barnhill, Jason & Erin	S/2 SEC 6-13-42 313.20A	611.65	\$559,999	Dry	100%	\$916	
1	65-302	1/4/2023	Wright, Stanley	Reverse 1031 Holdings	NW/4 LESS A FRAC SEC 32-14-45 121.23A	268.13	\$366,489	Dry (Grass)	100%	\$1,367	
1	65-353	2/3/2023	Krems, Margaret Estate	Nebraska & Western Co	W/2 SE/4 SEC 24-14-43 75-51A	75.51	\$88,000	Dry	100%	\$1,165	
1	65-376	3/1/2023	Koepen, Scott & Bradley	McVey, Retha	NW/4, SEC 3-4-43 160.64A	156.66	\$247,200	Dry	100%	\$1,578	
1	65-427	4/25/2023	Dana Farms	Lechman, Joshua & Brenda	NORTHERLY RIGHT-OF-WAY OF THE WESTERN IRRIGATION CANAL SEC 10-2-42 156.01A	148.53	\$1,007,500	Irrigated	100%	\$6,783	Pivot
1	65-429	4/25/2023	Dana Farms	Purcel Conservation Group	N/2 OF THE NW/4 SEC 10-12-42 80.32A	77.34	\$544,000	Irrigated	100%	\$7,034	Pivot
1	65-431	4/25/2023	Dana Farms	Dawson, Casey & Skinner, Erin	SE/4, SEC 13-12-42 161.19A	159.20	\$128,952	Dry (Grass)	80%	\$810	
1	65-433	4/25/2023	Dana Farms	H & I Farms, LLC	E/2 SW/4 EX FRAC SEC 3-12-42 80.26A	79.26	\$521,690	Irrigated	100%	\$6,582	Pivot
1	65-455	6/16/2023	Schlake, Randall	Christensen, Cameron & Holly	SW/4 SEC 22-14-42 159.71A	155.74	\$160,000	Dry	100%	\$1,027	
1	65-486	3/5/2023	Shinkle, Shirley	Christensen, Dayton	FRAC PART OF NW/4 (TOP PARCEL) SEC 35-14-43	38.69	\$32,000	Dry	100%	\$827	
2	65-515	10/20/2023	Carlson, Leland	Cairo Hollow Properties	SW/4 SEC 15-14-44 159.71	155.74	\$276,000	Dry	100%	\$1,772	
2	65-522	10/27/2023	Rumer, Patricia & Yahnke, Mary	Cairo Hollow Properties	SE/4 SEC 6-14-44 161.73A	157.72	\$253,000	Dry	96%	\$1,604	
2	65-543	11/16/2023	Ledbetter, James	Lenth, Carol	Frac of S/2 SEC 34-13-43 227.72	223.59	\$204,948	Grass	100%	\$917	
2	65-579	12/15/2023	Wiest, Ella	Radke, Kenneth & Brenda	NE/4 & S/2 SEC 11-13-43 480.9A	629.46	\$641,420	Dry	100%	\$1,019	
2	65-589	12/20/2023	Gary & Naomi's Place	Klingman, Matthew & Vanessa	SW/4 SEC 33-14-44 160.90 A	160.92	\$200,000	Dry	100%	\$1,243	
2	66-36	3/1/2024	Diaz, Rene & Simona Trustees	Robison, Chad	E/2SE/4 EX FRAC SEC 7-12-42 80.63A	304.43	\$1,360,000	Irrigated (Dry)	74%	\$4,467	Pivot
2	66-43	3/15/2024	Krause, & Tuttle	Havorka, Jacob & Sick, Twila	NW/4 SEC 7-14-45 155.90A	153.90	\$220,000	Dry	100%	\$1,429	
2	66-46	3/15/2024	Krause & Tuttle	Schoen, Mark & Katharine	W/2 SEC 33-14-45 317.51A	313.51	\$425,000	Dry	100%	\$1,356	
2	66-115	6/24/2024	Sutton, Jerome & Sharon	Wyosutt Farms LLC	S/2NE/4 SEC 31-14-45 80.24A	79.25	\$54,124	Dry	100%	\$683	
2	66-163	8/15/2024	Timm, Ronald	Vowers, Scott & Erin	N/2 SEC 1-13-44 316.07A	314.33	\$305,000	Grass	100%	\$970	
2	66-178	9/3/2024	Markel, Douglas	J Arrow Cattle, LLC	Frac Part SEC 28-14-44 304.38A	300.94	\$189,000	Grass	100%	\$628	
3	66-203	10/31/2024	Carlson, Leland	Robinson, Paul	S/2, SEC 15-14-45, 320.67A	312.72	\$440,000	Dry	100%	\$1,407	
3	66-209	11/6/2024	Irie Farms	Huff, Kacey & Melissa	NE/4, SEC 7-13-44, 163.13A	304.04	\$259,608	Dry	100%	\$854	
3	66-238	11/25/2024	Kalb, Gerald & Gwen	Meyco AG	N/2, SEC 7-13-43, 309.97A	304.09	\$485,000	Dry	100%	\$1,595	
3	66-240	11/25/2024	Kalb, Gerald & Gwen	Terry's Legacy	SW/4 & N/2SE4, SEC 7-13-43, 229.53A	601.42	\$680,000	Dry	100%	\$1,131	
3	66-242	11/25/2024	Kalb, Gerald & Gwen	Martens, Edwin & Tanya	N/2 LESS A FRAC, SEC 18-13-43, 304.91A	155.48	\$390,000	Dry	100%	\$2,508	
3	66-247	12/27/2024	Reichman, Lester	HV Rancho Co	SW/4 LESS A FRAC, FRAC SW/4SE/4, SEC 7-12-45, 154.91A	1,551.83	\$1,050,000	Grass (Dry)	93%	\$677	multiparcel
3	66-272	12/31/2024	Ervin, Johnny & Joan	Barnhill, Jason & Erin	N/2 LESS A FRAC, SEC 2-14-42, 302.82A	297.85	\$515,000	Dry	100%	\$1,729	

