

STERLING LAND COMPANY LAND REPORT

March 5, 2015

Land activity around the state.

276 Acres sold at public auction in Stark County-February 19.

Osceola Township. 7 miles northwest of Bradford. Offered "Buyers choice" on 4 parcels. 3 went to first buyer and 4th went to runner up bidder at same price. This land was about 8 miles from land with nearly identical PIs sold 2 weeks prior for average of about \$9,600/Acre. Sold for \$13,750/Acre with Productivity Index of 139.9 for \$102.13/PI Point.

147 Acres sold at public auction in Christian/Montgomery Counties-February 17.

2 separate parcels about 15 miles southwest of Taylorville sold to one buyer. Said to have had 230 bu. Corn yield last year. Price included 4% buyers premium. Sold for \$14,560/Acre with Productivity Index of 132.2 for \$112.74/PI Point.

122.7 Acres sold at public auction in Warren County-February 26.

Kelly Township. 9 miles northwest of Galesburg.
Sold for \$14,400/Acre with Productivity Index of 145 for \$99.31/PI Point.

432 Acres sold at public auction in Sangamon County-February 19.

4 parcels in New Berlin and Cartwright Townships west of Springfield.
136 Acres sold for \$15,500/Acre with PI of 142.9 for \$110.85/PI Point.
136 Acres sold for \$15,000/Acre with PI of 141.9 for \$107.69/PI Point.
80 Acres sold for \$15,300/Acre with PI of 138.8 for \$111.91/PI Point.
80 Acres sold for \$10,200/Acre with PI of 135.5 for \$76.23/PI Point.

310 Acres sold in a private transaction in Iroquois County-Closed February 19.

Douglas Township. 13 miles west of Watseka.
Sold for \$13,538/Acre with Productivity Index of 135.9 for \$102.60/PI Point.

33 Acres sold in a private transaction in Whiteside County-Closed February 27.

Union Grove Township. 13 miles west of Watseka.
Sold for \$13,750/Acre with Productivity Index of 135.1 for \$101.78/PI Point.

150 Acres sold in a private transaction in Carroll County-Closed February 27.

Fairhaven Township. South of Chadwick.
Sold for \$12,707/Acre with Productivity Index of 139 for \$93.92/PI Point.

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Sterling Land Company closed a transaction in Bureau County-March 2.
Greenville Township. 120 acres sold for \$7,500/Acre.
Productivity Index of 114.5 for \$67.76/PI Point.

Sterling Land Company closed a transaction in Carroll County-February 27.
Fairhaven Township. 120 acres sold for \$9,000/Acre.
Productivity Index of 123.3 for \$72.99/PI Point.

260 Acres sold at public auction in Warren County-March 4.
Lenox Township. 6 miles south of Monmouth. Sold in 3 parcels.
116.6 Acres sold for \$12,400/Acre with PI of 140.2 for \$94.45/PI Point.
94 Acres sold for \$9,250/Acre with PI of 137.2 for \$71.18/PI Point.
49.5 Acres sold for \$6,200/Acre with PI of 124.7 for \$57.28/PI Point.
Overall average for the day was \$10,081/Ac.-PI-136.3-\$79.75/PI Point.

105 Acres sold in a private transaction in Henry County-Closed February 27.
Atkinson Township. 4 miles east of Geneseo.
Sold for \$10,500/Acre with Productivity Index of 137.8 for \$78.44/PI Point.

112 Acres sold at public auction in DeKalb County-March 2.
Sycamore Township. 4 mile northeast of Sycamore.
Sold for \$9,500/Acre with Productivity Index of 140.8 for \$71.67/PI Point.

80 Acres sold at public auction in Bureau County-March 3.
Selby Township. 7 mile east of Princeton.
Sold for \$8,383/Acre with Productivity Index of 140.8 for \$71.67/PI Point.

100 Acres sold at public auction in McLean County-February 24.
2 parcel. East of Bloomington. 60 Acre parcel included a Wind Turbine.
40 Acres Sold for \$11,200/Acre with P.I. of 131.3 for \$85.95/PI Point.
60 Acres Sold for \$11,300/Acre with P.I. of 136.3 for \$83.89/PI Point.

283 Acres sold at public auction in Logan County-February 19.
Hurlbut Township between Lincoln and Springfield.
Sold for \$10,150/Acre with Productivity Index of 132.6 for \$79.07/PI Point.

200 Acres sold at public auction in Lee County-February 24.
Harmon Township. 15 miles southwest of Dixon. 3 parcels-1% buyers premium.
80 Acres sold for \$8,080/Acre with PI of 120.3 for \$72.10/PI Point.
80 Acres sold for \$8,736/Acre with PI of 128.5 for \$69.31/PI Point.
40 Acres sold for \$7,676/Acre with PI of 119.5 for \$65.48/PI Point.
Overall average for the day was \$8,262/Ac.-PI-123.5-\$69.61/PI Point.

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March 19, 2015

Land activity around the state.

235 Acres sold in a private transaction in DeKalb/Kane Counties-Closed March 16.

Genoa & Hampshire Townships. 4 miles east of Genoa.

Sold for \$12,000/Acre with Productivity Index of 140.6 for \$87.33/PI Point.

234.4 Acres sold at public auction in Lee County-March 16.

Palmyra Township. 10 miles northwest of Dixon. Sold in 3 tracts.

84.76 Acres Sold for \$14,400/Acre with P.I. of 135.5 for \$106.27/PI Point.

125.27 Acres Sold for \$9,000/Acre with P.I. of 126 for \$78.49/PI Point.

24.38 Acres Sold for \$10,300/Acre with P.I. of 123.4 for \$93.35/PI Point.

223 Acres sold at public auction in Edgar County-March 17.

Elbridge Township. 4 miles southeast of Paris. Sold in 2 tracts.

40 Acres Sold for \$8,747/Acre with P.I. of 126.1 for \$70.01/PI Point.

183 Acres Sold for \$8,125/Acre with P.I. of 127.9 for \$67.90/PI Point.

Sterling Land Company sold 204 Acres at public auction in Bureau County-March 18.

Fairfield Township. 10 miles south of Tampico. Irrigation included.

Sold for \$6,660/Acre with Productivity Index of 103 for \$73.28/PI Point.

84.5 Acres sold at public auction in Stark County-March 17.

Toulon Township. 2 miles west of Wyoming.

Sold for \$8,200/Acre with Productivity Index of 121.3 for \$81.45/PI Point.

194.7 Acres sold at public auction in McLean County-March 11.

Towando Township. 3 miles northeast of Bloomington. Sold in 2 tracts.

Average price was \$11,246/Acre with Productivity Index of 138.3 for \$82.63/PI Point.

80 Acres sold at public auction in Christian County-March 5.

Mesquite Township. 14 miles northeast of Taylorville. Mostly Ipava-Sable.

Included an annual "Oil Royalty" payment estimated at \$4,000.

Sold for \$12,688/Acre with Productivity Index of 141.3 for \$91.64/PI Point.

Price reflects a 4% buyers commission.

79 Acres sold at public auction in Sangamon County-March 12.

Williams Township. 8 miles northeast of Springfield.

Sold for \$16,200/Acre with Productivity Index of 142.1 for \$114.86/PI Point.

78 Acres sold in a private transaction in Macon County-Closed March 6.
Maroa Township. 6 miles north of Decatur.
Sold for \$11,000/Acre with Productivity Index of 141.2 for \$80.16/PI Point.

80 Acres of wooded land sold at public auction in Woodford County-March 7.
Cazenovia Township. 20 miles northeast of Peoria. Sold in 4-20 acre parcels.
2 sold @\$4,050/Acre. 1 @\$4,900/Acre and 1 @\$6,200/Acre.
A 5th parcel-140 Acres with 28 Acres of cropland was bid up to \$2,400/Acre and did not sell.

147 Acres sold at public auction in Schuyler County-March 9.
Brooklyn Township. 16 miles northwest of Rushville. 2 parcels.
97.4 Acres Sold for \$9,600/Acre with P.I. of 136 for \$72.99/PI Point.
49.6 Acres Sold for \$4,000/Acre with P.I. of 116 for \$55.17/PI Point.

59 Acres sold at public auction in Adams County-March 9.
Mendon Township. 14 miles northeast of Quincy.
Sold for \$8,800/Acre with Productivity Index of 113 for \$79.22/PI Point.

Monte Van Kooten-Managing Broker
815-718-2244
www.sterlinglandcompany.com

Information deemed reliable but not guaranteed.

STERLING LAND COMPANY LAND REPORT

April 9, 2015

Land activity around the state.

360 Acres sold in a private transaction in Henry County-Closed March 31.

Alba Township. 4 miles north of Annawan. Over 100 Acres of woods & pasture.

Original list price of the farm was \$7,900/Acre.

Sold for \$5,277/Acre with Productivity Index of 121.2 for \$62.55/PI Point.

244 Acres sold at public auction in Fulton County-March 20.

Fairview Township. 5 miles northwest of Canton. Sold in 3 tracts.

Most recent 3 year corn average was said to have been 221 bushels/Acre.

81.3 Acres Sold for \$15,800/Acre with P.I. of 142.2 for \$112.97/PI Point.

81.6 Acres Sold for \$14,200/Acre with P.I. of 141.3 for \$102.51/PI Point.

81.3 Acres Sold for \$12,000/Acre with P.I. of 139.8 for \$100.45/PI Point.

133.3 Acres sold at public auction in Knox County-March 23.

Sparta Township. 4 miles northeast of Galesburg. Mostly Ipava/Sable.

Sold for \$13,470/Acre with Productivity Index of 141.7 for \$97.10/PI Point.

120 Acres sold in a private transaction in DeKalb County-Closed March 31.

Pierce Township. 5 miles southeast of DeKalb.

Sold for \$13,100/Acre with Productivity Index of 140.1 for \$99.47/PI Point.

122 Acres sold in a private transaction in DeKalb County-Closed April 7.

Milan Township. 9 miles southwest of DeKalb.

Sold for \$12,400/Acre with Productivity Index of 142.4 for \$87.08/PI Point.

159 Acres sold in a private transaction in Whiteside County-Closed April 8.

Hume Township. 4 miles south of Rock Falls. Irrigated land so these numbers are misleading.

Sold for \$13,000/Acre with Productivity Index of 102.5 for \$131.98/PI Point.

310.75 Acres sold at public auction in McDonough County-April 8.

Blandinsville Township. 18 miles northwest of Macomb. 3 parcels.

131.57 Acres Sold for \$13,200/Acre with P.I. of 143.2 for \$94.75/PI Point.

106.36 Acres Sold for \$13,000/Acre with P.I. of 141.8 for \$93.76/PI Point.

72.82 Acres Sold for \$ 7,500/Acre with P.I. of 121.4 for \$89.98/PI Point.

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90.77 Acres sold at public auction in Bureau County-April 2.
Clarion Township-4 miles southwest of Mendota.
Sold for \$10,600/Acre with P.I. of 135.4 for \$79.71/PI Point.

187 Acres sold at public auction in Lee County-April 4.
Wyoming Township-Edge of Paw Paw. 2 parcels.
147 Acres -Sold for \$6,225/Acre included pasture land.
40 Acres-formerly a 9 hole golf course sold for \$4,000/Acre.

145 Acres sold through a sealed bid process in Whiteside County-Closed March 23.
Mt. Pleasant Township. 3 miles east of Morrison.
Sold for \$12,780/Acre with P.I. of 132.6 for \$100.17/PI Point.

280 Acres sold at public auction in Bureau County-March 31.
Concord & Wyanet Townships. 8 miles west of Princeton. 2 parcels.
Wyamet-130.4 Acres Sold for \$5,700/Acre with P.I. of 117.7 for \$51.64/PI Point.
Concord-143.96 Acres Sold for \$5,100/Acre with P.I. of 123.6 for \$45.17/PI Point.
Average for both was \$5,385/Acre with P.I. of 120.8 for \$48.20/PI Point.

160 Acres sold at public auction in Lee County-March 24.
Hamilton Township. 4 miles north of Walnut.
Sold for \$7,600/Acre with Productivity Index of 123.5 for \$66.57/PI Point.

77 Acres sold in a private transaction in Rock Island County-Closed April 1.
Cordova Township-2 miles east of Cordova.
Sold for \$5,300/Acre with P.I. of 93.5 indicating \$55.32/PI Point.

104.49 Acres sold in a private transaction in Carroll County-Closed April 3.
Freedom Township-65 Acres Tillable with balance mostly wooded.
Sold for \$3,950/Acre.

Monte Van Kooten-Managing Broker
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STERLING LAND COMPANY LAND REPORT

April 22, 2015

Land activity around the state.

80 Acres sold in a private transaction in Ogle County-Closed April 20.
Pine Creek Township-4 miles east of Polo.
Sold for \$13,000/Acre with Productivity Index of 142.4 for \$91.87/PI Point.

80 Acres sold in a private transaction in Carroll County-Closed April 17.
Wysox Township-3 miles southwest of Milledgeville.
Sold for \$14,000/Acre with Productivity Index of 139.3 for \$105.51/PI Point.

112.8 Acres sold at public auction in Lee County-April 10.
Ashton Township. 10 miles east of Dixon. Price includes 1% buyers premium.
Sold for \$12,625/Acre with Productivity Index of 145.2 for \$95.69/PI Point.

155 Acres sold at public auction in Stephenson County-April 14.
Florence Township. 7 miles southwest of Freeport.
Sold for \$13,900/Acre with Productivity Index of 132.2 for \$108.29/PI Point.

Sterling Land Company sold 80 Acres in Iroquois County-Closed April 10.
Sheldon Township. 7 miles east of Watseka. Wind Turbine included.
Sold for \$9,875/Acre with Productivity Index of 116.3 for \$86.42/PI Point.

202 Acres sold at public auction in Henry County-April 11.
Kewanee Township-1 mile northwest of Kewanee. 72 Acres in CRP.
Sold for \$6,000/Acre with P.I. of 117 for \$62.03/PI Point.

196 Acres sold at public auction in Douglas County-April 14.
Sargent Township-16 miles east of Tuscola and Interstate 57.
Sold for \$10,459/Acre with P.I. of 137.6 for \$77.11/PI Point.

264 Acres sold at public auction in Ogle County-April 18.
Pine Rock Township-6 to 8 miles southeast of Oregon. 3 parcels.
62 acres sold for \$6,000/Acre with P.I. of 114.4 for \$61.61/PI Point.
118 acres sold for \$6,400/Acre with P.I. of 113 for \$59.41/PI Point.
84 acres sold for \$6,000/Acre with P.I. of 125.2 for \$61.93/PI Point.

80 Acres sold at public auction in Kane County-April 10.
Virgil Township-5 miles northwest of Elburn. Sold in 2 tracts.
Average was \$10,500/Acre with P.I. of 126.2 for \$83.20/PI Point.

273 Acres sold at public auction in Adams County-April 13.
Payson Township-10 miles southeast of Quincy. 3 parcels.
77 acres sold for \$13,600/Acre with P.I. of 132.4 for \$106.88/PI Point.
87.6 acres sold for \$11,800/Acre with P.I. of 132.6 for \$109.80/PI Point.
108.56 acres sold for \$11,000/Acre with P.I. of 122.7 for \$96.36/PI Point.
Overall average of \$11,989/Acre with 128.4 PI for \$103.68/PI Point.

72.12 Acres sold in a private transaction in Bureau County-Closed April 1.
Selby Township-6 miles east of Princeton.
Sold for \$11,500/Acre with Productivity Index of 133.6 for \$86.08/PI Point.
40 Acres sold in a private transaction in Whiteside County-Closed April 7.
Hahnman Township-11 miles southwest of Rock Falls.
Sold for \$10,000/Acre with Productivity Index of 111.2 for \$95.16/PI Point.