

# STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
Managing Broker  
815-718-2244

Ken Duncan  
Broker  
815-631-0558

## STERLING LAND COMPANY LAND REPORT

July 25, 2014

**Sterling Land Company closed the sale  
of 157 Acres in Iroquois County.  
Sale price-\$10,500/Acre.**

### Other Land activity around the state.

**160 Acres sold at public auction in Christian County-July 15.**

**Buckhart Township. 7 miles northeast of Taylorville.**

**Said to have a 9 year average Corn Yield of 187.87 Bu.**

**Did someone say that commodity prices have gone down??**

**Sold for \$15,900/Acre- with PI of 138.9 for \$115.81/PI Point.**

**196 Acres sold in a private sale in Ogle County-**

**Transaction was closed on July 15.**

**Scott Township. Just south of Rockford.**

**Sold for \$11,750/Acre- with PI of 127.3 for \$96.78/PI Point.**

**628 Acres sold in a private sale in DeKalb County-**

**Transaction was closed on July 16.**

**Mayfield Township. 7 miles northeast of DeKalb.**

**Sold for \$12,000/Acre- with PI of 138.9 for \$87.75/PI Point.**

**993 Acres sold at public auction in Lawrence & Crawford Counties-July 24.**

**20 miles approximately northwest of Vincennes, IN. Offered in 16 tracts but sold to one buyer. 709 tillable acres with the balance being wooded and recreational type land. Productivity Indexes were in the 95 to 100 range.**

**Sold for \$4,291/Acre- plus a 2% buyers premium.**

**85.26 Acres sold at public auction in Coles County-July 21.**

**Humboldt Township. 4 miles northeast of Mattoon.**

**Sold for \$12,500/Acre- with PI of 138.3 for \$91.11/PI Point.**

**80 Acres sold at public auction in Schuyler County-July 5.**

**Brooklyn Township. 20 miles south of Macomb.**

**Sold for \$900/Acre- That is not a typo.**

**The property was enrolled in a permanent easement CREP.**

**2 remaining payments of \$17,000 total would go to the buyer.**

**After that there would be no income from the land.**

**STERLING LAND COMPANY LAND REPORT**

**July 25, 2014**

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**94 Acres sold at public auction in Winnebago County-July 22.**

**Southwest part Rockford Township. Contiguous to the west side of Rockford.  
Sold for \$5,700/Acre- with PI of 108.5 for \$66.29/PI Point.**

**45 Acres offered for sale at public auction in DeKalb County-July 12.**

**Milan Township. 12 miles southwest of DeKalb. Included home and buildings.  
Bidding actually stalled out around \$465,000 but we are told a deal  
was struck after the auction for \$500,000.**

**175 Acres sold at public auction in Woodford County-July 15.**

**Worth Township. 10 miles northeast of Peoria. Offered and sold  
in 3 tracts.**

**112.34 Acres sold for \$5,350/Acre- 97 acres of cropland.**

**42.03 Acres sold for \$5,700/Acre-mostly wooded with 5 acres cropland.**

**21.18 Acres sold for \$10,000/Acre with 15 acres of cropland.**

**Monte Van Kooten-Managing Broker**

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**[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)**

**Information deemed reliable but not guaranteed.**

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## STERLING LAND COMPANY LAND REPORT

August 12, 2014

### NEW STERLING LAND COMPANY LISTING

227 Acres-Clyde Township-Whiteside County

\$9,950/Acre

Broker Ken Duncan

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

#### Other Land activity around the state.

**314 Acres sold at public auction in Woodford County-August 6.**

Offered in 5 parcels-2 to 10 miles south of Metamora.

34.5 Acres sold for \$10,000/Acre with PI of 132.5 for \$80.12/PI Point.

40.7 Acres sold for \$15,000/Acre with PI of 142.1 for \$107.43/PI Point.

76.9 Acres sold for \$14,300/Acre with PI of 142.3 for \$106.40/PI Point.

80.9 Acres sold for \$15,500/Acre with PI of 142.2 for \$110.31/PI Point.

80.9 Acres sold for \$13,000/Acre with PI of 142.7 for \$92.13/PI Point.

Overall average- \$13,893/Acre- with PI of 141.3 for \$101.17/PI Point.

**158 Acres sold in a private sale in Lee County-**

Transaction was closed on July 31.

Sublette Township.

Sold for \$14,000/Acre- with PI of 142 for \$99.86/PI Point.

**370 Acres sold in a private sale in Whiteside County-**

Transaction was closed on July 31.

Jordan Township. 7 miles north of Sterling.

Sold for \$8,622/Acre- with PI of 124.3 for \$80.45/PI Point.

**40 Acres sold at public auction in Champaign County-August 7.**

Urbana Township. Within both Champaign and Urbana city limits.

Sold for \$10,000/Acre- with PI of 142.7 for \$70.08/PI Point.

**80 Acres sold at public auction in Tazewell County-August 12.**

Boyton Township. 27 miles southwest of Bloomington.

2013 Corn Yield was an impressive 223 bushels per acre.

North half of the farm is classified as Highly Erodible Land.

Sold for \$11,900/Acre- with PI of 133.6 for \$94.18/PI Point.

**STERLING LAND COMPANY LAND REPORT**

**August 12, 2014**

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**78.5 Acres sold at public auction in Bond County-August 12.**  
**Pleasant Mound Township. 16 miles southwest of Vandalia.**  
**Sold for \$10,900/Acre- with PI of 101.3 for \$110.28/PI Point.**

**78 Acres sold at public auction in Ogle County-August 9.**  
**Dement Township. 1 mile east of Rochelle.**  
**Sold for \$9,150/Acre- with PI of 130 for \$71.43/PI Point.**

**120 Acres sold via a sealed bid process in Marshall County-August 8.**  
**Hopewell Township. 12 miles west of Wenona.**  
**Said to have sold for \$9,500/Acre- with PI of 132.4 for \$78.42/PI Point.**

**159.73 Acres sold at public auction in Bureau County-August 2.**  
**Ohio Township. 11 miles north of Princeton. Sold in 2 tracts.**  
**79.8 Acres sold for \$12,100/Acre with PI of 138.1 for \$89.64/PI Point.**  
**79.9 Acres sold for \$11,050/Acre with PI of 136.5 for \$82.96/PI Point.**  
**Overall average- \$11,574/Acre- with PI of 137.3 for \$86.31/PI Point.**

**1,342 Acres sold at public auction in Greene County-July 30th.**  
**Walkerville Township-40 miles southwest of Jacksonville.**  
**Offered in 9 parcels-Sold to 3 buyers.**  
**64 Acres sold for \$9,765/Acre with PI of 129.5 for \$76.66/PI Point.**  
**1,273 Acres sold for \$6,952/Acre with PI of 121.3 for \$62.30/PI Point.**  
**5 Acres with Bins and storage buildings sold for \$35,000.**

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