

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
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815-631-0558

STERLING LAND COMPANY LAND REPORT **November 12, 2014**

Land activity around the state.

321 Acres sold at public auction in McLean County-November 12.
Dawson Township. 10 miles east of Bloomington. Wind Turbines in place are generating about \$5,800 each annually.
79.95 Acres sold for \$13,700/Acre with PI of 134 for \$104.79/PI Point.
This tract included 2 Wind Turbines.
241.5 Acres sold for \$11,600/Acre with PI of 133 for \$89.25/PI Point.
This tract included 2.5 Wind Turbines.
Average of \$12,158/Acre \$93.31/PI Point.

81 Acres sold at public auction in DeKalb County-November 11.
Malta Township. 9 miles west of Dekalb.
Sold for \$9,100/Acre with PI of 130.5 for \$73.40/PI Point.

81.5 Acres sold in a private transaction in LaSalle County-Closed on October 30.
Dimmick Township. 5 miles north of LaSalle.
Sold for \$13,250/Acre with Productivity Index of 145.2 for \$91.25/PI Point.

112.5 Acres sold at public auction in Bureau County-November 8.
Ohio Township. 12 miles northeast of Princeton.
Sold for \$11,750/Acre with PI of 140 for \$86.54/PI Point.

75.2 Acres sold at public auction in Morgan County-November 7.
Woodson Township. 6 miles south of Jacksonville. Sable/Ipava Soils.
Sold for \$13,500/Acre with PI of 142.5 for \$100.27/PI Point.

238.6 Acres sold at public auction in Woodford County-November 3.
Palestine Township. 3 miles southwest of El Paso. 3 parcels.
157.8 Acres sold for \$10,200/Acre with PI of 137.9 for \$75.39/PI Point.
40.6 Acres sold for \$12,150/Acre with PI of 141.3 for \$84.93/PI Point.
40.2 Acres sold for \$12,250/Acre with PI of 138.2 for \$83.21/PI Point.
Average of \$10,877/Acre with Productivity Index of 138.5 for \$79.58/PI Point.

291 Acres NO SALE public auction in Whiteside County-November 5.
Erie Township. 2 miles west of Erie. We were told a deal was struck later that day at some higher figure.
Top and only real bid was \$3,750/Acre-Farm had a 117.6 PI-so \$33/PI Point.

276 Acres NO SALE public auction in Henry County-November 6.
Osco Township. 2 miles west of Erie. 3 Parcels. Again, it seems a deal was made subsequent to the public part of the auction.
98 Acres bid to \$11,050/Acre with Productivity Index of 133.
98 Acres bid to \$ 9,900/Acre with Productivity Index of 132.1.
80 Acres bid to \$ 7,600/Acre with Productivity Index of 115.9.

401 Acres sold at public auction in Montgomery County-November 7.
Raymond Township. 30 miles south of Springfield.
Average price of \$11,947/Acre with PI of 128.1 for \$93.50/PI Point.

295 Acres sold at public auction in McDonough County-November 7.
Sciota Township. 6 miles north of Macomb. 3 parcels.
140.5 Acres sold for \$9,450/Acre with PI of 138.8 for \$74.55/PI Point.
79.6 Acres sold for \$9,350/Acre with PI of 134 for \$72.31/PI Point.
74.8 Acres mostly pasture sold for **\$2,250/Acre.**

131.8 Acres sold in a private transaction in Bureau County-Closed on October 31.
Wyanet Township. 5 miles east of Princeton.
Sold for \$6,300/Acre with Productivity Index of 116.2 for \$77.89/PI Point.

143 Acres sold in a private transaction in Ogle County-Closed on November 4.
Oregon Township. 2 miles northeast of Oregon.
Sold for \$6,250/Acre. Farm was about 60% Tillable with balance wooded.

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STERLING LAND COMPANY LAND REPORT

November 25, 2014

Land activity around the state.

199 Acres sold at public auction in Lee County-November 21.

Reynolds Township. 5 miles south of Rochelle.

Sold for \$11,500/Acre with Productivity Index of 133.8 for \$86.54/PI Point.

80 Acres sold at public auction in Bureau County-November 22.

Wheatland Township. 10 miles south of Princeton.

Sold for \$13,600/Acre with Productivity Index of 135.2 for \$102.25/PI Point.

35 Acres sold in a private transaction in Whiteside County-Closed November 24.

Sterling Township. Just on the edge of Sterling.

Sold for \$12,500/Acre with Productivity Index of 135.4 for \$94.39/PI Point.

121 Acres sold in a private transaction in Lee County-Closed November 7.

Franklin Grove & Bradford Townships. 10 miles southeast of Dixon.

Sold for \$14,688/Acre with Productivity Index of 142.6 for \$108.93/PI Point.

32.4 Acres sold in a private transaction in Lee County-Closed November 7.

Franklin Grove Township. 10 miles southeast of Dixon.

Sold for \$15,600/Acre with Productivity Index of 139.4 for \$111.92/PI Point.

160 Acres sold at public auction in Henry County-November 24.

Galva Township. 2 miles north of Galva. Sold in 2 parcels.

80.7 Acres sold for \$9,342/Acre with PI of 131.4 for \$73.49/PI Point.

79.8 Acres sold for \$8,686/Acre with PI of 132.2 for \$69.09/PI Point.

297 Acres sold at public auction in Knox County-November 21.

Rio Township. 11 miles north of Galesburg.

120 Acres sold for \$13,000/Acre with PI of 140 for \$92.86/PI Point.

175.5 Acres sold for \$5,000/Acre with PI of 121 for \$57.97/PI Point.

182.3 Acres sold at public auction in Warren County-November 20.

Point Pleasant & Ellison Townships. 10 to 12 miles south of Monmouth.

40.77 Acres sold for \$12,900/Acre with PI of 142.9 for \$92.68/PI Point.

81.79 Acres sold for \$12,300/Acre with PI of 142.7 for \$88.50/PI Point.

59.77 Acres sold for \$13,500/Acre with PI of 145.4 for \$94.06/PI Point.

392 Acres sold at public auction in McLean County-November 14.
Money Creek and Lexington Townships. 10 miles or so northeast of Bloomington.
Offered in 6 tracts. Home and machine shed included.
Sold for \$12,441/Acre with Productivity Index of 136.2 for \$96.12/PI Point.

35 Acres sold at public auction in Knox County-November 15.
Orange Township. 6 miles southeast of Galesburg.
Sold for **\$3,550/Acre**. 13.7 Acres of Cropland with balance wooded.

80 Acres sold at public auction in Warren County-November 14.
Berwick Township. 14 miles southeast of Monmouth.
Sold for \$10,550/Acre with Productivity Index of 137.5 for \$89.06/PI Point.

158 Acres sold at public auction in Bureau County-November 17.
Walnut Township. Less than a mile west of Walnut.
Sold for \$8,300/Acre with Productivity Index of 123 for \$71.75/PI Point

165 Acres sold at public auction in Iroquois County-November 14.
Prairie Green Township. 5 miles west of Indiana State Line.
Sold for \$9,600/Acre with Productivity Index of 130.5 for \$78.42/PI Point.

2,967 Acres sold at public auction in Morgan County-November 15.
Naples & Bluffs Townships. About 20 miles west of Jacksonville.
Offered and sold in 24 tracts. Prices ranged from \$1,900 to \$12,000/Acre.
Average sale price was \$6,673/Acre.

491 Acres sold at public auction in Iroquois County-November 14.
Fountain Creek Township. 10 miles east of Interstate 57.
78.3 Acres sold for \$8,994/Acre with PI of 121.1 for \$74.47/PI Point.
413 Acres sold for \$8,568/Acre with PI of 124.3 for \$74.41/PI Point.

760 Acres sold at public auction in Clay County-November 17.
Stanford and Pixley Townships. 3 miles east of Flora. Offered in 16 tracts.
Average sale price was \$7,177/Acre with 107 PI for \$69.74/PI Point.

275 Acres sold at public auction in Vermillion County-November 19.
Middlefork Township. 18 miles northwest of Danville. Offered in 6 tracts.
Average sale price was \$7,272/Acre with 120 PI for \$72.46/PI Point.

206 Acres sold in a private transaction in Lee County-Closed November 5.
Wyoming Townships. Edge of Paw Paw.
Sold for \$7,282/Acre with Productivity Index of 108.3 for \$69.60/PI Point.

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STERLING LAND COMPANY LAND REPORT

December 10, 2014

Land activity around the state.

198 Acres sold at public auction in Bureau County-December 9.

Manlius Township. 12 miles northwest of Princeton. 3 Parcels.

Averaged \$8,424/Acre with Productivity Index of 125.6 for \$72.37/PI Point.

191 Acres sold at public auction in Ogle County-December 5.

Eagle Point Township. 4 miles northwest of Polo. 2 Parcels.

119.6 Acres sold for \$12,500/Acre with PI of 136.8 for \$95.86/PI Point.

72 Acres sold for \$11,900/Acre with PI of 139.1 for \$94.76/PI Point.

Average of \$12,275/Acre with 137.6 PI for \$95.49/PI Point.

251 Acres sold at public auction in LaSalle County-December 2.

Dimmick Township. Northeast edge of LaSalle.

107 Acres sold for \$13,000/Acre with PI of 130.7 for \$103.98/PI Point.

144 Acres sold for \$10,350/Acre with PI of 121.8 for \$106.08/PI Point.

Average of \$11,479/Acre with 126 PI for \$105.06/PI Point.

254 Acres ~~NO SALE~~ public auction in LaSalle County-December 6.

Miller Township. 10 miles northeast of Ottawa. Better not to try this at home.

We were told that 2 of the sellers attempted to run their own auction. Did not work out so great.

Top bid on 135 Acres was \$5,200/Acre with PI of 115.6 indicating \$57.92/PI Point.

Top bid on 119 Acres was \$4,600/Acre with PI of 114.1 indicating \$46.82/PI Point.

It seems they were hoping/expecting something north of \$7,000 per Acre.

88 Acres sold at public auction in Christian County-December 4.

May Township. 6 miles east of Taylorville. 2 Parcels.

40 Acres sold for \$13,700/Acre with PI of 133.7 for \$103.24/PI Point.

48 Acres sold for \$10,900/Acre with PI of 124.6 for \$87.48/PI Point.

178.34 Acres sold at public auction in Shelby County-December 4.

Flat Branch Township. 20 miles south of Decatur. Drummer-Elburn soils.

Sold for \$11,900/Acre with Productivity Index of 140 for \$85/PI Point.

40 Acres sold at public auction in Christian County-November 24.
Taylorville Township. 4 miles northwest of Taylorville.
Sold for \$12,400/Acre with Productivity Index of 141.5 for \$88.10/PI Point.

79 Acres sold at public auction in Kankakee County-December 3.
Rockville Township. 4 miles west of Manteno.
Sold for \$9,000/Acre with Productivity Index of 130.7 for \$68.86/PI Point.

74 Acres sold in a private transaction in DeKalb County-Closed December 1.
Mayfield Township. 2 miles northwest of DeKalb.
Sold for \$10,810/Acre with Productivity Index of 140.4 for \$76.99/PI Point.

381 Acres sold in a private transaction in Stephenson County-Closed November 24.
Harlem Township. North edge of Freeport. Very wet farm-345 Crop acres are enrolled in the CRP with an annual payment of \$101,199 through September, 2025.
Sold for \$5,729/Acre with Productivity Index of 129 for \$49.05/PI Point.

92 Acres sold in a private transaction in Boone County-Closed December 2.
Flora Township. 2 miles west of Belvidere along I-90.
Sold for \$9,600/Acre with Productivity Index of 115.1 for \$94.73/PI Point.

160 Acres sold at public auction in Champaign County-December 2.
Rantoul Township. 12 miles northeast of Champaign. Center Pivot Irrigation system.
Sold for \$11,100/Acre with Productivity Index of 132.8 for \$84.64/PI Point.

252 Acres sold at public auction in Kendall County-December 6.
Big Grove Township. 16 miles southwest of Yorkville. 4 Parcels.
61.7 Acres sold for \$10,700/Acre with PI of 125.8 for \$85.97/PI Point.
61.7 Acres sold for \$9,150/Acre with PI of 123.6 for \$77.36/PI Point.
67 Acres sold for \$7,700/Acre with PI of 123.7 for \$64.19/PI Point.
61.7 Acres sold for \$6,800/Acre with PI of 110 for \$69.37/PI Point.
Average of \$8,568/Acre with 121.9 PI for \$73.82/PI Point.

140.8 Acres sold at public auction in Warren County-December 5.
Berwick Township. 14 miles southeast of Monmouth. 2 Parcels.
57.95 Acres sold for \$9,850/Acre with PI of 128 for \$87.61/PI Point.
82.85 Acres sold for \$5,700/Acre with PI of 100.5 for \$73.08/PI Point.

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STERLING LAND COMPANY LAND REPORT **December 30, 2014**

Land activity around the state.

39.33 Acres sold in a private transaction in DeKalb County-Closed December 19.
Victor Township. 4 miles south of Waterman.
Sold for \$12,000/Acre with Productivity Index of 142 for \$84.51/PI Point.

166 Acres sold in a private transaction in Macon County-Closed December 18.
Oakley Township. 6 miles northeast of Decatur. Mostly Drummer-Flanagan Soils
Sold for \$12,500/Acre with Productivity Index of 143.4 for \$88.23/PI Point.

295.1 Acres sold at public auction in Sangamon County-December 17.
Chatham Township. 15 miles southwest of Springfield.
Sold for \$14,400/Acre with Productivity Index of 137.3 for \$106.61/PI Point.

67 Acres sold at public auction in Knox County-December 16.
Truro Township. 20 miles east of Galesburg.
Sold for \$14,750/Acre with Productivity Index of 140.6 for \$104.91/PI Point.

367 Acres sold in a private transaction in Henry County-Closed December 23.
Annawan & Cornwall Townships.
Sold for \$12,500/Acre with Productivity Index of 140.2 for \$92.17/PI Point.

80 Acres sold at public auction in Sangamon County-December 18.
Buffalo Hart Township. 12 miles northeast of Springfield.
Sold for \$10,308/Acre with Productivity Index of 134.8 for \$78.60/PI Point.

361 Acres sold at public auction in Warren/Henderson Counties-December 18.
Lenox, Tompkins and Gladstone Townships. 6 Parcels.
39.4 Acres sold for \$13,000/Acre with PI of 143.8 for \$92.71/PI Point.
44.1 Acres sold for \$13,000/Acre with PI of 143.3 for \$91.52/PI Point.
79.6 Acres sold for \$13,000/Acre with PI of 140.7 for \$95.69/PI Point.
68.3 Acres sold for \$12,900/Acre with PI of 138.5 for \$93.50/PI Point.
54.2 Acres sold for \$11,500/Acre with PI of 129.2 for \$89.55/PI Point.
78.5 Acres sold for \$11,600/Acre with PI of 134.4 for \$86.31/PI Point.
Over all average that day was \$12,451/Acre-137.8 PI for \$91.54/PI Point.

72 Acres sold in a private transaction in Rock Island County-Closed December 23.

Cordova Township. 3 miles northeast of Cordova. Sandy Soils.

Sold for \$7,763/Acre with Productivity Index of 100.5 for \$81.79/PI Point.

304 Acres sold at public auction in Ogle County-December 12.

Grand Detour and Pine Creek Townships. 5 miles north of Dixon. 5 Parcels.

66.5 Acres sold for \$9,545/Acre with PI of 128.5 for \$85.41/PI Point.

55.1 Acres sold for \$10,807/Acre with PI of 128 for \$92.87/PI Point.

43.97 Acres sold for \$4,242/Acre-Wooded pasture with creek.

18.15 Acres sold for \$13,534/Acre with PI of 130.5 for \$103.71/PI Point.

119.65 Acres sold for \$12,726/Acre with PI of 133.8 for \$107.77/PI Point.

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