

# STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
Broker/Owner  
815-625-8617

James J. Anderson  
Broker/Owner  
815-718-1878

## STERLING LAND COMPANY LAND REPORT

May 7, 2013

**212 Acres sold at auction in DeWitt County-April 23-2 Separate Parcels.**  
126 Acres in Wapella Township brought \$6,100/Acre with Productivity Index of 118.8 for \$65.68/PI Point. 12 Miles south of Bloomington.  
86 Acres in DeWitt Township brought \$9,000/Acre with Productivity Index of 119.6 indicating \$82.65/PI Point. 12 miles northeast of Clinton.

**79 Acres sold in Whiteside County-Closed on April 26-Ustick Township.**  
6 Miles north of Morrison.  
Sold for \$13,000/Acre with Productivity Index of 123 for \$106.36/PI Point.

**150 Acres sold at auction in Adams County-April 27-Columbus Township-**  
11 Miles east of Quincy.  
83 total acres tillable with the balance in Pasture and Timber.  
Average price was \$5,166/Acre.

**38 Acres sold in Lee County-Closed on March 15-Franklin Grove Township.**  
7 Miles east of Dixon.  
Sold for \$15,405/Acre with Productivity Index of 143.5 for \$107.35/PI Point.

**67 Acres sold in Carroll County-Closed on April 18-Elkhorn Grove Township.**  
2 Miles east of Milledgeville.  
Sold for \$13,500/Acre with Productivity Index of 138.8 for \$105.11/PI Point.

**286 Acres sold in Macon County-Closed on May 2-Friends Creek Township.**  
4 parcels About 12 miles west of Monticello. Seemed to be an inside deal between landlord and tenant.  
Sold for \$9,400/Acre with Productivity Index of 140 for \$69.58/PI Point.

**200 Acres sold at auction in Cumberland County-April 30-Neoga Township.**  
12 miles north of Effingham.  
Sold in 2 parcels for an average of \$11,440/Acre with Productivity Index of 111.6 for \$104.98/PI Point.

Monte Van Kooten  
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# STERLING LAND COMPANY

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## STERLING LAND COMPANY LAND REPORT June 6, 2013

James J. Anderson  
Broker/Owner  
815-718-1878

**New Sterling Land Company listing-180 Acres-Nearly All Tillable-  
includes Center Pivot Irrigation-Boone County.  
\$9,875/Acre-Check our web site for details.**

### RECENT LAND ACTIVITY AROUND THE STATE

**197.7 Acres offered at auction in Piatt County-May 31-East Blue Ridge Township-  
15 miles west of Champaign.  
Bidding actually stalled out at \$11,500/Acre which the seller would not accept.  
A deal was struck afterwards though, likely to have been around \$12,000/Acre.  
Farm had a Productivity Index of 138.7 so \$12k would represent  
\$86.52/PI Point.**

**41.4 Acres sold at auction in LaSalle County-May 25-Freedom Township-  
8 miles northwest of Ottawa.  
Sold for \$13,600/Acre with Productivity Index of 140.3 for \$98.36/PI Point.**

**80 Acres sold in Lee County-Transaction closed on May 31-Palmyra Township.  
2 miles west of Dixon.  
Sold for \$14,900/Acre with Productivity Index of 138.4 for \$111.85/PI Point.**

**114.82 Acres sold at auction in LaSalle County-May 31-Waltham Township-  
3 miles northeast of LaSalle.  
Sold for \$12,800/Acre with Productivity Index of 139.4 for \$92.55PI Point.**

**433 Acres sold in Bureau County-Transaction closed on May 15-Mineral Township.  
20 miles west of Princeton. This same parcel sold on December 20, 2012 for \$7,100 as  
cited in our Jan. 8, 2013 Land Report.  
Sold for \$7,550/Acre with Productivity Index of 122 for \$63.80/PI Point.**

**158.49 Acres sold at auction in Sangamon County-May 13-Maxwell Township-  
12 miles southwest of Springfield. There was talk that the owner had turned down  
an offer of \$14,000 per acre prior to the auction.  
In the event it sold for \$11,300/Acre with PI of 139.7 for \$84.45/PI Point.**

**81 Acres sold at auction in Bureau County-May 28-Berlin Township-  
6 miles northeast of Princeton.  
Sold for \$7,373/Acre with Productivity Index of 134.9 for \$70.72/PI Point.**

**56 Acres sold at auction in Logan County-May 28-Mt. Pulaski Township-  
11 miles south of Lincoln.  
Sold for \$12,000/Acre with Productivity Index of 142.5 for \$84.66/PI Point.**

**80 Acres sold at auction in Lee County-May 18-Harmon Township-  
13 miles southwest of Dixon.  
Sold for \$9,200/Acre with Productivity Index of 111.9 for \$84.32/PI Point.**

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## STERLING LAND COMPANY LAND REPORT June 27, 2013

**262 Acres sold at auction in Henry County-June 26-Alba Township-**  
20 miles south northeast of Geneseo. Just 196 acres tillable.  
Sold for \$7,600/Acre with 117.4 Productivity Index for \$86.53/PI Point.

**532 Acres sold in Will/Kendall Counties-Transaction closed on June 20-**  
Land was situated just east of Oswego. Timing is everything-this parcel would likely have sold for \$40,000 or more per acre during the housing boom say 6 or 8 years ago. Probably valued at \$10,000 to \$12,000 as pure farmland today.  
Sold for \$17,857/Acre.

**61 Acres sold in Kane County-Transaction closed on June 12-Virgil Township.**  
9 miles west of St. Charles.  
Sold for \$13,000 with 134.3 PI and \$99.57/Point.

**156 Acres sold at auction in Ogle County-June 22-Scott Township-**  
6 miles south of Rockford. Sold in 3 parcels-  
80 Acres @\$9,650/Acre with Productivity Index of 124.9 for \$89.09/PI Point.  
33 Acres @\$7,900/Acre with PI of 120.2 for \$70.65/PI Point.  
40 Acres @\$9,650/Acre with PI of 123.5 for \$80.76/Point.

**2 farms sold at public auction in Lee & Bureau Counties-June 18-**  
157 Acres in Lee County-East Grove Twp.-15 miles south of Dixon  
@\$8,400/Acre with 112.9 PI indicating \$81.43/PI Point.  
155 Acres in Bureau County-Greenville Twp.-18 miles NW of Princeton.  
sold in 2 parcels-  
61.28 Acres @\$6,900/Acre-PI of 125.6 for \$55.64/PI Point.  
93.61 Acres @\$9,800/Acre-PI of 122.4 for \$82.45/PI Point.

**281.35 Acres sold at auction in Piatt County-June 21-Unity Township-**  
15 miles south of Monticello.  
Sold for \$13,050/Acre with Productivity Index of 139 for \$94.68/PI Point.

**263 Acres sold in Rock Island County-Transaction closed on June 14-Coe Township.**  
Just north of Port Byron within 1 mile of the Mississippi River. Included 50 acres or more of wooded land.  
Sold for \$7,775/Acre with Productivity Index of 118.3 for \$76.48/PI Point.

**80 Acres sold at auction in Vermillion County-June 18-East Pilot Township-**  
10 miles northwest of Danville. Elliott/Ashkum Soils. The farm had a "Wind Easement" in place that will pay \$800 annually.  
Sold for \$11,100/Acre with Productivity Index of 124.9 for \$89.09/PI Point.

**STERLING LAND COMPANY LAND REPORT**

**June 27, 2013**

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**149.8 Acres sold in Ogle County**-Transaction closed in late May-Pine Rock Township.  
22 miles southwest of Rockford.

Sold for \$10,500/Acre with Productivity Index of 121.5 for \$90.97/PI Point.

**80 Acres sold in Whiteside County**-Transaction closed on May 13-Tampico Township.  
4 miles southwest of Tampico.

Sold for \$5,037/Acre -slightly over half tillable with the balance woods and pasture.

**60 Acres sold at auction in Adams County**-June 24-Clayton Township-  
26 miles northeast of Quincy.

Sold for \$8,150/Acre with Productivity Index of 132.3 for \$67.20/PI Point.

**151 Acres sold at auction in Livingston County**-June 13-Sullivan Township-  
20 Miles east of Pontiac.

Sold for \$12,400/Acre with Productivity Index of 127.1 for \$99.56/PI Point.

In the Unlikely event you wish to not receive our Land Report simply respond to  
this email with "CANCEL NEWSLETTER" as the Subject.

Information deemed reliable but not guaranteed.

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