

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

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STERLING LAND COMPANY LAND REPORT

May 10, 2012

Sterling Land Company recently brokered the sale of 6 farms in 3

Counties including-

40 Acres in Carroll County.

200 Acres in Whiteside County.

169 Acres in Ogle County.

109 Acres in Whiteside County.

160 Acres in Carroll County.

124 Acres in Whiteside County.

MORE LAND ACTIVITY AROUND THE STATE

94.4 sold in Douglas County-April 25-Bowdre Township-7 Miles east of Arcola. Touted as having a six year 183.2 Average Corn Yield-Sold subject to 2012 Crop Share Lease.

Sold for \$10,914/Acre with a Productivity Index of 137-\$82.91/PI Point.

62 sold in Champaign County-April 27-Champaign Township-Just south of Curtis Road on the east side of Interstate 57. Bank Owned Land.

Sold for \$20,250/Acre.

120 Acres sold in Lee County-April 30-Brooklyn Township-Just east of Compton on either side of Chicago Road. Seized property sold by the United State Department of Treasury in conjunction with Secret Service. Sold subject to a one year cash rent lease of \$190 per tillable Acre. Home and buildings in very poor condition.

Sold for \$8,958/Acre with PI of 138.9 for \$71.46/PI Point.

155 Acres sold in Kane County-Closed April 12-Burlington Township-2 Miles west of Burlington on Plank Road.

Sold for \$8,750/Acre with PI of 132.6 indicating a value of \$67.29/PI Point.

175 Acres sold in Carroll County-April 30-York Township-South of Mt. Carroll-some sort of invitation only sealed bid auction.

sold for \$8,600/Acre-PI of 114 for \$80.01/PI Point.

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120 Acres sold in Winnebago County-April 22-Southwest Part Rockford Township-Just west of the Airport on Stillman Valley Road.

Sold in 3 tracts.

\$6,100/Acre-55.8 Acres with 109.9 PI for \$61.47/PI Point.

\$5,950/Acre-45.1 Acres with 118.4 PI for \$57.90/PI Point.

\$4,000/Acre-18.5 Acres mostly Timber.

259 Acres sold in Schuyler County-April 28-Camden Township just east of Camden along the LaMoine River. 30 Miles south of Macomb.

Hunting/Recreation Land. Sold in 3 parcels. All were enrolled in permanent easement CRP/CREP with 3 remaining payments generating about 5 to 9% of the respective purchase prices per year.

122 Acres sold for \$1,625/Acre.

93 Acres sold for \$1,400/Acre.

44 Acres sold for \$1,400/Acre.

196 Acres sold in Whiteside County-April 29-Erie Township 3 miles west of Erie. Sold subject to Court Approval.

Sold for \$2,000/Acre with 116.9 PI for \$23.50/PI Point.

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STERLING LAND COMPANY LAND REPORT

JUNE 12, 2012

279.73 sold in Logan County-June 7-Laenna & Lake Fork Townships-18 Miles Northwest of Decatur. Somewhat unique in that the buyer received 100% of the growing crop while only having to pay future expenses. 54.7 Acres sold for \$10,000/Acre with 139.9 Productivity Index for \$74.19/PI Point. 225 Acres sold for \$12,150/Acre with 141.2 PI for \$86.05/PI Point.

196 sold in McLean County-June 5-3 Parcels-including-32.96 Acres in Martin Township-2 Miles SW of Colfax-Sold for \$11,700 with PI of 138.1 indicating value of \$84.88/PI Point. 160 Acres in Lawndale Township 5 Miles NE of Colfax offered in 2 80's. Each 80 sold for \$11,700 with PI of 136 for \$86.03/PI Point.

158 Acres sold in DeKalb County-May 15-Malta Township-5 Miles east of DeKalb. Class A farm said to have drainage issues. Sold for \$9,300/Acre with a Productivity Index of 137.9-\$70.57/PI Point.

80 Acres in DeWitt County-Clintonia Township 3 Miles Northwest of Clinton. Came on the market at \$11,750 and reportedly sold within days at or near the full asking price. PI of 141.7 for value of \$82.92/PI Point.

164 Acres in Christian County-May 10-Offered in 2 Parcels. 79.41 Acres in Bear Creek Township-9 Miles southwest of Taylorville. Sold for \$6,000/Acre with PI of 118.7 indicating \$56.77/PI Point. 84.81 Acres in South Fork Township-5 Miles Northwest of Taylorville. No Sale-Bidding stopped at \$6,000/Acre-PI was 139.5.

A Failed Land Auction in DeKalb County-May 31-Somonauk Township-160 Acres offered for sale in 2 tracts-20 Miles south of DeKalb. Bidding reached \$9,300/Acre for the first parcel which was not acceptable to the sellers, bidding did not even reach that level for the second tract and the auction came to an unsuccessful conclusion. The farm was mostly tillable with an overall Productivity Index of 140.6

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80 Acres sold in Champaign County-Closed in May-Raymond Township-2 miles east of Longview. 99% Drummer-Flanagan Soils.
Sold for \$11,700/Acre. 143.9 Productivity Index for sale price of \$81.31/PI Point.

52.7 Acres sold in Knox County-June 6-Rio Township-8 Miles North of Galesburg.
Sold for \$8,500/Acre with 137 PI for \$63.37/PI Point.

356 Acres sold in Carroll County-Closed May 30-Fairhaven Township. 5 Miles south of Mt. Carroll.
Sold for \$5,200/Acre. Farm had 188 acres enrolled in CRP at \$108/Acre. Modern Home and new machine shop.
Balance of the land was mostly all wooded.

176 Acres sold in DeKalb County-May 29-South Grove Township-11 Miles North and West of Sycamore.
Offered in 3 Parcels-102 Acres came in at \$7,800/Acre with the other 2 parcels @\$8,000/Acre.
Averaging \$7,884/Acre with PI of 121.4 for \$68.85/PI Point.

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STERLING LAND COMPANY LAND REPORT **JUNE 29, 2012**

Sterling Land Company Brokered the sale of 100 Acres in Champaign County.

Sterling Land Company closed the sale of 40 Acres in Carroll County-June 28-Rock Creek Township.

Sold for \$13,500 with 135.9 Productivity Index for \$104.57/PI Point.

151 Acres closed in Kane County-June 20-Sugar Grove Township.

One mile north of the Aurora Municipal Airport.

Sold for \$11,000/Acre. PI-143.3 for \$82.45/PI Point.

Well located farm in what was once considered "path of progress", may well have brought around \$40,000/Acre before the collapse of the housing market.

113 Acres closed in DeKalb County-June 21-Sycamore Township-Just east of Sycamore with some frontage on Highway 64.

Sold for \$11,000/Acre with PI of 131.7 for \$86.59/PI Point.

A Failed Land Auction in McHenry County-June 28-Marengo Township just west of Marengo on Illinois Highway 20.

37 Acres of land with so called "Development" potential. Nearly all Dickinson Sandy Loam with a Productivity Index of 105.

Crowd was sparse and the bidding was lackluster. Top Bid of \$5,600/Acre was summarily rejected. The impression was that the owners were expecting something like \$8,000 to \$9,000/Acre.

152.3 Acres closed in Bureau County-May 31-Clarion Township-8 Miles west of Mendota.

Sold for \$10,600/Acre with 133.1 PI for \$80.35/PI Point.

141 Acres sold in Will County-June 12-Will Township-5 miles east of Peotone. Elliot-Ashkum Soils

Sold for \$7,372/Acre with 121.5 Productivity Index for \$62.07/PI Point.

210 Acres sold in Winnebago/Ogle County-June 15-Rockford and Marion Townships-3 Miles Southwest of the Rockford Airport-Limited frontage on Kishwaukee Road. 148 Tillable acres with the balance mostly wooded.

Sold for \$5,600/Acre with 116.3 PI indicating \$68.37/PI Point.

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June 29, 2012

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160 Acres sold in Fulton County-June 15-Sold in 2 Parcels.

90 Acres in Joshua Township 3 Miles west of Canton sold for \$13,500/Acre with a PI of 141.2 indicating \$98.68/PI Point.

70 Acres in Canton Township 3 Miles Northwest of Canton sold for \$10,700/Acre-PI of 125.4 for \$94.36/PI Point.

272 Acres sold in McLean County-June 14-Blue Mound and Dawson Townships east of Bloomington.

Sold for \$9,630/Acre with 129.7 PI for \$75.04/PI Point.

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