

STERLING LAND COMPANY LAND REPORT July 28, 2016

Land activity around the state.

182.88 Acres sold at public auction in McLean County-July 12.

Randolph Township-12 miles south of Bloomington.

Averaged \$10,850/Acre with PI of 139.4 for \$81.98/PI Point.

683 Acres sold in a private transaction in DeKalb County-Recorded May 16.

Clinton Township-12 miles south of DeKalb. The California Seller of this property has a web site promoting her services as an astrologer. Maybe she knows something about future land values.

Sold for \$10,420/Acre with PI of 137 for \$76.44/PI Point.

63.93 Acres sold in a private transaction in DeKalb County-Closed June 29.

South Grove Township-14 miles northwest of DeKalb.

Sold for \$9,693/Acre with PI of 141.3 for \$69.61/PI Point.

379 Acres sold in a private transaction in DeKalb County-Closed July 18.

Cortland Township-4 miles east of DeKalb.

Sold for \$9,000/Acre with PI of 132.4 for \$70.39/PI Point.

78.87 Acres offered for sale at public auction in Champaign County-July 26.

Ludlow Township-on the edge of Rantoul. We are told the top bid of

\$10,050/Acre was not accepted but \$10,200 was apparently going to be a buying number.

The PI of 138 would indicate \$74.74/PI Point.

206 Acres sold in a private transaction in Bureau County-Closed July 27.

Wheatland Township-10 miles south of Princeton.

Sold for \$7,316/Acre with PI of 137.9 for \$62.10/PI Point.

75 Acres sold in a private transaction in Bureau County-Closed May 25.

Macon Township-15 miles southwest of Princeton.

Sold for \$9,500/Acre with PI of 139.5 for \$68.10/PI Point.

156 Acres sold in a private transaction in Bureau County-Closed June 24.

Manlius Township-13 miles northwest of Princeton.

Sold for \$8,722/Acre with PI of 128.3 for \$68.51/PI Point.

118 Acres sold in a private transaction in Bureau County-Closed July 2.

LaMoille Township-15 miles northeast of Princeton.

Sold for \$10,100/Acre with PI of 140.4 for \$74.46/PI Point.

50 Acres sold at public auction in McHenry County-June 25.

Marengo Township-6 miles northwest of Marengo.

Sold for \$6,250/Acre with PI of 128.7 for \$58.79/PI Point.

160 Acres sold at public auction in Christian County-June 27.

Bear Creek Township-8 miles southwest of Taylorville.

Sold for \$4,600/Acre-About 50% Tillable.

135 Acres sold in a private transaction in Henry County-Closed July 1.

Cambridge Township-12 mile south of Geneseo.

Sold for \$6,185/Acre with PI of 113.2 for \$68.30/PI Point.

75.83 Acres sold in a private transaction in Will County-Recorded April 12.

DuPage Township-West of Weber road in the Village of Bolingbrook.

Our understanding is that the land will be used for "Warehouse Development".

Sold for \$100,000/Acre.

79.53 Acres sold in a private transaction in Stephenson County-Recorded June 7.

Winslow Township-17 miles northwest of Freeport.

Sold for \$5,550/Acre with PI of 113.7 for \$57.09/PI Point.

104.58 Acres sold in a private transaction in Stephenson County-Recorded June 7.

Lancaster Township-Just north of Freeport.

Sold for \$9,800/Acre with PI of 98 for \$102.53/PI Point.

75 Acres sold in a private transaction in Ogle County.-Closed July 11.

Scott Township-2 miles south of Rockford.

Sold for \$18,000/Acre. High price due to the proximity to existing landfill and potential development.

162.3 Acres sold in a private transaction in Ogle County.-Closed July 11.

White Rock Township-15 miles south of Rockford.

Sold for \$8,318/Acre with PI of 109.2 for \$77.57/PI Point.

Monte Van Kooten-Managing Broker

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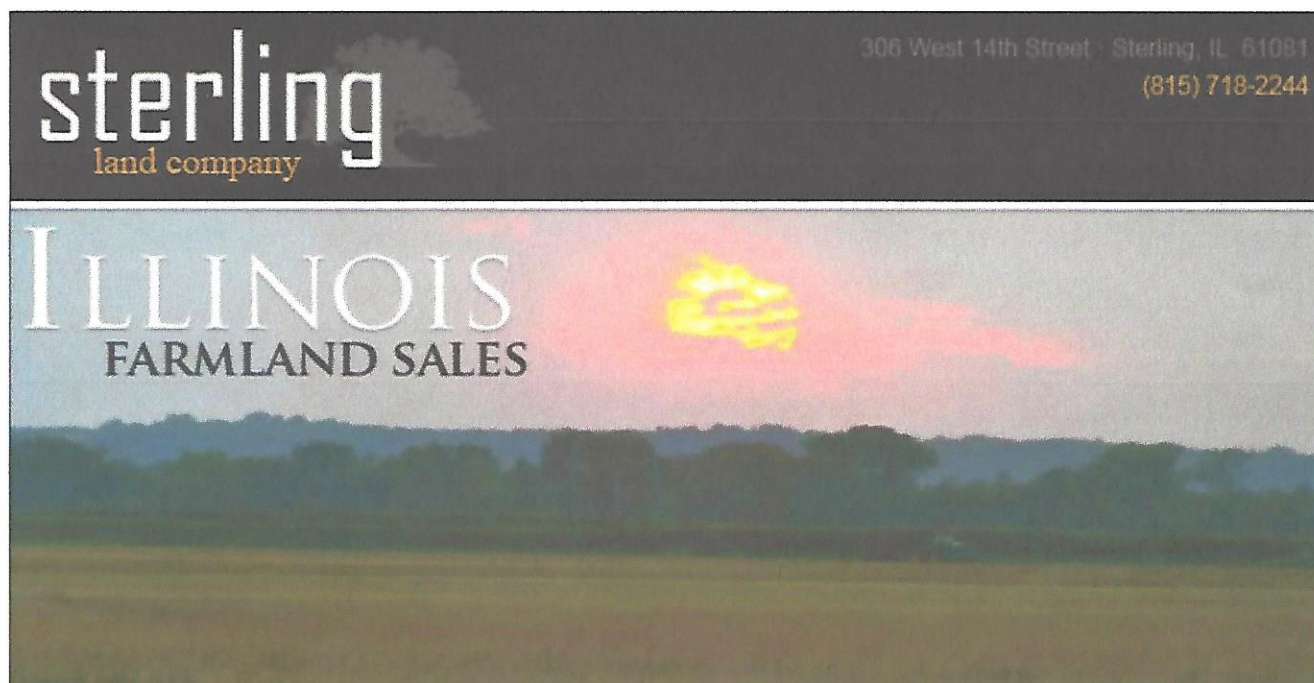
Information deemed reliable but not guaranteed.

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STERLING LAND COMPANY LAND REPORT August 25, 2016

Land activity around the state.

Starting to see more land being sold with a number of auctions recently. The Chicago Fed stated in their August "AgLetter" that good Illinois agricultural land values actually rose in the 2nd Quarter this year. Seems a little counter intuitive but maybe not considering the Sangamon County sale we cite at \$12,000 plus last week and the Coles County land that came close to \$12,000/Acre.

We are off to Machu Picchu for 2 weeks, hopefully we will have a fresh report ready by the end of September.

151.18 Acres sold at public auction in Bureau County-August 20.

Walnut Township-17 miles northwest of Princeton.

Sold for \$7,500/Acre with PI of 120.7 for \$62.48/PI Point.

200 Acres sold at public auction in Sangamon County-August 20.

Island Grove and New Berlin Townships-A few miles west of Springfield. 3 Parcels.

Average price was \$12,260/Acre with PI of 140.7 for \$87.84/PI Point.

155.66 Acres sold at public auction in Peoria County-August 20.

Rosefield Township-4 to 5 miles west of Peoria. 4 Parcels.

Average price was \$9,418/Acre with PI of 122.1 for \$90.60/PI Point.

164.1 Acres sold at public auction in Coles County-August 18.

Humboldt Township-5 miles north of Mattoon. 3 year average Corn Yield-230 Bushels/Acre.

Sold for \$11,804/Acre with PI of 141.9 for \$87.63/PI Point.

80 Acres sold at public auction in Logan County-August 23.

Chester Township-4 miles southeast of Lincoln.

Sold for \$9,000/Acre with PI of 134.9 for \$66.72/PI Point.

177 Acres offered for sale at public auction in Boone County-August 16.

Flora Township-4 miles south of Belvidere.

High bid during the auction was \$6,100/Acre and not accepted at the time.

A deal was struck later in the day at some undisclosed price.

Farm had a Productivity Index of 129.1 with 144 tillable acres.

454.5 Acres sold in a private transaction in McLean County-Recorded July 27.

Arrowsmith Township-18 miles east of Bloomington. Included 3 wind turbines.

Sold for \$9,889/Acre with PI of 132.1 for \$77.86/PI Point.

82.71 Acres sold in a private transaction in Edgar County-Closed July 15.

Paris Township-Southeast side of Paris.

Sold for \$8,450/Acre with PI of 129.2 for \$65.95/PI Point.

208 Acres sold in a private transaction in Whiteside County-Recorded June 29.

Genesee Township-14 miles northwest of Sterling.

Sold for \$9,780/Acre with PI of 114.9 for \$94.48/PI Point.

80 Acres sold in a private transaction in Ogle County-Closed July 25.

Forreston Township-4 miles west of Forreston.

Sold for \$7,350/Acre with PI of 117.4 for \$71.96/PI Point.

160 Acres sold in a private transaction in Iroquois County-Recorded in June.

Ash Grove Township-22 miles southwest of Watseka.

Sold for \$10,500/Acre with PI of 123.5 for \$86.64/PI Point.

225 Acres sold in a private transaction in Kankakee County-Closed July 25.

Momence Township-17 miles east of Kankakee.

Sold for \$5,928/Acre with PI of 75.3 for \$86.07/PI Point.

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