



## STERLING LAND COMPANY LAND REPORT November 22, 2016

**Plenty of sales to sift through this time of the year. As much as the bears would like to see land prices fall, the occasional lower priced Class A farm sold seem more like a fluke than a trend, as there are plenty of top farms still bringing upwards of \$12,000/Acre.**

### Land activity around the state.

#### **79.3 Acres sold at public auction in Champaign County- November 18.**

St. Joseph Township-8 miles east of Urbana.

Sold for \$12,100/Acre with PI of 143.8 for \$84.14/PI Point.

#### **195 Acres sold at public auction in Douglas County- November 18.**

Bowdre Township-2 parcels-8 miles east of Arcola.

80 Acres sold for \$10,200/Acre with PI of 139 for \$73.73/PI Point.

115 Acres sold for \$ 9,950/Acre with PI of 140 for \$71.69/PI Point.

#### **97 Acres sold at public auction in Woodford County- November 21.**

Panola Township-3 miles northeast of El Paso. Mostly Flanagan Silt loam.

Sold for \$12,300/Acre with PI of 144 for \$85.42/PI Point.

#### **80 Acres sold at public auction in Knox County- November 17.**

Copley Township-12 miles northeast of Galesburg.

Sold for \$12,800/Acre with PI of 141 for \$90.78/PI Point.

#### **158 Acres sold at public auction in Livingston County-November 10.**

Fayette Township-8 miles southeast of Forest.

Sold for \$12,000/Acre with PI of 130.8 for \$92.43/PI Point.

#### **78 Acres sold at public auction in LaSalle County- November 17.**

Farm Ridge Township-8 miles south of Ottawa.

Sold for \$9,500/Acre with PI of 142 for \$66.90/PI Point.

**40 Acres sold in a private transaction in Winnebago County-Recorded October 13.**

Winnebago Township-6 miles west of Rockford.

Sold for \$13,000/Acre with PI of 137.8 for \$101.99/PI Point.

**40 Acres sold at public auction in Warren County- November 10.**

Tompkins Township-10 miles southwest of Monmouth.

Sold for \$11,400/Acre with PI of 145.9 for \$78.14/PI Point.

**90.46 Acres sold at public auction in Warren County-November 15.**

Berwick Township-15 miles southeast of Monmouth. 2 parcels.

42.63 Acres Sold for \$ 9,200/Acre with PI of 139.6 for \$67.03/PI Point.

47.83 Acres Sold for \$10,200/Acre with PI of 141.8 for \$75.98/PI Point.

**67.65 Acres sold at public auction in McLean County- November 10.**

Dry Grove Township-5 miles northwest of Normal.

Sold for \$8,850/Acre with PI of 138.2 for \$66.14/PI Point.

**79.67 Acres sold at public auction in McLean County- November 10.**

White Oak Township-6 miles northwest of Normal.

3 yr. average Corn yield said to be 233.8 bpa.

Sold for \$8,000/Acre with PI of 138.5 for \$58.36/PI Point.

**136.63 Acres sold at public auction in Woodford/McLean Counties- November 8.**

El Paso/Gridley Townships-2 parcels-1 mile southeast of El Paso.

41.18 Acres Sold for \$10,800/Acre with PI of 124.4 for \$86.82/PI Point.

95.45 Acres Sold for \$11,500/Acre with PI of 136.6 for \$84.19/PI Point.

**136.76 Acres sold at public auction in Carroll County- November 18.**

Lima Township-6 miles southeast of Lanark.

Sold for \$5,050/Acre with PI of 111.4 for \$58.92/PI Point.

**158 Acres offered at public auction in McHenry County-November 17.**

Grafton Township-3 miles northwest of Huntley.

Top bid of \$7,000 was well off the mark of what the sellers expected as we understand it.

**NO SALE**

The P.I. of 128 would equate to \$55.10/PI Point.

**161.64 Acres sold at public auction in Sangamon County- November 14.**

Cooper Township-2 parcels-9 miles southeast of Springfield.

3 year average on corn-219 bpa.

74.04 Acres Sold for \$6,600/Acre with PI of 137.3 for \$55.12/PI Point.

87.64 Acres Sold for \$8,500/Acre with PI of 128.3 for \$75.98/PI Point.

**81 Acres sold at public auction in Bureau County-October 29.**

Mineral Township-12 miles west of Princeton.

Sold for \$8,100/Acre with PI of 129.3 for \$62.65/PI Point.

Monte Van Kooten-Managing Broker

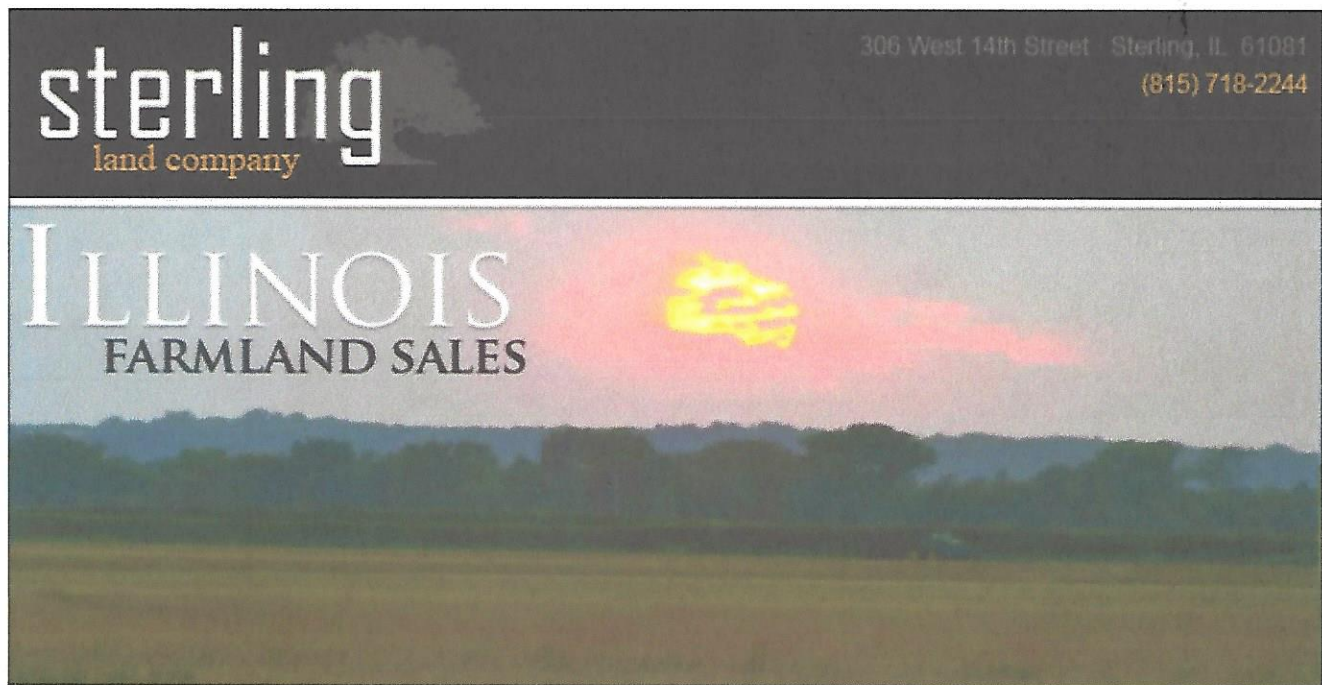
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306 W. 14th St.

Sterling, IL. 61081





**STERLING LAND COMPANY LAND REPORT  
December 13, 2016**

**Is Class A Illinois farmland worth over \$14,000/Acre?  
If it is Morgan County-apparently it is.**

**Land activity around the state.**

**8,638 Acres sold at public auction in Mercer & Fulton Counties-December 12.**

Land was part of the estate of Maurice Wilder. The recently deceased land tycoon who amassed over 100,000 acres of land across the U.S. Offered in 46 parcels or any combination thereof-top two bidders appeared to be investment funds. 95% tillable, mostly river bottom land with nearly 900,000 bushels of grain storage. Price here includes 3% buyers premium.

Sold to one buyer-\$6,702/Acre with 121 PI for \$55.90/PI Point.

**235 Acres sold at public auction in Morgan County-December 10.**

Alexander Township-20 miles west of Springfield. 3 parcels

43.5 Acres Sold for \$15,400/Acre with the other 2 parcels coming in at \$14,100/Acre.

Over all average-\$14,341/Acre with 140.8 PI for \$103.70/PI Point.

**300 Acres sold at public auction in Sangamon County-December 8.**

Lanesville Township-14 miles east of Springfield. 4 parcels

80 Acres Sold for \$13,400/Acre with PI of 140.3 for \$98.34/PI Point.

80 Acres Sold for \$13,400/Acre with PI of 141.2 for \$95.14/PI Point.

80 Acres Sold for \$11,350/Acre with PI of 138.3 for \$84.82/PI Point.

60 Acres Sold for \$11,050/Acre with PI of 141.2 for \$79.18/PI Point.

Over all average-\$12,383/Acre with 140.2 PI for \$90.07/PI Point.

**479 Acres sold at public auction in Carroll County-December 10.**

Woodland Township-4 miles northwest of Mt. Carroll. Offered in 6 parcels and as a whole. Sold to one buyer. Farm was about 42% tillable. Balance being wooded and pasture.

Sold for \$4,350/Acre.

**158 Acres sold at public auction in LaSalle/Livingston Counties-December 9.**

3 parcels

84.11 Acres Sold for \$ 9,000/Acre with PI of 134.9 for \$69.23/PI Point.

39.82 Acres Sold for \$12,800/Acre with PI of 144.2 for \$93.51/PI Point.

35 Acres Sold for \$ 9,200/Acre with PI of 137.5 for \$79.03/PI Point.

**242.4 Acres sold at public auction in LaSalle County-December 8.**

2 parcels Bruce and Vermillion Townships.

83.6 @ \$10,000/Acre with PI of 141.4 for \$71.34/PI Point. 2 miles north of Streator.

158.8 @ \$10,700/Acre with PI of 131.6 for \$83.30/PI Point. 14 miles northwest of Streator.

**60 Acres sold in a private transaction in LaSalle County-Closed on October 31.**

Wallace Township-5 miles Northwest of Ottawa.

Sold for \$11,657/Acre with PI of 140.9 for \$83.89/PI Point.

**313 Acres sold in a private transaction in Iroquois & Vermillion Counties-Closed on December 5.**

Prairie Green and Grant Townships. About 20 to 28 miles southeast of Watseka.

Sold for \$6,546/Acre with average PI of 128.5 for \$52.67/PI Point.

**160 Acres sold in a private transaction in Piatt County-Closed on November 16.**

Willow Branch Township-8 miles west of Monticello.

Sold for \$8,650/Acre with PI of 142 for \$61.69/PI Point.

**328.87 Acres sold at public auction in McDonough County-December 9.**

Bushnell Township-1 mile north of Bushnell. 3 parcels.

105.64 Acres Sold for \$9,200/Acre with PI of 140.5 for \$70.39/PI Point.

80.21 Acres Sold for \$9,200/Acre with PI of 135 for \$72.68/PI Point.

143.02 Acres Sold for \$7,400/Acre with PI of 137.5 for \$55.47/PI Point.

Over all average-\$8,417/Acre with 137.8 PI for \$64.34/PI Point.

**118.75 Acres sold at public auction in Knox County-December 1.**

Lynn Township-2 miles southwest of Galva. 2 parcels

80 Acres Sold for \$12,000/Acre with PI of 137.5 for \$90.22/PI Point.

38.75 Acres Sold for \$11,300/Acre with PI of 136.3 for \$87.78/PI Point.

**96 Acres sold at public auction in Grundy County-December 3.**

Goodfarm Township-5 miles north of Dwight.

Sold for \$9,800/Acre with PI of 126.6 for \$77.41/PI Point.

**80.9 Acres sold at public auction in Marshall County-December 9.**

Evans Township-20 miles south of LaSalle.

Sold for \$9,550/Acre with PI of 130.6 for \$73.97/PI Point.

**80 Acres sold at public auction in Henry County-November 25.**

Kewanee Township-Just east of Kewanee.

Sold for \$6,675/Acre with PI of 129 for \$55.19/PI Point.

**60 Acres "sold" at public auction in Shelby County-November 22.**

Todds Point Township-24 miles southeast of Decatur. Not 100% certain if the bid was accepted.

High bid was \$9,900/Acre with PI of 144 for \$69.21/PI Point.

Monte Van Kooten-Managing Broker

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## STERLING LAND COMPANY LAND REPORT December 28, 2016

### Land activity around the state.

#### **79 Acres sold at public auction in Woodford County-December 13.**

Clayton Township-8 miles southeast of Minonk.

Sold for \$13,800/Acre with PI of 144 for \$96.69/PI Point.

#### **211 Acres sold at public auction in Douglas County-December 12.**

Tuscola Township-1 miles north of Tuscola.

Sold for \$12,100/Acre with PI of 141 for \$90.54/PI Point.

#### **127.5 Acres sold at public auction in Douglas County-December 21.**

Garrett Township-7 miles northwest of Tuscola. 3 parcels.

52.87 Acres Sold for \$12,200/Acre with PI of 143.9 for \$88.72/PI Point.

52.95 Acres Sold for \$7,100/Acre with PI of 130.4 for \$65.69/PI Point.

21.68 Acres Sold for \$6,000/Acre less than half cropland.

#### **90 Acres sold in a private transaction in DeKalb County-Closed on December 22.**

Genoa Township-8 miles north of Sycamore.

Sold for \$11,500/Acre with PI of 144 for \$80.31/PI Point.

#### **80 Acres sold in a private transaction in DeKalb County-Closed on December 20.**

Franklin Township-16 miles northwest of DeKalb.

Sold for \$9,220/Acre with PI of 113.1 for \$84.55/PI Point.

#### **46 Acres sold in a private transaction in Kane County-Closed on December 22.**

Rutland Township-1 mile south of Huntley.

Sold for \$11,000/Acre. **Estimated value prior to 2008 financial crisis-\$30,000/Acre.**

#### **117 Acres sold at public auction in Stark County-December 15.**

Essex Township-20 miles northwest of Peoria. 2 parcels.

37 Acres Sold for \$10,500/Acre with PI of 140.2 for \$74.89/PI Point.

80 Acres Sold for \$8,300/Acre with PI of 133.3 for \$62.26/PI Point.

**442 Acres sold at public auction in Knox County-December 16.**

Cedar & Indian Point Townships-9 miles south of Galesburg. 4 parcels

103.17 Acres Sold for \$9,000/Acre with PI of 138.8 for \$68.88/PI Point.

60.74 Sold for \$8,100/Acre with PI of 135 for \$60.74/PI Point.

69.87 Acres Sold for \$8,000/Acre with PI of 136.6 for \$69.87/PI Point.

159.69 Acres Sold for \$8,600/Acre with PI of 141.2 for \$79.18/PI Point.

**151 Acres sold at public auction in Moultrie County-December 20.**

2 parcels Dora Township. 10 miles southeast of Decatur.

Average price of \$8,438/Acre with PI of 139.2 for \$62.14/PI Point.

**286 Acres sold at public auction in Henry County-December 14.**

Burns Township-5 miles north of Galva. 3 parcels

51.9 Acres Sold for \$12,200/Acre with PI of 141.2 for \$86.40/PI Point.

80 Acres Sold for \$11,150/Acre with PI of 138.7 for \$81.02/PI Point.

154.41 Acres Sold for \$9,250/Acre with PI of 133.9 for \$69.83/PI Point.

**316 Acres sold at public auction in Livingston County-December 21.**

Esmen Township-3 miles north of Pontiac. 4 parcels

76.23 Acres Sold for \$8,400/Acre with PI of 119.9 for \$77.40/PI Point.

84.38 Acres Sold for \$8,400/Acre with PI of 118.3 for \$73.07/PI Point.

73.59 Acres Sold for \$7,400/Acre with PI of 118.1 for \$67.81/PI Point.

81.65 Acres Sold for \$8,000/Acre with PI of 117.8 for \$70.19/PI Point.

**616 Acres sold at public auction in Rock Island County-December 20.**

Hampton Township-12 miles northeast of Moline airport. Multi-parcel.

123.85 Acres mostly wooded, top bid of \$2,000/Acre **NO SALE**

183.89 Acres Sold for \$7,000/Acre with PI of 131.5 for \$60.35/PI Point.

126.82 Acres Sold for \$7,250/Acre with PI of 132.3 for \$62.16/PI Point.

50.83 Acres Sold for \$2,700/Acre with 23 acres of cropland.

130.93 Acres Sold for \$4,300/Acre 30 acres cropland plus timber.

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Information deemed reliable but not guaranteed.

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