



## STERLING LAND COMPANY LAND REPORT March 10, 2017

**990 Acres of Class A land sold for an average of \$11,284/Acre.  
\$80.92/P.I. Point**

**766 Acres of Class B land sold for an average of \$7,080/Acre.  
\$59.49/P.I. Point**

### Land activity around the state.

**Sterling Land Company brokered the sale of 41.3 acres in Iroquois County.**

**Sold for \$12,000/Acre with PI of 138 for \$92.80/PI Point.**

**120 Acres sold at public auction in Champaign County-March 9.**

**Urbana Township-East edge of Urbana. ¼ mile from a Wal-Mart store.**

**Sold for \$11,300/Acre with PI of 142.3 for \$80.62/PI Point.**

**161.54 Acres sold at public auction in Tazewell County-February 22.**

**Dillon Township-About 25 miles south of Peoria. 2 Parcels.**

**80.74 Acres Sold for \$14,300/Acre with PI of 141.7 for \$100.92/PI Point.**

**80.8 Acres Sold for \$13,100/Acre with PI of 142.3 for \$ 92.06/PI Point.**

**204 Acres sold at public auction in Menard County-February 22.**

**Sugar Grove Township-12 miles north of Springfield. 2 Parcels.**

**A Local Observer made the comment that this land was a "Known Swamp" which would explain the relative low price for such strong indexes.**

**80 Acres Sold for \$10,300/Acre with PI of 141.2 for \$72.95/PI Point.**

**124 Acres Sold for \$9,550/Acre with PI of 140.3 for \$68.07/PI Point.**

**159.81 Acres sold at public auction in Logan County-February 22.**

**Prairie Creek Township-12 miles northwest of Lincoln.**

**Sold for \$11,000/Acre with PI of 138.5 for \$81.89/PI Point.**

**138.6 Acres sold in a private transaction in DeKalb County-Closed on February 27.**

Clinton Township-9 miles south of DeKalb.

Sold for \$12,386/Acre with PI of 142.2 for \$80.78/PI Point.

We deducted \$200,000 for the buildings on this parcel before calculating the Value/PI.

**75 Acres sold in a private transaction in Lee County-Closed on March 6.**

Dixon Township-1 mile east of Dixon.

Sold for \$12,000/Acre with PI of 140.3 for \$88.74/PI Point.

**90 Acres sold at public auction in Warren County-March 7.**

Floyd Township-10 miles southeast of Monmouth.

Sold for \$7,750/Acre with PI of 133 for \$60.98/PI Point.

**70 Acres sold at public auction in Ogle County-March 8.**

Maryland Township-10 miles north of Mt. Morris.

Sold for \$5,700/Acre-38 Acres of cropland, balance woods and pasture.

**321 Acres sold in a private transaction in Bureau County-Recorded on February 1.**

Arispie Township-5 miles south of Princeton. About 90 acres tillable with the balance being wooded. Included a better than average home.

Sold for \$5,400/Acre.

**120.91 Acres sold at public auction in Kankakee County-February 23.**

Pilot Township-12 miles west of Kankakee.

Sold for \$8,800/Acre with PI of 126.3 for \$71.32/PI Point.

**508.44 Acres sold at public auction in Kankakee County-February 28.**

6 parcels located North and East of Kankakee with prices ranging from \$4,000 to \$7,700/Acre and PI's between 115 and 132.

Overall Average-\$6,489/Acre with PI of 122 for \$55.81/PI Point.

**157.4 Acres offered for sale at public auction in LaSalle County-March 6.**

Allen Township-16 miles southeast of Ottawa. Top Bid of \$6,500/Acre was not accepted by the seller. PI of 129.8 would have equated to \$52.99/PI Point.

**NO SALE**

**136.7 Acres sold in a private transaction in Whiteside County-Closed on March 6.**

Fenton Township-8 miles southwest of Morrison.

Sold for \$7,760/Acre with PI of 128.2 for \$62.07/PI Point.

Monte Van Kooten-Managing Broker

815-718-2244

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

306 W. 14th St.

Sterling, IL. 61081

Information deemed reliable but not guaranteed.

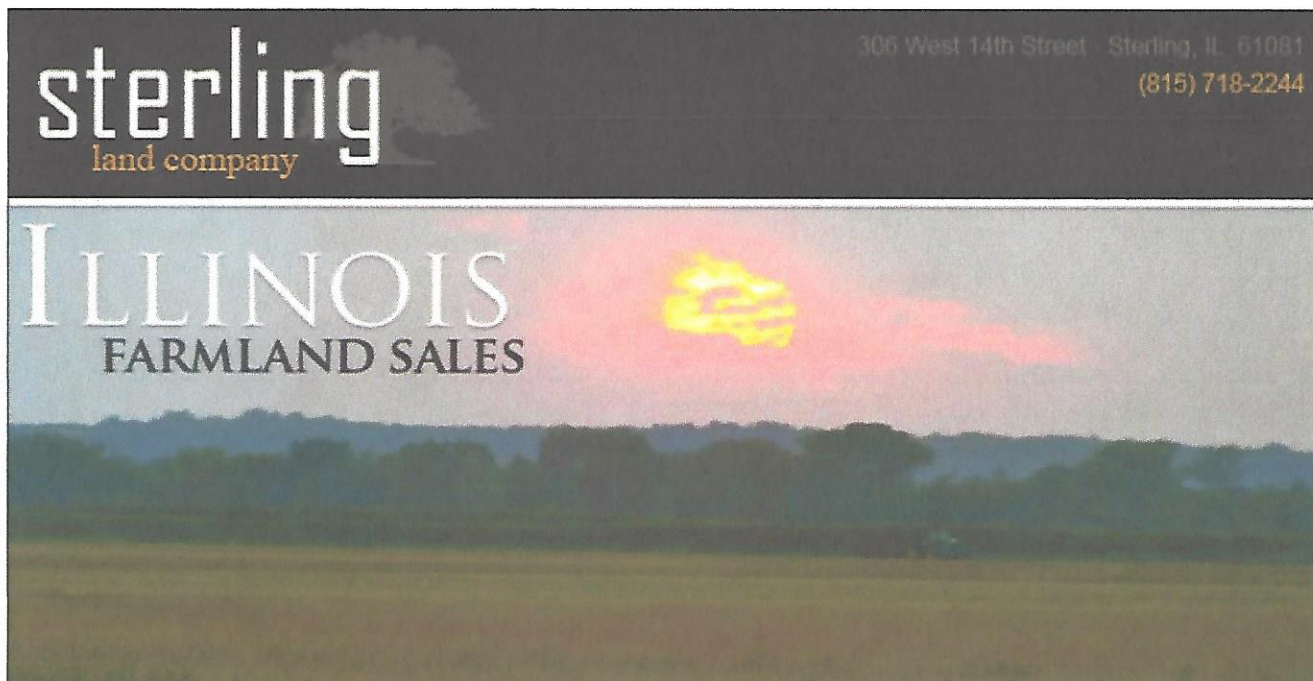
Monte Van Kooten, Managing Broker

(815) 718 2244

[agent5841@gmail.com](mailto:agent5841@gmail.com)

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)





**STERLING LAND COMPANY LAND REPORT**  
**March 28, 2017**

**STERLING LAND COMPANY IN COLLABORATION WITH GORDON STADE  
 AUCTIONS HAS BEEN ENGAGED TO SELL AT PUBLIC AUCTION 1,412 ACRES  
 7 PARCELS-IN NORTHERN ILLINOIS.  
 LATE SPRING  
 DETAILS COMING SOON.**

**Land activity around the state.**

**80 Acres sold in a private transaction in Shelby County-Closed on March 14.**

**Todd's Point Township-25 miles south of Decatur.**

**Sold for \$10,400/Acre with PI of 144 for \$73.80/PI Point.**

**240 Acres sold at public auction in Piatt County-March 14.**

**Cerro Gordo Township-18 miles east of Decatur.**

**Sold for \$11,200/Acre with PI of 142.3 for \$81.04/PI Point.**

**736 Acres sold at public auction in Piatt County-March 25.**

**Monticello Township-20 miles northeast of Decatur. Property was divided into 11 parcels, some mostly all tillable, some mostly all wooded and combinations thereof. Prices came in from \$4,100 to \$10,750/Acre. Including a 181 acre parcel nearly all tillable that only brought \$5,500/Acre while 3 parcels with very little cropland sold for \$6,350/Acre. Overall average was \$6,740/Acre for land that was less than 50% tillable.**

**888.5 Acres sold at public auction in Sangamon County-March 14.**

**12 parcels-Island Grove and New Berlin Townships about 12 miles west of Springfield.**

**Very strong sales with prices that ranged from \$9,500 to \$15,200/Acre.**

**Overall Average-\$12,595/Acre with PI of 138.6 for \$92.84/PI Point.**

**232.5 Acres sold at public auction in Champaign County-March 21.**

Stanton Township 4 miles northeast of Urbana. Sold in 2 parcels.

152.5 acres Sold for \$12,500/Acre with PI of 142.6 for \$88.24/PI Point.

80 acres Sold for **\$13,100/Acre** with PI of 143.7 for \$91.21/PI Point.

**151.5 Acres sold at public auction in Sangamon County-March 15.**

Mechanicsburg Township about 10 miles northeast of Springfield.

Sold for \$9,100/Acre with PI of 136 for \$69.91/PI Point.

**160 Acres sold in a private transaction in Macon County-Closed on March 15.**

Friends Creek Township-14 miles northeast of Decatur. Farm was said to have some drainage issues.

Sold for \$8,650/Acre with PI of 139.4 for \$63.64/PI Point.

**80 Acres sold in a private transaction in Bureau County-Closed on March 6.**

Macon Township-15 miles southwest of Princeton.

Sold for \$10,500/Acre with PI of 137.8 for \$76.39/PI Point.

**145.2 Acres sold in a private transaction in Bureau County-Closed on March 2.**

Manlius Township-18 miles northwest of Princeton.

Sold for \$7,700/Acre with PI of 132.7 for \$59.04/PI Point.

**36 Acres sold in a private transaction in DeKalb County-Recorded on March 13.**

Paw Paw Township-8 miles east of Paw Paw

Sold for \$11,055/Acre with PI of 143 for \$77.67/PI Point.

**157 Acres sold in a private transaction in Lee County-Recorded on March 24.**

Alto Township-8 miles southeast of Rochelle.

Sold for \$7,063/Acre with PI of 128.4 for \$57.17/PI Point.

**95 Acres sold in a private transaction in Lee County-Recorded on January 23.**

Ashton Township-14 miles east of Dixon.

Sold for \$9,750/Acre with PI of 136.6 for \$71.68/PI Point.

**80.7 Acres sold in a private transaction in Kendall County-Closed on March 22.**

Kendall Township-3 miles south of Yorkville.

Sold for \$11,500/Acre with PI of 141 for \$83.32/PI Point.

**202.7 Acres sold in a private transaction in Jo Daviess County-Recorded on March 10.**

Vinegar Hill Township-4 miles north of Galena.

Sold for \$6,000/Acre with about 2/3 tillable.

**160 Acres sold in a private transaction in Jo Daviess County-Recorded on March 1.**

Scales Mound Township-10 miles northeast of Galena.

Sold for \$6,250/Acre with about 2/3 tillable.

**80 Acres sold in a private transaction in Jo Daviess County-Recorded on February 28.**

Derinda Township-20 miles southeast of Galena.

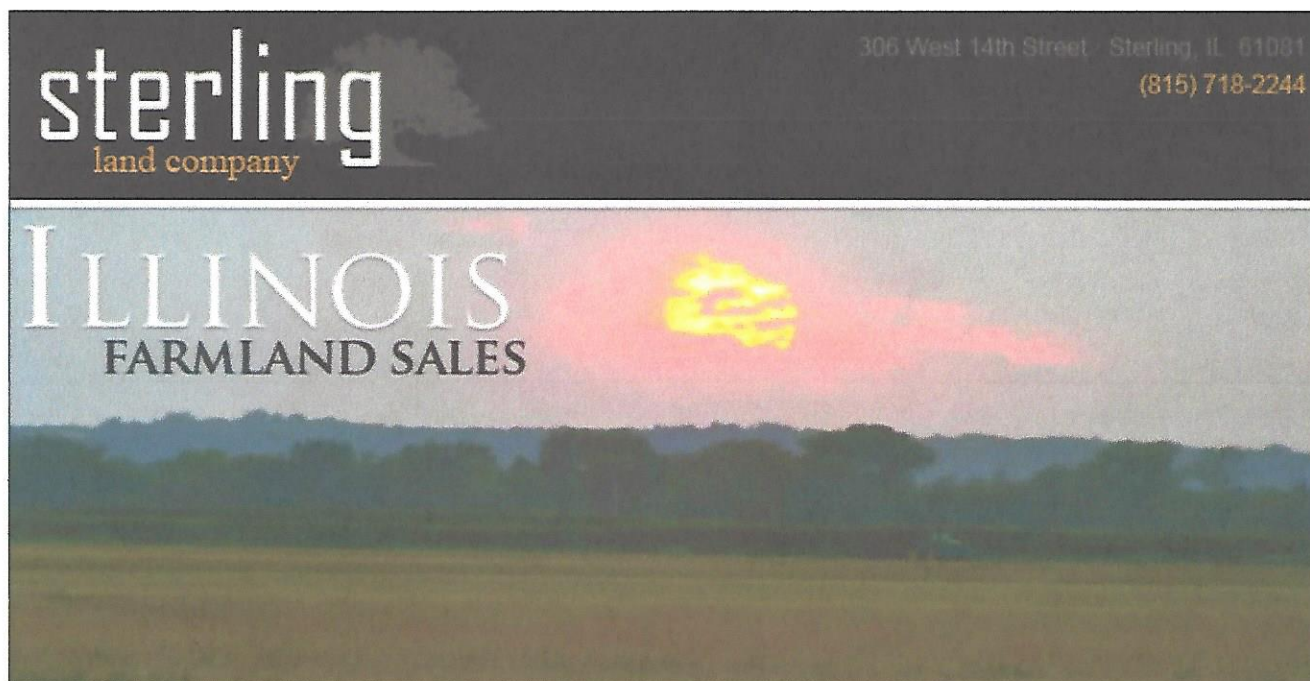
Sold for \$5,000/Acre with 50% tillable.

**TOTAL CLASS A FARMS INCLUDED IN THIS REPORT- 2,044 total Acres.**

**Average price-\$11,506/Acre and \$84.10/P.I. Point.**

Monte Van Kooten-Managing Broker  
815-718-2244





## STERLING LAND COMPANY LAND REPORT April 19, 2017

### [Leaf River Ranch-Public Auction June 20](#)

[click for 12 page pdf](#)

#### Land activity around the state.

#### **Sterling Land Company brokered the sale of 109 acres in Macon County.**

Sold for \$10,600/Acre with PI of 139.1 for \$76.20/PI Point.

Tip of the hat to Listing Broker-Tom Nolan.

#### **Sterling Land Company brokered the sale of 120 acres in Macon County.**

Sold for \$9,990/Acre with PI of 135.6 for \$74.61/PI Point.

Tip of the hat to Listing Broker-the Legendary Dale Aupperle.

#### **154.6 Acres sold at public auction in Stark County-April 17.**

Penn Township-20 miles north of Peoria. 2 parcels. Parcel #1 included a Wind Turbine with annual payment of \$8,100.

78.4 Acres sold for \$12,100/Acre with PI of 138.7 for \$92.47/PI Point.

76.1 Acres sold for \$10,700/Acre with PI of 139.2 for \$81.70/PI Point.

#### **115 Acres sold at public auction in Douglas County-April 11.**

Murdock Township-10 miles east of Tuscola. 3 parcels.

40 Acres sold for \$10,600/Acre with PI of 129.4 for \$84.95/PI Point.

43 Acres sold for \$11,800/Acre with PI of 138.9 for \$85.77/PI Point.

32 Acres sold for \$10,500/Acre with PI of 140.1 for \$75.18/PI Point.

#### **117.4 Acres sold in a "private auction" in Ogle County-April 13.**

Maryland Township-2 miles east of Forreston. Private meaning only 4 parties were invited according to our sources, with a sale price reported to us at \$13,175/Acre with PI of 139.6 for \$95.52/PI Point.

#### **140.4 Acres sold in a private transaction in Ogle County-Closed on March 29.**

**Eagle Point Township-4 miles west of Polo.**

**Sold for \$11,900/Acre with PI of 135.9 for \$91.75/PI Point.**

**307 Acres sold in a private transaction in LaSalle County-Closed on March 28.**

**Meriden Township-6 miles east of Mendota.**

**Sold for \$10,625/Acre with PI of 141.3 for \$77.73/PI Point.**

**80 Acres sold at public auction in Grundy County-April 3.**

**Highland Township-7 miles northwest of Dwight. Farm included a Wind Turbine.**

**Sold for \$10,800/Acre with PI of 130.1 for \$83.60/PI Point.**

**80 Acres sold in a private transaction in DeKalb County-Recorded on March 22.**

**Afton Township-2 miles south of DeKalb.**

**Sold for \$10,000/Acre with PI of 141.1 for \$70.87/PI Point.**

**76.3 Acres sold in a private transaction in DeKalb County-Recorded on April 3.**

**Franklin Township-14 miles northwest of Sycamore.**

**Sold for \$8,200/Acre with PI of 138.4 for \$60.28/PI Point.**

**185 Acres sold in a private transaction in DeKalb County -Closed on April 7.**

**Mayfield Township-5 miles northwest of Sycamore. 3 parcels.**

**106.3 Acres sold for \$9,500/Acre with PI of 136.3 for \$71.70/PI Point.**

**40.25 Acres sold for \$9,500/Acre with PI of 138.4 for \$71.46/PI Point.**

**40.57 Acres sold for \$9,000/Acre with PI of 141.1 for \$71.48/PI Point.**

**100 Acres sold in a private transaction in DeKalb County-Recorded on March 20.**

**Pierce Township-7 miles southeast of DeKalb.**

**Sold for \$7,600/Acre with PI of 117.4 for \$67.29/PI Point.**

**80 Acres sold at public auction in Woodford County-April 10.**

**Montgomery Township-20 miles east of Peoria.**

**Sold for \$8,000/Acre- with PI of 134.8 for \$65.94/PI Point.**

**80 Acres sold in a private transaction in Livingston County-Closed on March 22.**

**Reading Township-5 miles southwest of Streator.**

**Sold for \$10,900/Acre with PI of 137.7 for \$74.85/PI Point.**

**41 Acres sold in a private transaction in Piatt County-Closed on March 31.**

**Cerro Gordo Township-10 miles east of Decatur.**

**Sold for \$10,650/Acre with PI of 140.5 for \$75.80/PI Point.**

**Summarizing this report- 1,606 Acres of Class A land  
sold for an average of \$10,644/Acre with average PI of 138.7  
\$78.88/PI Point**

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