

# **STERLING LAND COMPANY**

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
Managing Broker  
815-718-2244

Ken Duncan  
Broker  
815-631-0558

## **STERLING LAND COMPANY LAND REPORT**

**January 8, 2015**

### **Land activity around the state.**

**75 Acres sold in a private transaction in Macon County**-Closed December 29.

Austin Township. 12 miles northwest of Decatur.

Sold for \$11,000/Acre with Productivity Index of 140.3 for \$81.33/PI Point.

**74.3 Acres sold in a private transaction in Bureau County**-Closed December 12.

Hall Township. 7 miles northwest of Peru.

Sold for \$13,025/Acre with Productivity Index of 139.1 for \$101.86/PI Point.

**160 Acres sold in a private transaction in Iroquois County**-Closed December 19.

Sheldon Township. 3 miles west of the Indiana State Line.

Sold for \$10,896/Acre with Productivity Index of 127 for \$86.88/PI Point.

**165 Acres sold in a private transaction in Kane County**-Closed January 7.

Sugar Grove Township. Just south of Sugar Grove on Jericho Road.

Sold for \$15,150/Acre with Productivity Index of 141.2 for \$110.66/PI Point.

**156 Acres sold in a private transaction in Carroll County**-Closed January 7.

Fairhaven Township. 7 miles south of Mt. Carroll.

Sold for \$8,250/Acre with Productivity Index of 123.8 for \$72.19/PI Point.

**205 Acres sold in a private transaction in Piatt County**-Closed December 30.

Willow Branch Township. 18 miles northeast of Decatur.

Sold for \$11,500/Acre with Productivity Index of 140.9 for \$82.11/PI Point.

**244.47 Acres sold in a private transaction in Lee County**-Closed December 24.

Lee Center Township. 12 miles southeast of Dixon.

Sold for \$8,712/Acre with Productivity Index of 132 for \$97.28/PI Point.

**160 Acres sold in a private transaction in Lee County**-Closed December 18.

Nachusa Township. 3 miles east of Dixon.

Sold for \$8,700/Acre with Productivity Index of 116.9 for \$82.69/PI Point.



**240 Acres sold at public auction in Woodford County-January 7.**

Greene Township. 7 miles northwest of El Paso. 2 parcels.

160 Acres with 135.1 PI sold for \$10,600/Acre or \$80.06/PI Point.

80 Acres with 130.6 PI sold for \$12,000/Acre or \$93.64/PI Point.

**276 Acres sold (Subject to Court Approval) at public auction in Livingston County-**

January 7. Owego Township. 4 miles east of Pontiac. 3 parcels.

80 Acres with 113.5 PI sold for \$9,000/Acre or \$80.19/PI Point.

80 Acres with 118.3 PI sold for \$8,700/Acre or \$80.93/PI Point.

116 Acres with 116.1 PI sold for \$5,550/Acre or \$49.78/PI Point.

**155 Acres sold at public auction in Hancock County-December 29.**

Fountain Creek Township. 18 miles northwest of Macomb.

Sold for \$8,750/Acre with Productivity Index of 132.9 for \$83.30/PI Point.

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## **STERLING LAND COMPANY LAND REPORT**

**January 28, 2015**

### **Land activity around the state.**

**315 Acres sold in a private transaction in Lee County**-Closed January 12.

Hamilton Township. 16 miles southwest of Rock Falls.

Sold for \$8,890/Acre with Productivity Index of 128.4 for \$72.69/PI Point.

**80 Acres sold in a private transaction in Henry County**-Closed December 30.

Clover Township. 25 miles southwest of Geneseo.

Sold for \$12,000/Acre with Productivity Index of 141.2 for \$85.31/PI Point.

**81 Acres NO SALE at public auction in Henry County**-January 13.

Cambridge Township. 16 miles south of Geneseo.

Top bid at the auction was \$9,500/Acre with Productivity Index of 139 for \$69.20/PI Point.

**136.2 Acres NO SALE at public auction in Bureau County**-January 20.

Berlin Township. 6 miles northwest of Princeton.

Top bid at the auction was \$6,050/Acre with Productivity Index of 106.5 for \$61.32/PI Point.

**102 Acres sold at public auction in Henry County**-January 10.

Yorktown Township. 11 miles south of Prophetstown. Said to have been appraised recently for \$8,400/Acre.

Sold for \$7,000/Acre with Productivity Index of 128.5 for \$59.11/PI Point.

**77.7 Acres sold at public auction in Mercer County**-January 24.

North Henderson Township. 71% Tillable. 20 miles northeast of Monmouth.

Sold for \$5,400/Acre with Productivity Index of 121.1 for \$63.03/PI Point.

**318 Acres sold at public auction in Stark County**-January 24.

Penn Township. 2 miles south of Bradford. Sold in 3 tracts.

1st tract included 2 Wind Turbines.

120 Ac. Sold for \$13,000/Acre with PI of 143 for \$96.54/PI Point.

120 Ac. Sold for \$10,100/Acre with PI of 141 for \$74.80/PI Point.

78 Ac. Sold for \$12,100/Acre with PI of 139 for \$87.16/PI Point.

Overall average for the day was \$11,685/Ac.-PI-141.2-\$86.03/PI Point.



**44 Acres sold at public auction in Lee County-January 15.**  
Ashton & Franklin Grove Townships. 3 miles west of Ashton.  
Sold for \$8,750/Acre with Productivity Index of 110.7 for \$93.49/PI Point.

**150 Acres sold at public auction in Iroquois County-January 8.**  
Beaverville Township. 22 miles south of Kankakee.  
Sold for \$7,745/Acre with Productivity Index of 116 for \$71.03/PI Point.

**159 Acres sold via some sort of sealed bid process in Henry County-Closed on January 13.**  
Atkinson Township. 5 miles east of Geneseo.  
Sold for \$10,692/Acre with Productivity Index of 139 for \$80.46/PI Point.

**560 Acres sold in a private transaction in McHenry County-Closed January 9.**  
Greenwood Township. Northwest edge of Woodstock. This property had basically zero tillable acres with the potential of being cleared for future ag production.  
Sold for \$4,821/Acre.

**254 Acres sold in a private transaction in McHenry County-Closed January 20.**  
Riley Township. 2 miles south of Marengo. 240 acres are currently cropland but the high price paid here was due to the value of the underlying gravel content.  
Sold for \$18,350/Acre.

**120 Acres sold at public auction in Warren County-January 20.**  
Lenox Township. 5 miles south of Monmouth.  
Sold for \$14,100/Acre with Productivity Index of 144.2 for \$99.26/PI Point.

**37.2 Acres sold at public auction in Champaign County-January 9.**  
Sadorus Township. 15 miles southwest of Champaign.  
Sold for \$12,400/Acre with Productivity Index of 144.4 for \$85.87/PI Point.

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## **STERLING LAND COMPANY LAND REPORT** **February 5, 2015**

### **Land activity around the state.**

**160 Acres sold in a private transaction in Macon County-Closed January 28.**  
**Friends Creek Township. 12 miles northeast of Decatur.**  
**Sold for \$12,250/Acre with Productivity Index of 139.2 for \$88.61/PI Point.**

**152.9 Acres sold in a private transaction in DeKalb County-Closed January 29.**  
**Pierce Township. 4 miles southeast of DeKalb.**  
**Sold for \$11,000/Acre with Productivity Index of 137 for \$81.36/PI Point.**

**80 Acres sold in a private transaction in Whiteside County-Closed January 27.**  
**Hume Township. 5 miles southwest of Rock Falls.**  
**Sold for \$10,000/Acre with Productivity Index of 104.7 for \$96.11/PI Point.**

**138 Acres sold in a private transaction in Lee County-Closed January 27.**  
**Harmon Township. 10 miles southeast of Dixon.**  
**Sold for \$8,000/Acre with Productivity Index of 116.6 for \$70.98/PI Point.**

**332 Acres sold in a private transaction in DeKalb County-Closed January 30.**  
**Kingston Township. 2 miles north of Genoa.**  
**Sold for \$12,500/Acre with Productivity Index of 140.1 for \$91.71/PI Point.**

**77.75 Acres sold at public auction in Livingston County-February 2.**  
**Eppards Point Township. 4 miles south of Pontiac.**  
**Sold for \$6,400/Acre with Productivity Index of 129.1 for \$50.06/PI Point.**

**277 Acres sold through a sealed bid auction in Henderson County-February 4.**  
**Bald Bluff Township. 17 miles northwest of Monmouth.**  
**Sold for \$7,850/Acre with Productivity Index of 120.1 for \$74.69/PI Point.**



**107 Acres sold at public auction in LaSalle County-January 27.**

**Dimmick Township. Just northwest of LaSalle. Rumors suggest the high price was due to its proximity and use for mining gravel or stone. But we do not know that. Sold for \$17,500/Acre with Productivity Index of 144 for \$122.10/PI Point.**

**198 Acres sold in a private transaction in Kane County-Closed January 29.**

**Virgil Township. 13 miles west of St. Charles.**

**Sold for \$12,000/Acre with Productivity Index of 132.7 for \$95.66/PI Point.**

**100 Acres sold at public auction in Peoria County-February 4.**

**Logan Township. 10 miles west of Peoria.**

**Sold for \$11,100/Acre with Productivity Index of 138.5 for \$82.45/PI Point.**

**79 Acres sold at public auction in Sangamon County-January 29.**

**Aubrun Township. 18 miles south of Springfield.**

**Sold for \$10,250/Acre with Productivity Index of 134 for \$77.57/PI Point.**

**298 Acres sold at public auction in Champaign & Vermillion Counties-January 30.**

**Sold in 4 parcels. About 14 miles east of Urbana.**

**Vermillion County-Oakwood Twp.-80 Acres-\$11,400-PI of 143.4 for \$83.68/PI Point.**

**Vermillion County-Oakwood Twp.-59 Acres-\$11,900-PI of 143.4 for \$83.62/PI Point.**

**Champaign County-Ogden Township-91 Acres-\$11,000-PI of 141 for \$80.90/PI Point.**

**Champaign County-Ogden Township-68 Acres-\$8,650-PI of 142.3 for \$60.79/PI Point.**

**Overall Average was \$10,475/Acre with Productivity Index of 142.5 for \$74.28/PI Point.**

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## **STERLING LAND COMPANY LAND REPORT**

**February 19, 2015**

### **Land activity around the state.**

**175 Acres sold in a private transaction in Kane County-Closed February 6.**  
Big Rock Township. 2 miles southwest of Sugar Grove.  
Sold for \$12,500/Acre with Productivity Index of 139.5 for \$90.12/PI Point.

**325 Acres sold at public auction in Bureau County-February 6.**  
Macon & Indian Town Townships. 12 to 14 miles SW of Princeton.  
Sold in 5 parcels-overall average of \$9,597/Acre-On 140.7 PI for \$69.74/PI Point.  
Macon Township-35 Acres-\$12,000-PI of 143.3 for \$83.74/PI Point.  
Macon Town Township-95 Acres-\$9,000-PI of 141.5 for \$63.81/PI Point.  
Indian Town Township-74.38 Acres-\$9,250-PI of 139.3 for \$69.48/PI Point.  
Indian Town Township-40 Acres-\$9,750-PI of 138.3 for \$70.68/PI Point.  
Indian Town Township-80 Acres-\$9,500-PI of 141.1 for \$69.74/PI Point.

**40 Acres sold at public auction in Douglas County-February 17.**  
Murdock Township. 20 miles southeast of Champaign.  
Sold for \$12,087/Acre (Including 2% Buyers Premium) with P.I. of 142 for \$85.33/PI Point.

**274 Acres sold at public auction in DeWitt & McLean Counties-February 17.**  
Sold in 2 parcels. 43 Acres in McLean County, Randolph Township-11 miles southeast of  
Bloomington sold for \$11,450/Acre with P.I. of 136.2 for \$84.86/PI Point.  
244.8 Acres in DeWitt County, Tunbridge Township-about 30 miles southwest of  
Bloomington sold for \$10,800/Acre with P.I. of 139 for \$79.82/PI Point.

**78 Acres sold in a private transaction in Macon County-February 6.**  
Whitmore Township. 7 miles north of Decatur.  
Sold for \$11,500/Acre with Productivity Index of 137 for \$85.86/PI Point.

**89 Acres sold at public auction in Bureau County-February 10.**  
Berlin Township. 10 miles northeast of Princeton.  
Sold for \$8,800/Acre with Productivity Index of 129.8 for \$70.24/PI Point.



**277 Acres for sale at public auction in McLean County-February 9.**

**Downs Township. 14 miles southeast of Bloomington. Bidding actually stalled out at \$10,469/Acre. A deal was apparently struck after the public auction-educated guess-Sale price of \$3 million or \$10,830/Acre equating to \$78.09/PI Point on a PI of 139.7.**

**176.6 Acres sold at public auction in Champaign County-February 9.**

**Mahomet Township. 3 miles northwest of Champaign. Sold in 2 parcels.**

**99.6 Acres sold for \$12,400/Acre. 77 Acres sold for \$12,900/Acre.**

**Overall average of \$12,618/Acre-On 142.6 PI for \$89.45/PI Point.**

**160 Acres sold in a private transaction in Henry County-February 13.**

**Annawan Township.**

**Sold for \$9,430/Acre with Productivity Index of 141.7 for \$68.88/PI Point.**

**92 Acres sold in a private transaction in Henry County-February 4.**

**Annawan Township.**

**Sold for \$9,130/Acre with Productivity Index of 139.1 for \$68.24/PI Point.**

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