

# STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
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815-625-8617

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## **STERLING LAND COMPANY LAND REPORT Sept. 22, 2011**

### **Land Auction-September 6**

**2,040 acres were offered for sale at public auction in El Paso, IL-offered in the "Multi-Parcel" method in 30 separate tracts-the top bids were as follows-**  
**1,400 Acres in LaSalle and Marshall Counties @\$9,714/Acre**  
**Streator-Rutland soils for the most part.**  
**193 Acres in McLean County @\$11,529/Acre**  
**447 Acres in McLean County @\$7,662/Acre**

**Turns out that the only offer accepted was for the 193 Acre parcel. There is talk around that the 1,400 acre parcel was later sold for \$10,500/Acre.**

### **Champaign County public auction-September 12**

**305.81 Acres of irrigated land sold in Harwood Township (About 6 Miles North-East of Rantoul)**  
**\$7,500 per acre for mostly Elliot-Ashkum and Varna Soils and a Weighted Average PI of 116.9 Bu. About \$62.70 per PI point based on tillable acres.**

### **Ogle County Sealed Bid-September**

**2 Parcels in Lincoln Township were said to have been sold for about \$10,100 per acre. Nearly all Osco, Muscatune and Greenbush Silt Loams.**  
**Average productivity index of 138.3 indicating \$76.64 per PI Point.**

### **2 Public Auction "No Sales"-September 21**

**2 Separate auctions appeared to be no sales-**

**367 Acres offered for sale in McDonough County just north of Macomb-**  
**258 acres tillable with some residential zoning.**  
**Bidding seems to have stalled out at \$4,087/Acres which was less than acceptable for the owners.**

**2,040 Acres in Henry County just north of Kewanee showed a top bid of about \$3,382 per Acre. A figure that seemed to be well short of the sellers expectations and not accepted at the end of the auction process.**

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## STERLING LAND COMPANY LAND REPORT Sept. 28, 2011

### Land Auction-September 26

**400 Acres sold in 3 parcels-**

**Parcel #1-162 Acres @\$9,950 with PI of 132.5 or \$76.89/per Point**

**Parcel #2-162 Acres @\$7,750 with PI of 126.6 or \$62.52 per point.**

**Parcel #3-81 Acres @\$9,700 or \$72.18**

**Parcels 1 & 2 were in Groveland Township, LaSalle County just outside of Dana, Il. with Parcel 3 in Roberts Township, Marshall County.**

### Land Auction-September 23

**Bureau County-LaMoille Township**

**93 Acres with 75 tillable sold for \$7,000/Acre PI of 133.5 indicating \$65.11 per PI point.**

### Land Auction-September 23

**199 Acres of High quality Class A soils were sold in West Township, McLean County about 22 miles SE of Bloomington.**

**Nearly all tillable and mostly Ipava, Sable soils with a PI of 140.7.**

**Sale price of \$12,750/Acre or an eye popping \$91.36 per PI point.**

### Land Auction-September 22

**429 Acres on the western edge of Rockford in Winnebago County.**

**Offered for sale in 8 parcels the top bid of \$6,500 per acre was for entire property.**

**It seems that that figure was not acceptable to the owners and after further negotiations there was an apparent agreement at \$6,800/Acre.**

**Productivity Index of 104, so about \$70 per PI point.**

### Land Auction-September 17

**Mercer County-Preemption Township-18 Miles South of Moline Airport.**

**105.5 Acres nearly all Tillable with a Productivity Index of 133.5**

**Sold at \$7,600 per Acre or about \$58 per PI Point.**

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## Sterling Land Company Land Report October 12, 2011

### **Illinois Farmland sells at Auction for \$2,810 per Acre**

**Late September-87 Total Acres included a House and Buldings-Jo Daviess County-about 4 miles east of Elizabeth, IL. or about 20 Miles Southeast of Galena.**

### **2 Recent "No Sale" Auctions**

**October 10- 221 Acres in Stephenson County were offered for sale in 4 different parcels. Land was located just north of Lena and included cropland, pasture, wooded land and House and buildings. Bidding seems to have stopped at about \$3,600 per acre which was not accepted by the sellers.**

**September 29-156 Acres in Winnebago County just south of the Wisconsin State line with 112 tillable and the balance mostly wooded. Bidding seems to have stalled out in the mid \$3,000 range, well short of the sellers expectations and what they were willing to accept.**

### **Land Auction-September 29**

**112.5 Acres in Champaign County sold for \$11,800/Acre.  
P.I. of 142.7 indicating \$83.13 per PI point. Located about 12 miles NE of Urbana**

### **Land Auction-September 10**

**77.5 Acres in Southern Vermillion County sold for \$6,900/Acre-Mostly Elliot-Ashkum soils with 122.7 Productivity Index-indicating \$64.00 per P.I. Point.**

### **Land Auction-September 10**

**196.8 Acres in Champaign County-edge of St. Joseph-6 Miles to Urbana-touted as having Development Potential-with access to Sewer and Water-mostly Drummer-Flanagan Soils and PI of 139.3. Sold @\$12,000 per Acre or \$91.15 per PI point.**

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## STERLING LAND COMPANY LAND REPORT-Oct. 27, 2011

**A LaSalle County public auction on October 27 came in at \$9,900 per Acre. A high quality 80.5 acres unimproved parcel with a 141.9 PI indicating \$74 per point. Farm was situated in Waltham Township about 5 miles Northeast of LaSalle. Interesting to note that the RE taxes were over \$30 per acre.**

**October 15-118 acre parcel in Lee County \$8,800 per Acre. 113 Crop Acre and Productivity Index of 133.8 \$69 per PI point. Just northeast of West Brooklyn, the farm included 6 terraces that would be a negative for many buyers.**

**October 7, 2011 there was a transaction of 160 acres recorded in Bradford Township, Lee County @\$8,125 per acre. PI of 138.2-Deducting some value for the buildings included we estimate \$56.20 per PI point.**

**October 22-Four farm parcels were sold in Mercer County a few miles west of Aledo, Illinois.**

Parcel #1 79.3 AC.-	\$8,500-nearly all tillable with 133.8 PI-	\$65.43/PI
Parcel #2-165.1 Ac.-	\$7,000-136 Tillable-127.6 PI-	\$66.60/PI
Parcel #3-162.9 AC-	\$8,000-154 Tillable-127 PI-	\$66.63/PI
Parcel #4- 60 AC.-	\$4,800- 48 Tillable-107.6 PI-	\$55.58 PI

**Also on October 22-Central Illinois-Northern Shelby County about 20 miles South of Decatur.**

**64 Acres nearly all tillable-Sold for \$5,800 per acre. 123.9 PI indicating a value of just \$47.55 per PI point.**

**The remaining 124 acres were a combination of wooded land, CRP and about 100 acres being farmed. Sold for \$4,388/Acre.**

**A Lee County public auction on October 26 sold at \$7,800 per Acre.**

**85 Acres with 75 Tillable and PI of 124.4 so \$70.87/PI Point.**

**Highway 30 location about 7 miles southeast of Dixon, the farm included 2 parcels divided by a road.**