

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT

March 6, 2013

**GORDON STADE AUCTION SERVICE AND STERLING LAND
COMPANY WILL BE HOLDING A PUBLIC AUCTION-645 ACRES
OF FARMLAND-WELL LOCATED IN BOONE COUNTY.**

SALE DATE-March 11, 2013. 10:30 AM.

**Sale to be held at the Clock Tower Resort
7801 East State Street
Rockford, IL.**

Recent Land sales around the State

362 Acres sold in Mason County-February 15-Lynchburg Township-18 Miles South of Havana. These were sandy type farms with irrigation. Except the irrigation systems were not part of the sale and were being removed prior to closing.

3 Parcels sold as follows-

118.2 Acres @\$10,800/Acre with Productivity Index of 100.7 for \$107.25/PI Point.

162.6 Acres @\$11,300/Acre with Productivity Index of 108.7 for \$105.66/PI Point.

81.3 Acres @\$ 9,500/Acre with Productivity Index of 89.4 for \$115.15/PI Point.

Overall Average of \$10,733/Acre with 101.9 PI for an average of \$108.04/PI Point.

Sterling Land Company closed on several farm transactions on March 1st including-

156 acres in Lee County @\$12,155/Acre. Irrigated land with 111.3 PI for \$114/PI Point.

296 Acres in Lee County @\$13,515/Acre. Irrigated land with 114.9 PI for \$122/PI Point.

146 Acres in Lee County @\$11,441/Acre. Irrigated land with 126.2 PI for \$95/PI Point.

160 Acres in Whiteside County @\$13,413/Acre. Irrigated land with 105.9 PI for \$123/PI Point after an adjustment made for home and buildings included with the sale.

53 Acres in Ogle County @\$10,300/Acre. PI of 127 for \$84.28/PI Point.

129 Acres in Ogle County @\$7,032/Acre. PI of 111.1 for \$70.50/PI Point.

148 Acres in Whiteside County-Ustick Township-\$7,390/Acre with 113.5 PI for \$73/PI Point.

207.7 Acres sold in Bureau/Stark Counties-February 27-2 Parcels.

164.7 Acres in Bureau County-Dover Township Sold for \$13,054/Acre with Productivity Index of 138.7 indicating \$98.56/PI Point. 5 Miles NW of Princeton. This parcel last sold in November, 2010 @\$6,650/Acre. So about a 32% annual appreciation compounded to today. Which does not even take into account the cash rent generated for 2 years.

40 Acres in Stark County-Osceola Township sold for \$14,140 with 137 PI for \$109.51/PI Point. 2 Miles NW of Bradford. Another controlled experiment. This parcel sold in May, 2010 @\$6,050/Acre. So about a 34% annual appreciation rate since then compounded to today.

164 Acres sold in Logan County-Closed on March 1st-Broadwell Township-6 Miles SW of Lincoln. Sold for \$6,575/Acre with just 66 Tillable acres & 27 CRP acres.

One of the quirkiest land stories ever. The owner of this farm died-never having married and with no children or any close relatives. He left his farm to 2 TV actors of little renown from the 1980's. Apparently he had sent them some fan letters over the years and they had responded with a "Thanks for watching" type of letter. They had no idea they were coming into this windfall though and in fact figured it was a hoax at first. One of the Actors has worked at the Bel-Air Hotel as a door man for some years and is hoping this might trigger the resurgence of his acting career.

The perils of a public auction-We reported on a land sale in Kane County that took place on January 21-158.7 acres that sold for \$14,300/Acre. Sometimes things are not what they seem. It turns out that when the bidding was over that day and contracts were being signed the winning bidder did not have the earnest money check. Said he would have it "tomorrow". Except "tomorrow" never came. Long story short-they had to go back to a runner up bidder who did apparently agree to buy the farm but at a sale price about \$500 less per acre.

567 Acres sold in McLean County-February 28-Sold in 4 Parcels.

122 Acres in Towanda Township- Sold for \$14,550/Acre with PI of 138.8 for \$110.17/PI 2 Miles NE of Bloomington.

101.9 Acres in Towanda Township-\$13,800/Acre PI- 137.7 for \$109.83/PI Point. 4 Miles NE of Bloomington.

100.3 Acres in Towanda Township-\$14,550/Acre PI of 139.3 indicating \$102.78/PI Point. 4 Miles NE of Bloomington.

242.8 Acres in Empire Township-\$12,500/AC-PI of 142.9 for \$92.39/PI Point. 9 Miles SE of Bloomington.

Overall Average of \$13,475/Acre with 140.4 Productivity Index for \$100.97/PI Point.

64 Acres sold in McLean County-March 1-Allin Township-13 Miles SW of Bloomington.

Sold for \$14,200/Acre with a Productivity Index of 141.1 for \$105.62/PI Point.

150 Acres sold in Kane/DeKalb Counties-Closed on March 1-5 miles East of Genoa.

Sold for \$11,414/Acre with a Productivity Index of 127.2 for \$90.46/PI Point.

78.7 Acres sold in Douglas County-February 26-Bowdre Township-29 Miles South of Champaign.

Sold for \$11,600/Acre with a Productivity Index of 129.6 for \$90.42/PI Point.

80.7 Acres sold in Iroquois County-February 25-Milford Township-10 Miles South of Watseka.

Sold for \$12,250/Acre with a Productivity Index of 132.1 for \$94.57/PI Point.

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT **March 15, 2013**

GORDON STADE AUCTION SERVICE AND STERLING LAND COMPANY

Sold 645 Acres of irrigated land at Auction on March 11.

Boone County, Flora Township about half way between Belvidere and Rockford.

Property sold in 3 parcels as follows-

514 Acres sold for \$9,175. Productivity Index of 112.6 for \$83.93/ PI Point.

40 Acres sold for \$10,000/Ac. Productivity Index of 112 for \$89.73/ PI Point.

91.3 Acres sold for \$9,475. Productivity Index of 117.5 for \$84.24/ PI Point.

Overall Average of \$9,281/Ac with 113.1 PI for \$84.45/PI Point.

More Recent Land sales around the State

185.2 Acres sold in Rock Island County-March 9-Bowling Township-10 Miles SW of Quad City International Airport. 144 Acres cropland with balance wooded. Sold for \$6,700/Acre with a Productivity Index of 113.3 for \$76.05/PI Point.

78.7 Acres sold in Bureau County-February 23-Walnut Township-Just West of Walnut. Sold for \$6,500/Acre with a Productivity Index of 111.5 for \$63.72/PI Point.

475 Acres sold in McDonough County-March 14-Sold in 5 Parcels. 5 to 10 Miles south and east of Macomb. Some very strong numbers for some very good soils. Mostly Ipava and Sable.

175 Acres in Mound Twp.- Sold for \$15,300/A. with PI of 142.5 for \$107.68/PI Point.

82 Ac. in New Salem Twp.- Sold for \$14,100/A. with PI of 142.5 for \$98.95/PI Point.

58 Ac. in New Salem Twp.- Sold for \$11,100/A. with PI of 139.7 for \$82.27/PI Point.

80 Ac. in New Salem Twp.- Sold for \$14,700/A. with PI of 142.6 for \$103.09/PI Point.

79.7 Ac. in Industry Twp.- Sold for \$13,900/A. with PI of 138.6 for \$100.29/PI Point.

Average of \$14,237/Acre with 141.5 Productivity Index for \$100.60/PI Point.

126.56 Acres sold in McLean County-March 12-Sold in 2 Parcels. Randolph Township about 5 Miles Southwest of Bloomington.

76.56 Acres sold for \$11,550/Acre with a PI of 138.9 for \$84.32/PI Point.

50 Acres sold for \$9,600/Acre with a PI of 135 for \$75.17/PI Point.

173 Acres sold in Champaign County-March 6-St. Joseph Township-3 Miles East of Urbana.

Sold for \$15,375/Acre with a Productivity Index of 141.4 for \$110.59/PI Point.

STERLING LAND COMPANY LAND REPORT

March 15, 2013

Page 2

37 Acres sold in Vermillion County-March 8-East Grant Township-Halfway between Hoopeston and the Indiana Border.

Sold for \$13,100/Acre with a Productivity Index of 129.2 for \$101.39/PI Point.

172.8 Acres sold in McLean County-March 7-Arrowsmith Township 11 Miles East of Bloomington. Property included 3 operating Wind Turbines paying an indeterminate amount annually.

Sold for \$14,000/Acre with PI of 134 for \$106.26/PI Point.

173.5 Acres sold in McLean County-March 5-Dale Township 5 Miles SW of Bloomington. Sold in 2 Tracts.

60 Acres sold for \$13,500/Acre with a PI of 135.7 for \$100.66/PI Point.

113.5 Acres sold for \$10,900/Acre with a PI of 138.8 for \$85.87/PI Point.

In the Unlikely event you wish to not receive our Land Report simply respond to this email with "CANCEL NEWSLETTER" as the Subject.

Information deemed reliable but not guaranteed.

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT

April 2, 2013

187 Acres sold in Ogle County-March 25-Oregon Township-Just south of Oregon with frontage on the Rock River.

Sold for \$11,300/Acre with a Productivity Index of 128.7 for \$101.98/PI Point.

108 Acres closed in Ogle County-March 14-Flagg Township-Just South of Rochelle.

Sold for \$15,000/Acre with a Productivity Index of 135.1 for \$116.08/PI Point.

41.43 Acres sold in Henderson County-March 18-Raritan Township about 22 Miles Northwest of Macomb.

Sold for \$15,000/Acre with Productivity Index of 143.5 indicating \$108.27/PI Point.

Golf Course Sale in Ogle County-Closed on March 21-Oregon Country Club-after having been in existence as a Private Club for about 90 years and more recently being in foreclosure-sold for \$400,000 or \$4,361/Acre for 91.72 acres.

236 Acres sold in Bureau County-March 20-LaMoille Township-Sold in 3 Parcels. 18 Miles Northeast of Princeton.

79.56 Acres sold for \$14,443/Acre with a PI of 139 for \$105.98/PI Point.

75.47 Acres sold for \$13,938/Acre with a PI of 139.1 for \$102.89/PI Point.

81.03 Acres sold for \$12,827/Acre with a PI of 136.5 for \$101.80/PI Point.

Average of \$13,731/Acre with 138.2 Productivity Index for \$103.64/PI Point.

118.9 Acres sold in Marshall County-March 22-Saratoga Township about 8 Miles Southeast of Bradford.

Sold for \$14,241/Acre with Productivity Index of 145.5 indicating \$100.43/PI Point.

Same parcel sold for \$9,300/Acre 2 years ago so this sale would represent about a 24% annual increase compounded since that time plus of course the income it generated each year.

152 Acres sold in DeWitt County-March 19-Nixon Township about 10 Miles Northwest of Monticello.

Sold for \$14,900/Acre with Productivity Index of 138.6 indicating \$108.07/PI Point.

179.67 Acres sold in Bureau County-March 15-Mineral Township-Sold in 4 Parcels. 20 Miles west of Princeton.

89.14 Acres sold for \$13,130/Acre with a PI of 141.4 for \$104.82/PI Point.

27.99 Acres sold for \$8,484/Acre with a PI of 143.8 for \$67.13/PI Point.

21.95 Acres sold for \$9,292/Acre with a PI of 133.1 for \$67.89/PI Point.

40.59 Acres sold for \$7,676/Acre with a PI of 142.5 for \$66.26/PI Point.

Average of \$10,705/Acre with 140.8 Productivity Index for \$85.84/PI Point.

STERLING LAND COMPANY LAND REPORT

April 2, 2013

Page 2

222.76 Acres sold in Henry County-Burns & Galva Townships-March 29-Sold in 2 Parcels. 2 Miles west of Kewanee.

184.76 Acres sold for \$12,000/Acre with a PI of 134.8 for \$90.67//PI Point.

38 Acres sold for \$5,400/Acre with a PI of 119.8 for \$67.13/PI Point.

Average of \$10,874/Acre with 132.7 Productivity Index for \$87.07/PI Point.

591 Acres sold in Morgan & Cass Counties-March 15-8 to 10 miles North of Jacksonville. Sold in 6 tracts as follows-

96 Acres-Morgan County-\$16,000/Acre with PI of 142.3 for \$113.35/PI Point.

96 Acres-Morgan County-\$15,400/Acre with PI of 141.4 for \$109.80/PI Point.

48.2 Acres-Morgan County-\$11,700/Acre with PI of 138.8 for \$86.86/PI Point.

67.2 Acres-Morgan County-\$8,125/Acre with PI of 127.7 for \$80.71/PI Point.

72.2 Acres-Cass County-\$5,150/Acre with PI of 124.2 for \$69.73/PI Point.

211 Acres-Cass County-\$5,150/Acre with PI of 120.8 for \$62.08/PI Point.

Overall Average of \$9,453/Acre with 132 PI for \$76.79/PI Point.

181.4 Acres sold in Hancock County-Appanoose & Pontoosuc Townships-March 26-Sold in 3 Parcels. About 20 Miles South of Burlington, Iowa near the Mississippi River.

51 Acres sold for \$6,500/Acre with 114.6 PI for \$59.07/PI Point.

50.4 Acres sold for \$4,550/Acre with 126.4 PI for \$38.59/PI Point.

80 Acres sold for \$2,350/Acre with 119.9 PI for \$50.42/PI Point.

Overall average of \$4,128/Acre with 120.3 PI for \$48.98/PI Point.

In the Unlikely event you wish to not receive our Land Report simply respond to this email with "CANCEL NEWSLETTER" as the Subject.

Information deemed reliable but not guaranteed.

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT **April 16, 2013**

NEW FARM LISTING-388 ACRES IN BUREAU COUNTY
Includes 2 Center Pivot Irrigation Systems
History of Seed Corn Production-Lease in Place
\$11,800/Acre
Contact Broker James Anderson 815 718-1878

80 Acres sold in Putnam County-Closed on April 12-Granville Township just south of Granville-mostly Sable and Muscatune soils.
Sold for \$12,500/Acre with Productivity Index of 143 indicating \$88.52/PI Point.

94.3 Acres sold in Cass County-April 13-Sangamon Valley Township-40 Miles northwest of Springfield. Mostly all wooded recreational land.
Sold for \$3,500/Acre.

216.8 Acres sold in Stephenson County-Closed on March 26-Ridott Township-5 miles southeast of Freeport.
Sold for \$12,500/Acre with a Productivity Index of 125 indicating \$104.73/PI Point.

72 Acres sold in Henderson County-April 8-Raritan Township about 18 Miles Northwest of Macomb.
Sold for \$8,500/Acre with Productivity Index of 123.8 for \$73.78/PI Point.

47 Acres sold in Kane County-Closed on April 5-Rutland Township 2 miles south of Huntley near Highway 47.
Sold for \$17,500/Acre.

80 Acres sold in Adams County-April 5-Liberty Township about 14 Miles east of Quincy. Included ramshackle house and buildings.
Sold for \$8,400/Acre with Productivity Index of 112.5 indicating \$88.89/PI Point.

163.22 Acres sold in Kankakee County-April 9-Pembroke Township 17 Miles east of Kankakee on the Indiana-Illinois state line. Odd shaped parcel with a meager rating.
Sold for \$4,442/Acre with Productivity Index of 93.8 for \$50.29/PI Point.

179 Acres sold in Bureau County-Closed on April 3-Walnut Township-11 Miles northwest of Princeton.
Sold for \$8,850/Acre with Productivity Index of 109.7 for \$85.45/PI Point.

STERLING LAND COMPANY LAND REPORT

April 16, 2013

Page 2

99.7 Acres sold in Cass County-March 22-Panther Creek Township 25 Miles northwest of Springfield.

Sold for \$11,100/Acre with Productivity Index of 125.3 indicating \$108.07/PI Point.

76 Acres sold in Stephenson County-Closed on March 8-West Point Township-2 miles west of Lena.

Sold for \$10,800/Acre with Productivity Index of 125.7 for \$91.71/PI Point.

144 Acres sold in Pike County-April 5-Chambersburg Township-Sold in 2 Parcels. 25 Miles west of Jacksonville.

122.4 Acres sold for \$13,750/Acre with a PI of 128 for \$112.20/PI Point.

The remaining 20 acre parcel with 13 tillable acres sold for \$5,200/Acre.

In the Unlikely event you wish to not receive our Land Report simply respond to this email with "CANCEL NEWSLETTER" as the Subject.

Information deemed reliable but not guaranteed.

Monte Van Kooten
Managing Broker
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)