

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

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STERLING LAND COMPANY LAND REPORT July 30, 2013

**73.47 Acres sold at auction in Woodford County-July 24-Metamora Township-
4 miles east of Metamora.**

Sold for \$11,500/Acre with 135.5 Productivity Index for \$84.87/PI Point.

**157 Acres sold at auction in Livingston County-July 24-Round Grove Township-
7 miles east of Dwight.**

Sold for \$10,200/Acre with 130 Productivity Index for \$78.46/PI Point.

**941 Acres sold at auction in Tazewell County-June 28-Spring Lake Township-
25 miles southwest of Peoria. Offered for sale in 8 parcels using the "Buyers Choice"
method.**

In this case the 1st top bidder chose to buy 3 parcels in the initial round as follows-

#1-160 Acres @\$14,500/Acre-PI of 111.3 for \$130.28/PI Point. Center Pivot Irrigation.

#2-150 Acres @\$14,500/Acre-PI of 107.8 for \$134.51/PI Point. Center Pivot Irrigation.

#3-160 Acres @\$14,500/Acre- PI of 106.7 for \$135.90/PI Point. Center Pivot Irrigation.

The next round of Bidding saw the remaining parcels sell as follows-

#4-160 Acres @\$8,000/Acre- PI of 97.1 for \$89.68/PI Point. Center Pivot Irrigation.

#5-147.7 Acres @\$8,000/Acre- PI of 106.2 for \$76.73/PI Point. Center Pivot Irrigation.

#6-80.4 Acres @\$8,000/Acre- PI of 117.9 for \$69.37/PI Point. Dry Land.

#7-69.9 Acres @\$8,000/Acre- PI of 117.1 for \$68.32/PI Point. Dry Land.

#8-12.87 Acres @\$8,000/Acre.

**112 Acres sold at auction in Kane County-July 20-Big Rock Township-
9 miles southwest of Sugar Grove. Included home and storage buildings which may
have enhanced the price a bit.**

Sold for \$15,500/Acre with 140.6 Productivity Index for \$115.39/PI Point.

**80 Acres sold in Lee County-Transaction closed on July 15-Viola Township-9 miles
southwest of Rochelle.**

Sold for \$12,500/Acre. Productivity Index of 127.3 for \$98.56/PI Point.

**83 Acres sold at auction in McDonough County-July 9-Emmet Township-
2 miles west of Macomb.**

Sold for \$7,975/Acre with 116.2 Productivity Index for \$73.98/PI Point.

80.43 Acres sold in Ogle County-Transaction closed on July 2-

Land was situated just north of Byron off of Tower Road. Another parcel that would
have been excellent for residential development and maybe will be again. Included 66
tillable acres with a Productivity Index of 101 along with some woods.

Sold for \$7,000/Acre.

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Silver Ridge Golf Course in Ogle County-Oregon, IL. Closed on July 10.

Sold for \$855,000 including all equipment. Total of about 170 acre-so just \$5,000 per acre. This was a Bank owned property and it appears the buyer received something approaching 100% financing from the same bank for this purchase. The Bank also sold off an adjacent 100 acre parcel to a neighboring farmer for \$455,000.

We found a Crain's Chicago Business report that cites the previous purchase price of some \$2.7 million back in 2006. Clearly the golf industry has not been too prosperous around here.

97.5 acres sold at public auction in Massac County-July 15-Washington Township.

Receive a \$5 gift certificate if you know where Massac County is, \$10 if you have ever set foot in Massac County.

Correct Answer-Massac County borders the Ohio River at the southern tip of Illinois across the river from Paducah, Kentucky with Metropolis being the County Seat. Of course Metropolis is also the hometown of Superman.

Sold for \$4,4410 with Productivity Index of 110.5 making it \$54.16/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.

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83 Acres sold at auction in Lee County-August 28-Reynolds Township-4 miles south of Rochelle.
Sold for \$12,600/Acre with 138.6 Productivity Index for \$94.91/PI Point.

90 Acres sold at auction in Piatt County-August 22-Sangamon Township-11 miles west of Champaign
Sold for \$12,600/Acre with 142.3 Productivity Index for \$90.76/PI Point.

160 Acres sold at auction in Marshall County-August 26-Evans Township-4 miles west of Wenona and Interstate 39- 40 miles north of Bloomington.
135 Acres of cropland-also included home and buildings.
Sold for \$7,900/Acre with 133 Productivity Index for \$70.40/PI Point.

215 Acres sold at auction in DeKalb County-August 3-2 separate parcels.
Each Parcel brought \$13,600/Acre.
120 Acres in Somonauk Township-PI of 141.4 indicating \$96.99/PI Point.
Just on western edge of Somonauk.
95 Acres in Squaw Grove Township-PI of 136 indicating \$103.26/PI Point.
Just west of Hinckley on the south side of US Route 30.

180 Acres sold at auction in Christian County-August 8-Buckhart Township-15 miles southeast of Springfield. Sold in 2 parcels.
60 acres Sold for \$16,900/Acre with 141.1 Productivity Index for \$119.77/PI Point.
120 Acres sold for \$15,000/Acre with 142.3 PI for \$105.41/PI Point.

88 Acres sold at a "Sealed Bid" type auction in Whiteside County-transaction closed on July 31- Union Grove Township-Just northwest of Morrison.
Sold for \$11,480/Acre with 129 Productivity Index for \$91.38/PI Point.

240.66 Acres sold at some sort of a "private" auction in Edgar County-July 30-Shiloh Township-6 miles northwest of Paris.
Sold for \$12,017/Acre with 143.6 Productivity Index for \$86.47/PI Point.

119 Acres sold at auction in Hancock County-August 13-Appanoose Township-2 to 4 miles south of Niota and the Mississippi River.
40 acres Sold for \$16,500/Acre with 144.9 Productivity Index for \$113.87/PI Point.
30 Acres sold for \$16,100/Acre with 145 PI for \$111.03/PI Point.
49 Acres sold for \$14,500/Acre with 143 PI for \$101.40/PI Point.

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79.6 Acres sold at auction in McHenry County-August 18-Hebron Township-2 miles south of Hebron and 4 miles south of the Wisconsin state line. Sold for \$7,850/Acre with 135 Productivity Index for \$78.84/PI Point.

60 Acres sold at auction in McDonough County-August 16-Macomb Township-Less than 2 miles east of Macomb. Sold for \$13,600/Acre with 141.3 Productivity Index for \$96.25/PI Point.

79.48 Acres sold at auction in Kendall County-August 17-Na-Au-Say Township-8 miles southeast of Yorkville. 63 Acres of Cropland. Sold for \$10,500/Acre with 130.9 Productivity Index for \$101.20/PI Point.

676.63 Acres sold at auction in McHenry County-August 9-Chemung Township-2 miles north of Harvard-sold in 2 parcels.

636.6 Acres sold for \$8,925 with PI of 130.6 for \$76.19/PI Point.

A 40 acre parcel with lake, woods and 24 acres of cropland brought \$6,500/Acre.

97.8 Acres sold at auction in Lake County-also on August 9-Avon Township just outside of Hainesville 7 miles northwest of Libertyville. 63 acres cropland plus wooded pasture, home and some farm buildings.

Sold for \$11,500/Acre.

Another Golf Course transaction-Bureau County-Princeton, IL. Completed on July 24.

Formerly Hunters Ridge-formerly Princeton Country Club before that. Had been listed most recently for \$1,100,000-recording showed a sale price of \$657,840 for the real estate.

18 hole golf course, with 8,000 square foot clubhouse. 260 acres of land.

So just \$2,530/Acre. Last recorded sale was 2003 at \$4,560/Acre. Probably no need to point out that top Illinois farmland was selling for \$4,000 per acre or even less at that time.

104.87 Acres sold at auction in Marshall County-August 10-Richmond Township-25 miles northeast of Peoria. Sold in 3 parcels.

24.87 acres Sold for \$7,700/Acre-17 acres of cropland.

40 Acres sold for \$3,900/Acre-mostly wooded.

40 Acres with cabin sold for \$5,700/Acre-7 acres cropland-balance wooded.

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